

# STAGE 1 PRELIMINARY SITE INVESTIGATION

88 Murrays Flat Road, Towrang NSW

Prepared for Sincorp Properties Pty Limited

30 August 2024

Ref: DRM P24.1039-R01





|                |                                        |
|----------------|----------------------------------------|
| Prepared for   | Sincorp Properties Pty Limited         |
| Report Title   | Stage 1 Preliminary Site Investigation |
| Site           | 88 Murrays Flat Road, Towrang NSW      |
| File Reference | DRM P24.1039-R01                       |
| Date           | 30 August 2024                         |

|                                                                                   |                                                                                                                                                             |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Development Risk Management Pty Ltd<br>ABN 60 648 798 878<br>ACN 648 798 878<br>+61 450 715 562<br>Suite 7, 265-271 Pennant Hills Road, Thornleigh NSW 2120 |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|

DOCUMENT HISTORY & DISTRIBUTION

| Version | Date           | Author                            | Reviewer       | Distributed to                                   |
|---------|----------------|-----------------------------------|----------------|--------------------------------------------------|
| Final   | 30 August 2024 | Dilanka Premadasa<br>Rahabar Alam | Nalin De Silva | Craig Sinclair of Sincorp Properties Pty Limited |
|         |                |                                   |                |                                                  |
|         |                |                                   |                |                                                  |
|         |                |                                   |                |                                                  |
|         |                |                                   |                |                                                  |

Development Risk Management Pty Ltd

Copyright in the whole and every part of this document belongs to Development Risk Management Pty Ltd and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Development Risk Management Pty Ltd.

This document is produced by Development Risk Management Pty Ltd solely for the benefit and use by the client in accordance with the terms of the engagement. Development Risk Management Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.



## Limitations and General Notes

### LIMITATIONS

The report was prepared in accordance with the scope agreed between **Development Risk Management Pty Ltd (DRM)** and the client. The scope of services was agreed to with due consideration of a range of factors including time, budget, access and site constraints. The report is provided for the specific purpose as described in the report. The report may not contain sufficient information for purposes other than that described in the report.

The information in this report is considered accurate at the date of issue.

In preparing the report, DRM has relied upon information provided by the Client and/or their Agents. Such data may include surveys, analyses, designs, maps and plans. DRM has not verified the accuracy or completeness of the data except as stated in this report.

The contents of this document are and remain the intellectual property of DRM. This document should only be used for the purpose for which it was commissioned and should not be used for other purposes or by other parties, unless expressly authorised by DRM. This report shall not be reproduced either totally or in part without the permission of DRM. Where information from this report is to be included in contract documents or engineering specification for the project, the entire report should be included in order to minimise the likelihood of misinterpretation.

Unless otherwise stated, the report, or sections of the report, should not be used as part of a specification for a project, without review and agreement by DRM.

The report must be read in its entirety and should be kept in its entirety without separation of individual pages or section or attachments.

DRM cannot be held responsible for interpretations or conclusions from review by others of this report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

### GENERAL NOTES

Geotechnical and environmental reporting relies on the interpretation of factual information based on judgment and opinion and is far less exact than other engineering or design disciplines due to a range of uncertainties and variabilities. Geotechnical and environmental reports are for a specific purpose, development and site as described in the report and may not contain sufficient information for other purposes, developments or sites (including adjacent sites) other than that described in the report.

Subsurface conditions can change with time and can vary between test locations. Therefore, actual conditions in areas not sampled may differ from those predicted since no subsurface investigation, no matter how comprehensive, can reveal all subsurface details and anomalies. Anthropogenic impact and natural causes can also affect subsurface conditions and thus the continuing adequacy of these reports. Seasonal variations can also affect subsurface conditions. DRM should be kept informed of any such events and should be retained to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

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.

## Executive Summary

Development Risk Management Pty Ltd (DRM) was engaged by Sincorp Properties Pty Limited, to undertake a Stage 1 Preliminary Site Investigation (PSI) for land located at 88 Murrays Flat Road, Towrang NSW (the site).

At the commencement of this work, DRM understood:

- ▲ The site comprises of No. 88 Murrays Flat Road, Towrang, which is legally identified as Lot 3 of DP 251779;
- ▲ The site is zoned E4 General Industrial, and approximately 6.8 ha of the western portion of the site is proposed to be developed into a metal recycling plant; and
- ▲ A stage 1 preliminary site investigation (PSI) is required to assess the suitability of the site for the proposed industrial land use, to accompany a development application.

The objectives of this project were to:

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

The scope of work undertaken to address the project objectives included review of proposed development drawings, relevant geological and topographic maps, NSW EPA and Office of Water databases, selection of aerial photographs, and the Section 10.7 planning certificate for the site. DRM also undertook a site walkover in preparation of this report.

Based on the site history review and site walkover the following conceptual site model has been prepared.

| ID    | AEC                                                                                                      | COPC                                             | Exposure Pathway                                | Receptor                                                                         | Potential Unacceptable Risk                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------|----------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AEC01 | Potential uncontrolled filling underneath existing structures (cottage, rainwater tank and service shed) | Hydrocarbons , pesticides, PCB, metals, asbestos |                                                 |                                                                                  | <p><b>Low</b></p> <p>Further assessment is not warranted</p> <p>We note that this area is to be retained. DRM did not observe visible ACM or lead paint on the surface around the existing structures and therefore unlikely to pose unacceptable risks to site users.</p>                                                                                                                                                          |
| AEC02 | Demolition footprints (Area in east to the cottage and area in east to the overground tank)              | Metals, asbestos                                 | Dermal contact, Soil Ingestion, Dust inhalation | Future users, intrusive maintenance workers, ecological (terrestrial) ecosystems | <p><b>Low</b></p> <p>There is a potential for the former demolition footprints to contain contamination that could pose unacceptable risks to human health and the environment. However DRM understood that any existing demolition rubble on the surface will be removed offsite to facilitate the proposed development. Hence any contamination (if present) will be removed and source of contamination will not be present.</p> |
| AEC03 | Stockpiles with demolition rubble                                                                        | Hydrocarbons , pesticides, PCB, metals, asbestos |                                                 |                                                                                  | <p><b>Low</b></p> <p>There is a potential for the stockpiles with demolition rubble and unknown soil materials to contain contamination that could pose unacceptable risks to human health and the environment.</p>                                                                                                                                                                                                                 |
| AEC04 | Soil mounds                                                                                              | Metals, asbestos                                 |                                                 |                                                                                  | <p>However DRM understands that the existing stockpiles will be removed offsite to facilitate proposed development. Hence, these will not pose unacceptable risks to future site users.</p>                                                                                                                                                                                                                                         |



| ID    | AEC                                                                              | COPC                                        | Exposure Pathway                                  | Receptor | Potential Unacceptable Risk                                                                                                                                                                                                                                                                                           |
|-------|----------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AEC05 | Possible infilled dams (Two dams between cottage and Murrays flat road boundary) | Hydrocarbons , pesticides, metals, asbestos |                                                   |          | <p><b>Moderate</b></p> <p>There is a potential for the site to contain infilled dams. Such fill can potentially contain contamination that could pose unacceptable risks to human health and the environment if disturbed.</p> <p>If these areas are left undisturbed the potential for unacceptable risk is low.</p> |
| AEC06 | Historical land disturbance                                                      |                                             | No exposure pathway                               |          | <p><b>Negligible.</b></p> <p>Based on the aerial image review and site walkover the land disturbance is likely to associated with creation of a trench between two dams for overflow of dam. Furthermore this area is not in the proposed development area.</p> <p>Further assessment is not warranted</p>            |
| AEC07 | Two septic tanks at northwest to the cottage                                     | Pathogens, metals, nutrients                | Direct Uptake                                     |          | <p><b>Negligible</b></p> <p>Unlikely to pose unacceptable risk. If demolished this area should be assessed for contamination.</p>                                                                                                                                                                                     |
| AEC08 | Timber power pole with small transformer                                         | Metals, PCB                                 | Dermal contact<br>Soil Ingestion                  |          | <p><b>Low</b></p> <p>Further assessment is not warranted</p>                                                                                                                                                                                                                                                          |
| AEC09 | Effluent irrigation area                                                         | Pathogens, metals, nutrients                | Dermal contact<br>Soil Ingestion<br>Direct Uptake |          | <p><b>Moderate</b></p> <p>There is a potential for the effluent irrigation area to contain contamination that could pose unacceptable risks to human health and the environment. However, the area used of effluent is not known.</p>                                                                                 |
| AEC10 | Oil spilled area inside the service shed                                         | Hydrocarbons                                | Direct Uptake<br>Soil Ingestion                   |          | <p><b>Moderate</b></p> <p>There is a potential for the oil spilled area inside the service shed to contain contamination that could pose unacceptable risks to human health and the environment.</p> <p>This area is required to be remediated and excavated offsite.</p>                                             |

Based on the site history review and site observations, DRM concludes the following:

- ▲ The potential for significant unacceptable contamination to be present at the site is low. However, the potential for isolated pockets of contamination to be encountered during the proposed earthworks cannot be precluded, and such instances should be managed in accordance with an unexpected finds protocol; and
- ▲ **The site is suitable for the proposed industrial/commercial land use**, from a contamination perspective, subject to:
  - ▲ Remediation and offsite disposal of the oil spilled area inside the service shed; and
  - ▲ Removal of the stockpiled soil and waste material and validation of the footprint.

DRM recommends that the oil spilled area is to be remediated and excavated for offsite disposal. A validation report is to be prepared by a suitably qualified environmental consultant. This report should also include results of the validation of stockpile footprints.

This report must be read in conjunction with the [Limitations and General Notes](#) page at the front of this report.



# Contents

|                                                               |            |
|---------------------------------------------------------------|------------|
| <b>Limitations and General Notes</b>                          | <b>ii</b>  |
| <b>Executive Summary</b>                                      | <b>iii</b> |
| <b>1. INTRODUCTION</b>                                        | <b>1</b>   |
| 1.1. Background                                               | 1          |
| 1.2. Objectives                                               | 1          |
| 1.3. Scope of Work                                            | 1          |
| <b>2. Site Identification</b>                                 | <b>2</b>   |
| <b>3. Site Characterisation</b>                               | <b>3</b>   |
| 3.1. Geology                                                  | 3          |
| 3.2. Topography and Elevation                                 | 3          |
| 3.3. Hydrogeology and Hydrology                               | 3          |
| 3.4. Acid Sulfate Soils:                                      | 3          |
| 3.5. PFAS Investigation & Management Programs                 | 3          |
| <b>4. Regulatory Records</b>                                  | <b>4</b>   |
| 4.1. Contaminated Land Management (CLM) Act 1997              | 4          |
| 4.2. Protection of the Environment Operations (POEO) Act 1997 | 4          |
| 4.3. Environmental Planning and Assessment (EP&A) Act 1979    | 4          |
| 4.4. Work Health and Safety (WHS) Regulation 2017             | 4          |
| <b>5. Site History</b>                                        | <b>5</b>   |
| 5.1. Aerial Photography                                       | 5          |
| 5.2. Historical Land Titles                                   | 6          |
| 5.3. Local Meteorology                                        | 7          |
| 5.4. Complaints                                               | 7          |
| 5.5. Incident Reports                                         | 7          |
| 5.6. Previous Contamination Assessments                       | 7          |
| 5.7. Anecdotal Evidence                                       | 7          |
| <b>6. Site Condition</b>                                      | <b>8</b>   |
| <b>7. Emerging Contaminants and Chemical Control Orders</b>   | <b>13</b>  |
| 7.1. Per and Poly-Fluoroalkyl Substances (PFAS)               | 13         |
| 7.2. Chemical Control Orders                                  | 13         |
| <b>8. Conceptual Site Model</b>                               | <b>14</b>  |
| 8.1. Sources of Contamination                                 | 14         |
| 8.2. Land Use Scenario                                        | 14         |
| 8.3. Receptors                                                | 14         |
| 8.4. Exposure Routes                                          | 15         |
| 8.5. Source, Receptor and Pathway Model                       | 16         |
| <b>9. Contamination Risks</b>                                 | <b>18</b>  |
| 9.1. Potential for Contamination                              | 18         |
| 9.2. Further Assessment                                       | 18         |
| 9.3. Site Suitability                                         | 18         |
| <b>10. Duty to Report Contamination</b>                       | <b>19</b>  |
| <b>11. Conclusions and Recommendations</b>                    | <b>20</b>  |
| <b>12. References</b>                                         | <b>21</b>  |



## Figures

|          |                                 |
|----------|---------------------------------|
| Figure 1 | Site Locality Plan              |
| Figure 2 | Site Layout Plan                |
| Figure 3 | Areas of Environmental Concerns |

## Appendices

|            |                                                 |
|------------|-------------------------------------------------|
| Appendix A | Proposed Development Plans                      |
| Appendix B | Section 10.7 (2) Planning Certificate           |
| Appendix C | Emerging Contaminants & Chemical Control Orders |
| Appendix D | Supporting Information - Section 8 CSM          |
| Appendix E | Historical Titles Search                        |



# 1. INTRODUCTION

Development Risk Management Pty Ltd (DRM) was engaged by Sincorp Properties Pty Limited, to undertake a Stage 1 Preliminary Site Investigation (PSI) for land located at 88 Murrays Flat Road, Towrang NSW (the site).

## 1.1. Background

At the commencement of this work, DRM understood:

- ▲ The site comprises of No. 88 Murrays Flat Road, Towrang, which is legally identified as Lot 3 of DP 251779<sup>1</sup>;
- ▲ According to the client provided survey, the site is approximately 32.2 ha;
- ▲ The site is zoned E4 General Industrial;
- ▲ The site is currently occupied by a small cottage at the northwest portion and the site appears to be used for rural agricultural land use;
- ▲ Approximately 6.8 ha of the western portion of the site is proposed to be developed into a metal recycling plant; and
- ▲ A stage 1 preliminary site investigation (PSI) is required to assess the suitability of the site for the proposed industrial land use, to accompany a development application.

## 1.2. Objectives

The objectives of this project were to:

- ▲ Assess the potential for contamination to be present at the site, with particular emphasis on the proposed development footprint, arising from past and present land use activities on and offsite;
- ▲ Provide advice on whether the site is suitable, in the context of land contamination, for the proposed industrial land use; 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
  - ▲ relevant geological and topographic maps;
  - ▲ relevant NSW EPA and Office of Water databases;
  - ▲ selection of aerial photographs for the site; and
  - ▲ relevant Acid Sulfate Risk Map;
  - ▲ relevant historical titles; and
  - ▲ the Section 10.7 (2 & 5) planning certificates for the site;
- ▲ 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 (2021).

---

<sup>1</sup> Based on SIX Maps

## 2. Site Identification

Site identification information is provided below.

*Table 2-1 Site identification details*

| Identifier                                                         | Description                                                                                                                               |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Site locality                                                      | The site is located east to Murrays flat road as presented in <a href="#">Figure 1</a> .                                                  |
| Site Layout                                                        | The site covers an area of approximately 32.2ha<br>The general layout and current site features are presented in <a href="#">Figure 2</a> |
| Lot Number and Deposited Plan                                      | Lot 3 in DP251779                                                                                                                         |
| Local Government Authority                                         | Goulburn Mulwaree Council.                                                                                                                |
| Zoning ( <a href="#">NSW Government's online Planning Portal</a> ) | E4 General Industrial                                                                                                                     |
| Detail and Level Survey                                            | Proposed development layout is attached in <a href="#">Appendix A</a>                                                                     |



### 3. Site Characterisation

#### 3.1. Geology

Thomas O.D., Johnston A.J., Scott M.M., Pogson D.J., Sherwin L. and MacRae G.P., 2013, Goulburn 1:100 000 Geological Sheet 8828, 1st edition. Geological Survey of New South Wales, Sydney, indicated that the large portion of site is likely to be underlain by unconsolidated alluvial quartzose sand and polymictic gravel, silcrete and quartz and iron cemented sandstone and conglomerate. The central southeast portions of site is likely to be comprised of lake and swamp deposits of silt and mud.

#### 3.2. Topography and Elevation

The contour survey presented in [Appendix A](#) indicated that the southeast corner of the site has an elevation of approximately 654m AHD and the south western corn has an elevation of 644 m AHD. Site slopes from both the south western corner and south eastern corner towards natural drainage channel located within the western 1/3 of the site, which has elevations ranging from 636m at the southern boundary to 630 at the northern boundary.

#### 3.3. Hydrogeology and Hydrology

[Water NSW Groundwater data base](#) indicated that there is one registered groundwater bore (GW100150) feature located within a 500m radius of the site. The summary report states that:

- ▲ Authorized purpose of the borehole was domestic;
- ▲ Standing water level was at 15m bgl; and
- ▲ It is located in 34°43'46.4"S, 149°47'47.3"E coordinates (i.e. within the site).

A review of readily available online maps (Google Maps), indicated that surface water bodies near the site included:

- ▲ Wollondilly River approximately 790m to the north; and
- ▲ Boxers Creek approximately 730 m to the southeast.

The site also contains at least 15 dams across the site, but predominantly in the eastern 2/3 of the site. Two large dams are located within the natural drainage channel mentioned above, located within the western 1/3 of the site.

#### 3.4. Acid Sulfate Soils:

A review of the [NSW Government's ESPADE website](#), indicated that the site is not mapped for acid sulphate soil risks. Based on the topography and site elevation, DRM considers that acid sulphate soils are unlikely to be present at the site.

Further assessment of acid sulphate soils, in the context of this project is considered not warranted.

#### 3.5. PFAS Investigation & Management Programs

Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) is an emerging contamination risk that requires consideration.

Based on a review of the [NSW EPA PFAS Investigation Sites Map](#) (accessed 12.08.2024), there were no known NSW EPA PFAS Investigation Sites within the vicinity of the site.



## 4. Regulatory Records

### 4.1. Contaminated Land Management (CLM) Act 1997

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;
- ▲ 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 36 of the Environmentally Hazardous Chemicals Act 1985.

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.

### 4.2. Protection of the Environment Operations (POEO) Act 1997

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.

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

A planning certificate issued under section 10.7 (2 and 5) of the EP&A Act was obtained on 13 August 2024. It did not indicate that the site is affected by significant contamination, within the meaning of the Contaminated Land Management Act. A copy of the certificate is presented in [Appendix B](#).

### 4.4. Work Health and Safety (WHS) Regulation 2017

A site search with SafeWork NSW for Schedule 11 hazardous chemicals (dangerous goods)<sup>2</sup> on the site was not undertaken given that the land is review of historical aerial photography (refer Section 5.1 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.

---

<sup>2</sup> 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.

The aerial images reviewed can be accessed via [DRM SharePoint](#).

Table 5.1-1 Summary of Aerial Image Review

| Year | Site Features         |                  |                  | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------|-----------------------|------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | Historical demolition | Land disturbance | New Construction |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1975 | -                     | -                | -                | Site appears to be vacant. Dam appears to be at the outside of the boundary on southern portion. A dried tributary creek line (north to south) appears to be at the western portion of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 1978 | -                     | -                | Yes              | New dams have been constructed at the central portion of the site.<br>A land disturbance appears to be at the western portion of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1987 | -                     | -                | Yes              | New dams have been constructed at the central portion including square shaped six dams at the central north portion of the site.<br>Some structural developments and a dirt road appears at the north western corner of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1991 | -                     | -                | -                | Coloured image of the site. Three new structures are visible on the northwestern portion of the site including a cottage.<br>Surrounding area appears to have been similar to that in 1987.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1997 | -                     | -                | -                | The site and surrounding area appear to have been relatively unchanged since 1991                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2021 | Yes                   | -                | Yes              | The structure at the northeast to the cottage appears to be demolished and likely tanks structures have been constructed.<br>A stockpile appears at the boundary of northwest corner. The structures at the north to the cottage appears to be aboveground tanks. The structure at the southwest to the cottage appears to be a shed and a stockpile appears to be at the southeast to the shed. Two dams have been constructed at northwest corner of the site between Murrays flat road boundary and the cottage.<br>Likely a storage area and a structure appear to be at east of the main structure.<br>A green waste stockpile and grassed stockpiles or soil mountains appears to be at the south to the cottage. |
| 2022 | -                     | -                | -                | The quantity of stockpile at the northwestern boundary appears to be reduced.<br>Two dams that were at northwest corner of the site between Murrays flat road boundary and the cottage appears to be filled.<br>Potential tank like structure has been constructed at the northeast to the cottage.                                                                                                                                                                                                                                                                                                                                                                                                                     |



| Year | Site Features         |                  |                  | Comment                                                                                                                                                                          |
|------|-----------------------|------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | Historical demolition | Land disturbance | New Construction |                                                                                                                                                                                  |
| 2023 | Yes                   | -                | -                | Two out of three tanks that were at the north to the cottage appears to be demolished.<br><br>Potentially construction materials appear to be stored at the west to the cottage. |

The review of aerial images identified the following activities that has a potential to cause contamination:

- ▲ Possible in filled dams at northwestern portion of the site;
- ▲ Stockpiling at the northwestern and western portions of the site;
- ▲ Construction activities (cottage, sheds and tanks);
- ▲ Land disturbance at western portion of the site; and
- ▲ Former demolition footprints.

## 5.2. Historical Land Titles

A search of historical land titles was conducted given the lack of historical aerial images on record to provide conclusive evidence of land use activities. Historical titles records provide information on land ownership, which may provide insight into the potential historical land use of the site. A summary of the historical title search conducted is given below. The search results are attached in [Appendix E](#).

Table 5.2-1 Summary of proprietor(s)-Lot 3 DP 251779

| Year                  | Proprietor(s) for (Lot 3 DP251779)                                           |                |
|-----------------------|------------------------------------------------------------------------------|----------------|
|                       | Lot 3 DP 251779.                                                             |                |
| 27 May 2021 – to date | Towrang Investments Pty Ltd (ACN 648 827 892)                                | Transfer       |
| 28 Apr 2021           | In 1 Hume 1 Pty Ltd (ACN 637 191 256)                                        | Transfer       |
| 10 Jan 2015           | Ahmad El Saadi                                                               | Transfer       |
| 12 Jul 2006           | Eureka 1 Project 13 Pty Limited (ACN 110 689 784)                            | Change of Name |
| 12 Jul 2006           | Mycorp Corporation Pty Limited                                               | Transfer       |
| 07 Dec 2000           | Graeme Francis Welsh                                                         | Transfer       |
| 02 Nov 1987           | Graeme Francis Welsh<br>Kathleen Ruth Welsh                                  |                |
|                       | (Lot 3 DP 251779 – CTVol 13094 Fol 57)                                       |                |
| 22 Sep 1981           | Graeme Francis Welsh<br>Kathleen Ruth Welsh                                  | Transfer       |
| 01 Sep 1976           | Paul Joseph William Frey, clerk                                              | Transfer       |
| 21 Jul 1976           | Marjorie Adelaide Walker Smith, home duties                                  |                |
|                       | (Lot 3 & Part Lot 4 DP 150143 – Area 241 Acres 2 Roods – Conv Bk 2512 No 94) |                |
| 03 Dec 1959           | Marjorie Adelaide Walker Smith, married woman                                | Conveyance     |
|                       | (Part Portions 225 & 226 Parish Towrang – Conv Bk 1261 No 47)                |                |
| 26 Apr 1922           | Joseph Richard Ernest Hyles, grazier                                         | Conveyance     |



| Year        | Proprietor(s) for (Lot 3 DP251779)                             |            |
|-------------|----------------------------------------------------------------|------------|
|             | (Part Portions 225 & 226 Parish Towrang – Conv Bk 1108 No 936) |            |
| 11 May 1917 | Edward Jobson, grazier                                         | Conveyance |

The site is currently owned by the Towrang Investments Pty Ltd since 2021. Previously site was owned by different private entities. Given that the site was owned by the private entities since at least 1917, it is unlikely that the site was utilised for significantly contaminating activities such as industrial use.

DRM considers that the historical title search does not indicate a potential for significantly contaminating activities to have occurred at the site.

### 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 5.3-1.

Table 5.3-1 Local Meteorology Data Summary

| Nearest Weather Station Location and Number | Mean Annual Temperature (°C) |     | Mean Annual Rainfall (mm) |
|---------------------------------------------|------------------------------|-----|---------------------------|
|                                             | Max                          | Min |                           |
| GOULBURN TAFE - 070263                      | 19.7                         | 7.6 | 652.9                     |

### 5.4. Complaints

DRM was not presented with complaints register for the site or information on any complaints.

### 5.5. Incident Reports

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

### 5.6. Previous Contamination Assessments

DRM has not been made aware of previous contamination assessments of the site.

### 5.7. Anecdotal Evidence

No anecdotal evidence was presented to DRM by the client or the landowner.

## 6. Site Condition

A site walkover was undertaken on 14 August 2024, by Dilanka Premadasa (Graduate Environmental Engineer) with assistance of Rahabar Alam (Project Environmental Scientist). Observations were made of land use activities being undertaken on the site as well as on the properties located immediately adjacent to the site. The following sections present the observations made.

Some of the features discussed below are also illustrated in [Figure 2](#).

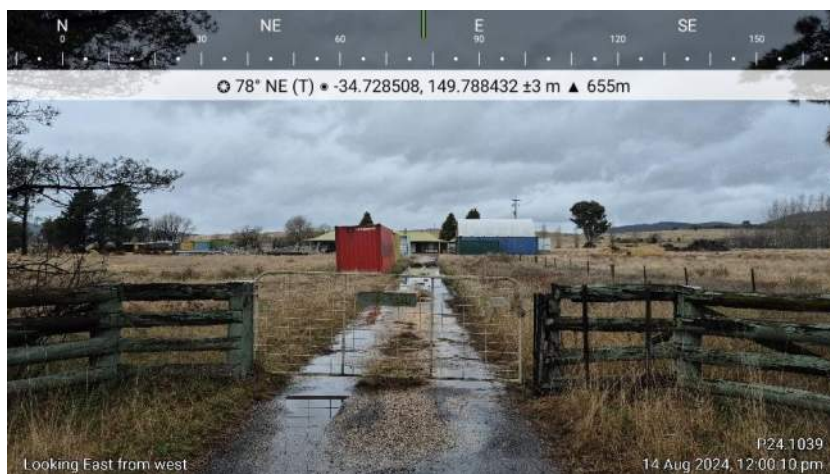
Table 6-1 Site Condition Observed

| Observation Aspect                               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Current Land Use</b>                          | This site is currently being used for rural agricultural land use. At the time of the site visit, the site did not appear to be occupied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Buildings, Infrastructure and Surfaces</b>    | <p>More than 95% of the site surface is covered by grass and dams.</p> <p>A cottage was present at the northwestern portion of the site.</p> <p>A shed/vehicle service area, constructed between two shipping containers is present to the southwest to the cottage.</p> <p>A rainwater tank on a hardstand and two underground septic tanks at northeast to the cottage.</p> <p>A timber power pole at south to the cottage.</p> <p>Demolition footprint (ground surface was covered with demolition rubble) at the east to the cottage.</p> <p>The road between cottage and gate 02 was paved with asphalt.</p> <p>The road from gate 01 to gate 02 was compacted with road base material.</p> |
| <b>Boundaries</b>                                | <p>All boundaries are fenced and in good condition.</p> <p>Intermediate boundaries were observed likely used for cattle farming.</p> <p>Three main gates along the western boundary from the Murrays flat road.to access the property. Gate 02 and Gate 03 were locked.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Surface Water and Drainage</b>                | <p>Fourteen dams were observed. Two dams were inside the proposed development footprint.</p> <p>No sheen were observed on the surface water.</p> <p>Water logging on the areas surrounding dams</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Staining and Odours</b>                       | Oil staining was observed on the concrete floor inside the shed/service area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Chemical Storage</b>                          | No significant chemical storage observed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Aboveground and Underground Storage Tanks</b> | One aboveground rainwater tank at the northeast to the cottage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Onsite Septic Systems</b>                     | Two septic tanks between cottage and rainwater tank were observed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Wastes</b>                                    | <p>Demolition rubble was observed across the demolition footprint area.</p> <p>Grass covered stockpile with demolition rubble to the west of the aboveground water tank.</p> <p>Demolition rubble stockpiled to the northwest and east of the aboveground water tank.</p> <p>Grass covered stockpile with demo rubble at the west to the rainwater tank.</p> <p>Demolition rubble and scraped soil stockpile between cottage and rainwater tank.</p>                                                                                                                                                                                                                                             |

| Observation Aspect          | Description                                                                                                                                                                                                                            |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | Construction material stored on the ground at the west to the cottage.<br>Grass covered stockpiles at the south, southwest and west to the shed. One green waste stockpile at the southwest to the shed.                               |
| <b>Hazardous Materials</b>  | No hazardous materials were observed on the surface.<br>There was no evidence of fly tipping or illegal waste disposal.<br>No chemical spillage or chemical containers were observed.<br>Paint flakes were not observed on the surface |
| <b>Fill Material</b>        | Two possibly infilled dams at the west to cottage was observed. It is also possible that these areas are simply waterlogged areas that appeared on aerial images as dams.                                                              |
| <b>Phyto-toxicity</b>       | Plants and shrubs appeared healthy, and no evidence of phyto-toxicity was observed                                                                                                                                                     |
| <b>Surrounding Land Use</b> | Surrounding Land uses as follows:<br>West – Murrays flat road;<br>South - General Industrial land;<br>North - Transition and rural landscape land; and<br>East – Transition, Rural Landscape and General Industrial land.              |

Representative photographs of the site are shown below. All photographs taken during the site walkover can be viewed via [DRM SharePoint](#).

*Photograph 6-1 Gate 2 entrance from Murrays Flat Road*



*Photograph 6-2 Looking south from the north end boundary*



*Photograph 6-3 Looking at the Northeast from the southwest end of the site*



*Photograph 6-4 Power Pole with transformer between service shed and cottage*



Photograph 6-5 Looking at cottage from northeast



Photograph 6-6 The shed at the southwest to the cottage



Photograph 6-7 Demolition rubble stockpile at the east to the overground tank



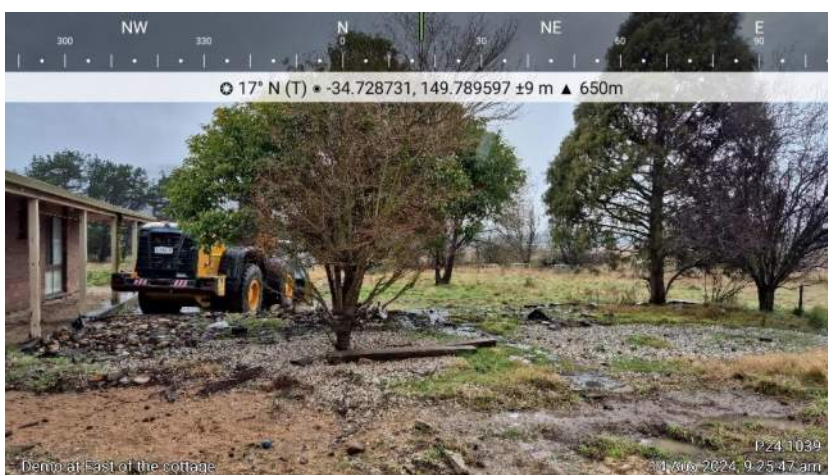
Photograph 6-8 Oil spilled area inside the service shed



Photograph 6-9 Septic tank 01 at south to the rainwater tank



Photograph 6-10 Demolition footprint at the east to the cottage





## 7. Emerging Contaminants and Chemical Control Orders

### 7.1. Per and Poly-Fluoroalkyl Substances (PFAS)

DRM has adapted the PFAS decision matrix presented in HEPA (2020) along with the guidance in Section 7 of HEPA (2020) to facilitate an assessment of the potential for PFAS to be present on site. Refer to [Section C1 of Appendix C](#).

Table 7.1-1 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 <sup>3</sup> 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, wastewater 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       |

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

DRM used the decision matrix presented in Table 7.2 (based on the NSW EPA Chemical control orders (CCO) available at the time of this project), to facilitate an assessment of the potential for those control chemicals to be present on site. Refer to [Section C2 of Appendix C](#) for more information.

Table 7.2-1 Preliminary CCO Screening Matrix

| Preliminary CCO Screening Question                                                  | Decision |
|-------------------------------------------------------------------------------------|----------|
| Were aluminium smelter wastes used or stored on site? <sup>4</sup>                  | No       |
| Were dioxin-contaminated wastes generated or stored on site? <sup>5</sup>           | No       |
| Were organotin wastes generated or stored on site? <sup>6</sup>                     | No       |
| Were polychlorinated biphenyls (PCB) used or stored on site? <sup>7</sup>           | No       |
| Were scheduled chemicals <sup>8</sup> used, or wastes stored, on site? <sup>9</sup> | 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 **not warranted**.

<sup>3</sup> Fuels could include solvents, petrol, diesel and kerosene.

<sup>4</sup> SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986

<sup>5</sup> NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986

<sup>6</sup> NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989

<sup>7</sup> NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997

<sup>8</sup> Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products

<sup>9</sup> 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

The sources of **potential** contamination and the contaminants of potential concern (COPC) identified for the site, based on the site history review and site observations, are presented below.

*Table 8.1-1 Sources and Contaminants of Potential Concern*

| Source                                                            | COPC                                       |
|-------------------------------------------------------------------|--------------------------------------------|
| Uncontrolled filling withing building footprints                  | Hydrocarbons, pesticides, metals, asbestos |
| Septic tanks                                                      | Hydrocarbons, pathogens, metals, nutrients |
| Uncontrolled filling at the aboveground tank                      | Hydrocarbons, lead                         |
| Uncontrolled filling at infilled dams                             | Hydrocarbons, pesticides, metals, asbestos |
| Stockpiling                                                       | Hydrocarbons, pesticides, metals, asbestos |
| Demolition footprint                                              | Metals and asbestos                        |
| Timber treatment chemicals leaching into soils at the Power Poles | Metals and PCB                             |
| Oils spills at the Service shed                                   | Hydrocarbons, solvents, phenols            |

### 8.2. Land Use Scenario

As mentioned in Section 1, the site is proposed to be developed into a metal recycling plant for industrial/commercial land use. The western portion of the site is to be developed to a metal recycling plant. Proposed development layout is attached in [Appendix A](#).

The assumptions relevant for this land use scenario are specified in [Appendix D Section D1](#).

### 8.3. Receptors

Based on the adopted land use scenario, DRM considers receptors at the site may include construction workers, intrusive maintenance workers, future users, ecological (terrestrial) ecosystems particularly within the eastern 2/3 of the site.

Whilst we have commented below on the potential for health risks to construction workers, the suitability of the site for the proposed land use is not affected by such risks (if any). Risks to construction workers, if any, can be managed via a construction environmental management plan.

The assumptions relevant for these receptors are specified in [Appendix D Section D2](#).

## 8.4. Exposure Routes

Table 8.4-1 Summary of the exposure Routes

| Exposure Route                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                              | Further assessment |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Dermal Contact, Ingestion and Dust Inhalation | Site history information, walkover observations and proposed land use scenario indicated a potential for contaminants to be present in soils at the site, which may present a dermal contact or ingestion risk or dust inhalation risk to human health                                                                                                                                                                                                   | Warranted          |
| Vapour Intrusion / Inhalation                 | Vapour intrusion / inhalation exposure risks to human health can occur when a primary or secondary vapour source is present. Site history information did not indicate a potential for vapour sources to be present at the site.                                                                                                                                                                                                                         | Not Warranted      |
| Asbestos Inhalation                           | Information on asbestos categories and risks is presented in <a href="#">Appendix D Section D3</a><br>Site history information, walkover observations indicate a potential for bonded ACM, FA and/or AF to be present in soils at the site.<br>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.                                   | Warranted          |
| Hazardous ground gases                        | DRM has reviewed desktop site history information and site walkover data in the context of sources and origins of hazardous ground gases (HGG) in Table 1 and Table 2 of NSW EPA (2020a) and consider that there is a potential for naturally occurring HGG to be present in central southeast portions of site, which are likely to comprise of lake and swamp deposits. Refer to <a href="#">Appendix D Section D4</a> for more information on HGG.    | Warranted          |
| Aesthetics                                    | DRM has used the guidance in Section 3.6.2 and Section 3.6.3 of NEPC (2013a) to facilitate an assessment of aesthetics risk and the sensitivity of the proposed land use. The risk screening is presented in Appendix D Section D5.<br>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. | Not warranted      |
| Groundwater                                   | Groundwater contamination risks may require consideration if significant and leachable soil contamination is identified. However, the groundwater bore located at the eastern portion of the site established for domestic purpose. Refer to <a href="#">Appendix D Section D6</a>                                                                                                                                                                       | Not warranted      |
| Terrestrial Ecosystem                         | Site history information, walkover observations and proposed land use scenario indicated a potential for contaminants, which may present an ecological risk, to be present on site. Refer to <a href="#">Appendix D Section D7</a> .                                                                                                                                                                                                                     | Warranted          |
| Petroleum Hydrocarbon Exposure Routes         | Refer to info presented in <a href="#">Appendix D Section D8</a> .<br>Site history information and walkover observations did not indicate a potential for petroleum hydrocarbon contamination to be present on site.                                                                                                                                                                                                                                     | Not warranted      |

## 8.5. Source, Receptor and 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.

DRM has prepared the CSM presented in Table 8.5-1 based on:

- ▲ the areas of environmental concern (AEC) at the site where the identified sources of contamination may be present. Please refer to [Figure 3](#);
- ▲ 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.

Table 8.5-1 Source, Receptor and Pathway Model

| ID    | AEC                                                                                                      | COPC                                            | Exposure Pathway                                | Receptor                                                                         | Potential Unacceptable Risk                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AEC01 | Potential uncontrolled filling underneath existing structures (cottage, rainwater tank and service shed) | Hydrocarbons, pesticides, PCB, metals, asbestos |                                                 |                                                                                  | <p><b>Low</b></p> <p>Further assessment is not warranted</p> <p>We note that these structures are to be retained. DRM did not observe visible ACM or lead paint on the surface around the existing structures. Therefore, this AEC is unlikely to pose unacceptable risks to site users.</p> <p>If demolished, this area should be assessed for contamination.</p>                                                                           |
| AEC02 | Former demolition footprints (Area in east to the cottage and area in east to the overground tank)       | Metals, asbestos                                | Dermal contact, Soil Ingestion, Dust inhalation | Future users, intrusive maintenance workers, ecological (terrestrial) ecosystems | <p><b>Low</b></p> <p>There is a potential for the former demolition footprints to contain contamination that could pose unacceptable risks to human health and the environment. However DRM understood that any existing demolition rubble on the surface will be removed offsite to facilitate the proposed development. Hence, such contamination (if present) will likely be removed and source of contamination will not be present.</p> |
| AEC03 | Stockpiles with demolition rubble                                                                        | Hydrocarbons, pesticides, PCB, metals, asbestos |                                                 |                                                                                  | <p><b>Low</b></p> <p>There is a potential for the stockpiles with demolition rubble and unknown soil materials to contain contamination that could pose unacceptable risks to human health and the environment.</p> <p>However DRM understands that the existing stockpiles will be removed offsite to facilitate proposed development. Hence, these will not pose unacceptable risks to future site users.</p>                              |
| AEC04 | Soil mounds                                                                                              | Metals, asbestos                                |                                                 |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| AEC05 | Possible infilled dams (Two dams between cottage and Murrays flat road boundary)                         | Hydrocarbons, pesticides, metals, asbestos      |                                                 |                                                                                  | <p><b>Low</b></p> <p>The potential for fill material present in infilled dams (if any) to pose unacceptable risks to human health and the environment is low unless they are to be excavated.</p> <p>If these areas shown on Figure 3 are to be excavated, they should be assessed for contamination.</p>                                                                                                                                    |



| ID    | AEC                                                                                     | COPC                                          | Exposure Pathway                                  | Receptor     | Potential Unacceptable Risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------|-----------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AEC06 | Historical land disturbance                                                             |                                               | No exposure pathway                               |              | <p><b>Negligible.</b></p> <p>Based on the aerial image review and site walkover the land disturbance is likely to associated with creation of a trench between two dams for overflow of dam. Furthermore this area is not in the proposed development area.</p> <p>Further assessment is not warranted</p>                                                                                                                                                                                                  |
| AEC07 | Two septic tanks at northwest to the cottage                                            | Pathogens, metals, nutrients                  | Direct Uptake                                     |              | <p><b>Negligible</b></p> <p>Unlikely to pose unacceptable risk. <b>If demolished, this area should be assessed for contamination.</b></p>                                                                                                                                                                                                                                                                                                                                                                   |
| AEC08 | Timber power pole with small transformer                                                | Metals, PCB                                   | Dermal contact<br>Soil Ingestion                  |              | <p><b>Low</b></p> <p>Further assessment is not warranted in the context of the proposed land use.</p> <p><b>If demolished, this AEC should be assessed for contamination.</b></p>                                                                                                                                                                                                                                                                                                                           |
| AEC09 | Effluent irrigation area                                                                | Pathogens, metals, nutrients                  | Dermal contact<br>Soil Ingestion<br>Direct Uptake |              | <p><b>Moderate</b></p> <p>There is a potential for the effluent irrigation area to contain contamination that could pose unacceptable risks to human health. However, the area used of effluent is not known.</p> <p><b>This area should be identified and isolated from direct contact with future site users and visitor.</b></p>                                                                                                                                                                         |
| AEC10 | Oil spilled area inside the service shed                                                | Hydrocarbons                                  | Direct Uptake<br>Soil Ingestion                   |              | <p><b>Moderate</b></p> <p>There is a potential for the oil spilled area inside the service shed to contain contamination that could pose unacceptable risks to human health and the environment.</p> <p><b>This area is required to be remediated and excavated offsite.</b></p>                                                                                                                                                                                                                            |
| AEC11 | Hazardous Ground Gases lake and swamp deposits in central southeast portion of the site | Carbon dioxide, methane and hydrogen sulphide | Gas intrusion into buildings                      | Site workers | <p><b>Negligible</b></p> <p>Given the distance between the lake and swamp deposits and the proposed development (&gt;&gt;30m), which is proposed to be unsealed open space, the potential for HGG to migrate laterally and accumulate under the proposed development footprint is negligible.</p> <p>Further assessment not warranted.</p> <p><b>However, HGG may require further consideration during future developments if the central southern portion of the site is proposed to be developed.</b></p> |



## 9. Contamination Risks

### 9.1. Potential for Contamination

Based on the desktop review and the site walkover, DRM considers that the site to contain widespread unacceptable contamination is low, in the context of the proposed industrial land use. However, the potential for isolated pockets of contamination to be encountered during the proposed construction works cannot be precluded. Such instances, if any, should be managed in accordance with an unexpected finds protocol.

There is potential for uncontrolled filling to be present under existing structures. However, any contamination that may be present in such fill (if any), is unlikely to pose unacceptable risks as these structures are proposed to be retained. Assessment of the fill material will be required if these structures are to be demolished in the future. Similarly, the infilled dams are unlikely pose unacceptable risks, unless they are to be excavated, in which case, they should be assessed for contamination.

Furthermore, the existing waste and demolition rubble stockpile and soil mound are proposed to be removed offsite. As such any contamination (if present) will be removed offsite, and thus is unlikely to pose unacceptable contamination risk. The location of the effluent irrigation area is unknown to DRM. the time of reporting. If potential for direct contact of future site users and workers to this effluent disposal area can be limited, DRM considers that the potential for the effluent irrigation area to pose unacceptable contamination risks, in the context of the proposed industrial land use is low.

There is a moderate potential for unacceptable contamination to be present in a small pocket of surface soils within and adjacent to the shed, as a result of visible oil spills. This visibly impacted (oil stained) soils will require remediation and offsite disposal prior to commencement of construction.

### 9.2. Further Assessment

DRM considers that further assessment of contamination risks is not required at this stage.

### 9.3. Site Suitability

Based on the desktop review and site walkover, DRM considers that **the site is suitable for the proposed industrial/commercial land use**, from a contamination perspective, subject to:

- ▲ Remediation and offsite disposal of the oil spilled area inside the service shed; and
- ▲ Removal of the stockpiled soil and waste material and validation of the footprint.



## 10. Duty to Report Contamination

Section 1.3 of NSW EPA (2020b) advises that contaminated land consultants should take reasonable steps to draw the client's attention to their potential duty to report contamination under the section 60 of the *Contaminated Land Management Act 1997*.

Section 2 in NSW EPA (2015) provides guidance on addressing obligations under section 60 of the *Contaminated Land Management Act 1997*, regarding who is required to notify EPA as soon as practical after they become aware of contamination, which includes:

- ▲ Anyone whose activities have contaminated land; or
- ▲ An owner of land that has been contaminated.

If unacceptable contamination is identified at a subsequent point in time following acquisition, then NSW EPA (2015) provides guidance on when the client should seek further advice about site contamination and its duty to report. Further information on the client's duty to report can be found at [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au).



## 11. Conclusions and Recommendations

Based on the site history review and site observations, DRM concludes the following:

- ▲ The potential for significant unacceptable contamination to be present at the site is low. However, the potential for isolated pockets of contamination to be encountered during the proposed earthworks cannot be precluded, and such instances should be managed in accordance with an unexpected finds protocol; and
- ▲ **The site is suitable for the proposed industrial/commercial land use**, from a contamination perspective, subject to:
  - ▲ Remediation and offsite disposal of the oil spilled area inside the service shed; and
  - ▲ Removal of the stockpiled soil and waste material and validation of the footprint.

DRM recommends that the oil spilled area is to be remediated and excavated for offsite disposal. A validation report is to be prepared by a suitably qualified environmental consultant. This report should also include results of the validation of stockpile footprints.

This report must be read in conjunction with the [Limitations and General Notes](#) page at the front of this report.



## 12. References

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

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

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(2) Guideline on Site Characterisation', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013c, 'Schedule B(4) Guideline on Site-Specific Health Risk Assessment Methodology', National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013d, '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) 2013e, '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 EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes

NSW EPA 2015, 'Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997' dated September 2015, ref: EPA 2015/0164.

NSW EPA 2020a, 'Assessment and management of hazardous ground gases' dated May 2020, ref: EPA 2019P2047

NSW EPA 2020b, 'Contaminated Land Guidelines: Consultants reporting on contaminated land' dated May 2020, ref: EPA2020P2233.

WA DOH 2021, 'Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia', dated May 2021.

# FIGURES



Dataset: NSW Goulburn 2023-10-19



#### Legend

 Approximate site area



Development Risk Management Pty Ltd

Scale:  2,000 m

Date: 12 August 2024

Drawn By: DP

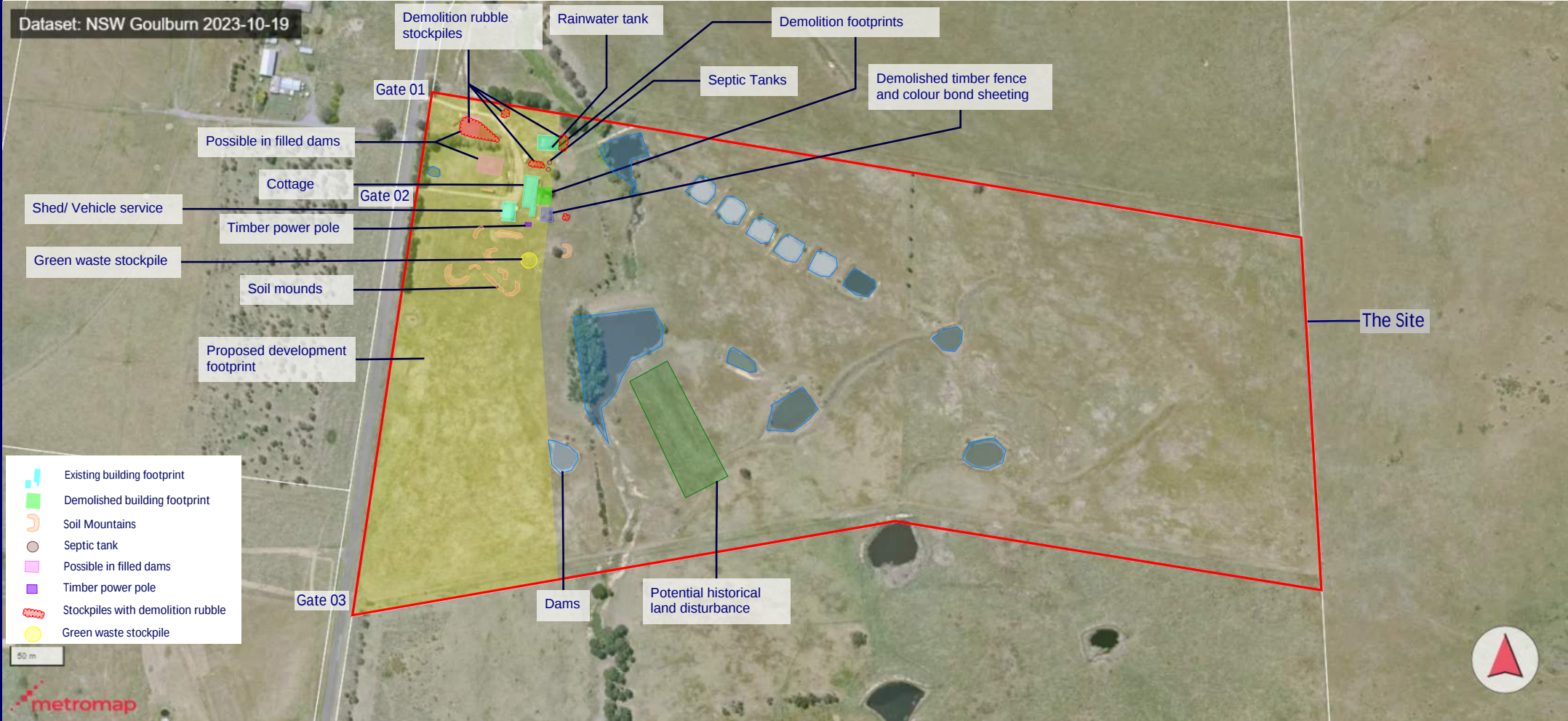
Drawing Number: P24.1039-R01.F1

Client: Sincorp Properties Pty Limited

Project: Preliminary Site Investigation

Location: 88 Murrays Flat Road, Towrang, NSW

Title: Figure 1 - Site Locality Plan



|                                                                                              |                                                                                                                                |                                                                                                                                                                                                                                  |                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Legend</b></p> <p> Approximate site area</p> <p> Approximate development footprint</p> |  <p>Development Risk Management Pty Ltd</p> | <p><b>Scale:</b>  200 m</p> <p><b>Date:</b> 13 August 2024</p> <p><b>Drawn By:</b> DP</p> <p><b>Drawing Number:</b> DRM P24.1039-R01.F2</p> | <p><b>Client:</b> Sincorp Properties Pty Limited</p> <p><b>Project:</b> Preliminary Site Investigation</p> <p><b>Location:</b> 88 Murrays Flat Road, Towrang, NSW</p> <p><b>Title:</b> Figure 2 - Site Layout Plan</p> |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Dataset: NSW Goulburn 2023-10-19

AEC03 Stockpiles with demolition rubble

AEC05 Possible in filled dams

AEC01 Potential uncontrolled filling underneath existing structures

AEC10 Oil spill area inside the shed

AEC04 Soil mounds

Proposed development footprint

AEC07 Septic tanks

AEC01 Potential uncontrolled filling underneath existing structures

AEC02 Demolition footprint

AEC08 Timber power pole

AEC11 HGG from lake and swamp deposits

AEC06 Historical land disturbance

50 m

metromap

AEC09 Effluent irrigation area is not shown on the figure as area extent is unknown

### Legend

- Approximate site area
- Approximate development footprint
- Existing building footprint
- Demolished building footprint
- Stockpiles with demolition rubble
- Land disturbances
- Septic tanks
- Dam filling



Development Risk Management Pty Ltd

Scale: 200 m

Date: 13 August 2024

Drawn By: DP

Drawing Number: DRM P24.1039-R01.F3

Client: Sincorp Properties Pty Limited

Project: Preliminary Site Investigation

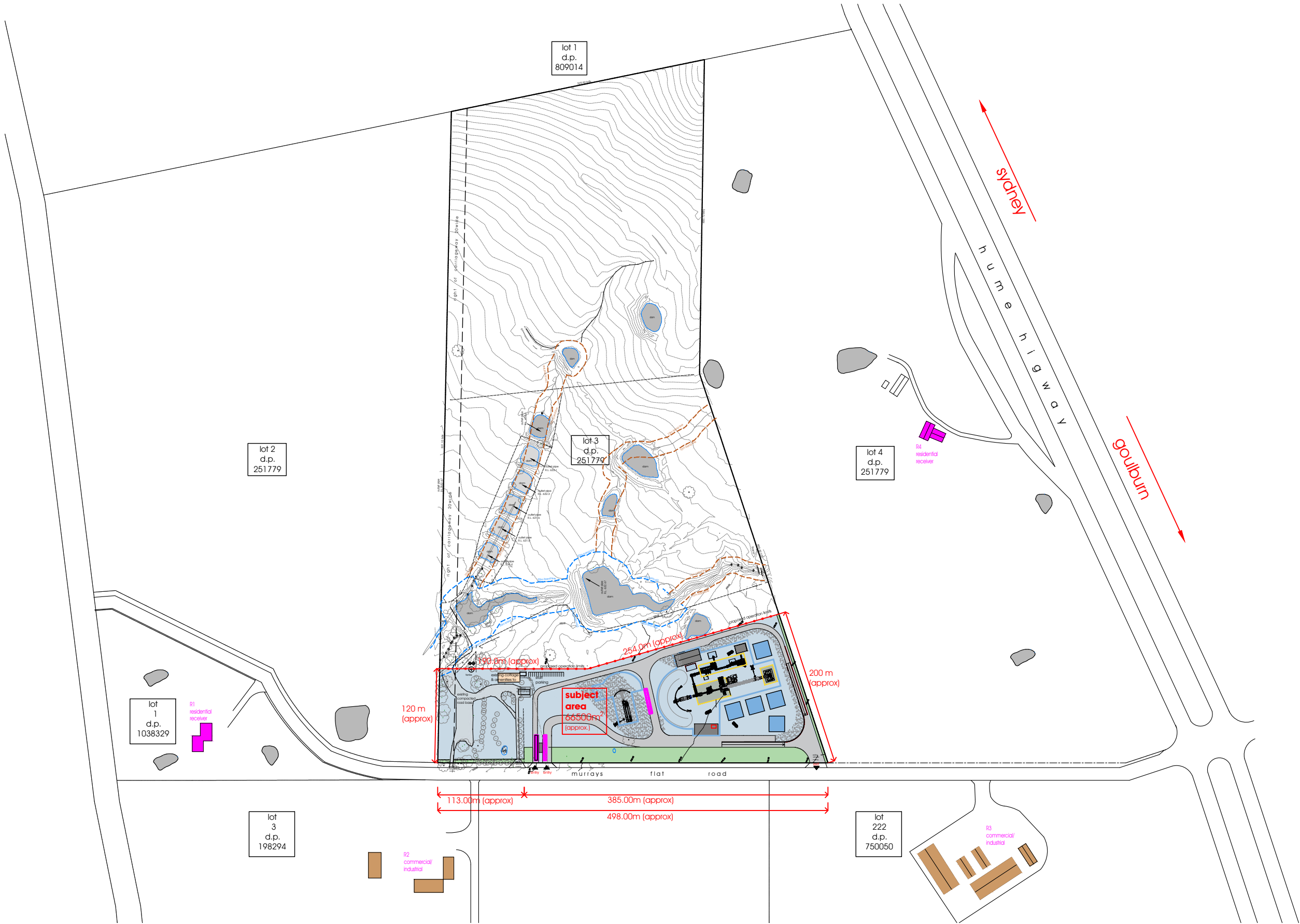
Location: 88 Murrays Flat Road, Towrang, NSW

Title: Figure 3 - Areas of Environmental Concern

# Appendix A

## Proposed Development Plans





overall site plan  
scale 1 : 2500 [A1] & 1 : 5000 [A3]

notes:  
All work to be carried out in accordance with the Building Code of Australia, all Local & State Ordinances, relevant Australian Standards, Local Electricity, Water Regulations and all other relevant Authorities concerned.  
All work to be carried out in a professional & workmanship like manner according to the plans & specification.  
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.  
All dimensions are to be checked & verified on site before the commencement of any work, all dimensions & levels are subject to final survey and set-out.  
This drawing & design is the property of Bongiorno Hawkins & Assoc. Pty Ltd. and should not be reproduced either in part or whole without the written consent of this firm.

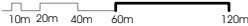
..\\..\\Primary Logo RGB.png

| rev. | date     | initial | amendment                             |
|------|----------|---------|---------------------------------------|
| A    | 05.08.22 | GMC     | DRAWING ISSUED FOR COMMENT            |
| B    | 10.08.22 | GMC     | DRAWING ISSUED FOR COMMENT            |
| C    | 07.03.23 | MG      | DRAWING ISSUED FOR COMMENT            |
| D    | 21.03.23 | MG      | DRAWING ISSUED FOR COMMENT            |
| E    | 31.03.23 | MG      | DRAWING ISSUED FOR COMMENT            |
| F    | 06.04.23 | MG      | DRAWING ISSUED FOR COMMENT            |
| G    | 15.11.23 | MP      | DRAWING ISSUED FOR COMMENT & APPROVAL |
| H    | 27.11.23 | MP      | DRAWING ISSUED FOR COMMENT & APPROVAL |

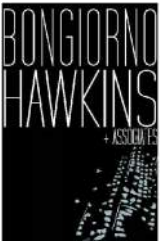
© drawings and design is protected by commonwealth copyright act 1968 - 10(a) & 10(b) and must not be reproduced or copied in any form without written consent from bongiorno hawkins + associates pty ltd.



initiated: NOV 2021  
drawn: GMC  
approved: LD  
scale: 1:2000 @ A1 & 1:4000 @ A3



MEMBER OF:



Suite 208, L2/43 Majors Bay Road  
(PO BOX 491) CONCORD NSW 2137  
p: (02) 9736 2800 f: (02) 9736 2801  
e: admin@bhaa.com.au

SMT BUSINESS VENTURES PTY LTD  
PROPOSED METAL SHREDDING  
SEPARATION PLANT  
LOT 3, DP 251779, No 88  
MURRAYS FLAT ROAD, TOWRANG  
job. no. # 2407  
DA-1.0 | issue H



## **Appendix B**

### **Section 10.7 (2) Planning Certificate**





Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

Contact: Planning & Environment

Development Risk Management Pty Ltd  
Suite 7, 265-271 Pennant Hills Road  
THORNLEIGH NSW 2120 NSW 2120

**SECTION 10.7 (2) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

**Receipt No.:** 385905  
**Applicant's Reference:** DRM P24.1039  
**Certificate No:** PLAN/0149/2425

**DESCRIPTION OF PROPERTY**

**Address:** 88 Murrays Flat Road TOWRANG NSW 2580  
**Legal Description:** Lot 3 DP 251779

---

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

**Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

**Note:**

Employment zone reforms commenced within the *Goulburn Mulwaree Local Environmental Plan 2009* on 26 April 2023. From 26 April 2023, in a document (other than a state environmental planning policy) a reference to a former zone under an environmental planning instrument is taken to include a reference to a new zone under the environmental planning instrument.

To determine the previous zone for former Business and Industrial zoned land please refer to the published equivalent zones tables <https://www.planning.nsw.gov.au/sites/default/files/2023-04/equivalent-zone-tables.pdf> (alternatively Council can reproduce the specific table).

The Employment Zones Reform webpage also contains further information.  
<https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/employment-zones-reform>

NB: **Document** means an Act, statutory or other instrument, contract or agreement, and includes a document issued or made under or for the purposes of an Act or statutory or other instrument.

**Development Control Plan (DCP)**

*Goulburn Mulwaree Development Control Plan 2009*

- (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.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Planning Proposal PP_2023_1663 - Rezone 233-234 Wheeo Road, Goulburn (Lot 1 DP 1030749) to SP 2 Infrastructure (Public Utility Undertaking)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Draft Amendments to the <i>Goulburn Mulwaree Development Control Plan 2009</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| DCP Amendment 21 – Heavy Vehicle Haulage Pavement Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Draft State Environmental Planning Policies (SEPP's)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect – SEPP (State Environmental Planning Policy (Transport &amp; Infrastructure) - Changes to protect fuel pipelines</i></p> <p><i>Explanation of Intended Effect – Proposed amendment of SEPP (State Environmental Planning Policy) (Transport &amp; Infrastructure) 2021 – Facilitating temporary uses in Future Infrastructure Corridors</i></p> <p><i>Explanation of Intended Effect – State Environmental Planning Policy (Housing) 2021- Proposed amendments to the in-fill affordable housing, group homes, supportive accommodation and social housing provisions.</i></p> <p><i>Explanation of Intended Effect – Temporary workers' accommodation: Proposed changes to Standard Instrument – Principal Local Environmental Plan to include a standard definition for temporary workers' accommodation /Proposed changes to include specific provisions for construction accommodation in certain Renewable Energy Zones</i></p> <p><i>Explanation of Intended Effect – Proposing an exempt and complying development framework for cemeteries</i></p> <p><i>Explanation of Intended Effect – Amendments to the SEPP (Exempt and Complying Development Codes) 2008 for outdoor dining on private land and at registered clubs; and Standard Instrument – Principal Local Environmental Plan 2006 to include a new floor space bonus clause for new developments to include music venues</i></p> <p><i>Explanation of Intended Effect – Improving planning processes to deliver infrastructure faster - Proposed changes to the SEPP (Transport and Infrastructure) 2021 and SEPP (Planning Systems) 2021</i></p> <p><i>Explanation of Intended Effect – Complying development for farm buildings, rural sheds and earthworks</i></p> <p><i>Draft State Environmental Planning Policy (Housing) Amendment (Manufactured Home Estates, Caravan Parks and Camping Grounds) 2023</i></p> <p>For further information please visit the Planning NSW and NSW Planning Portal web sites:<br/> <a href="https://www.planningportal.nsw.gov.au/have-your-say-">https://www.planningportal.nsw.gov.au/have-your-say-</a><br/> <a href="https://www.planningportal.nsw.gov.au/exhibition">https://www.planningportal.nsw.gov.au/exhibition</a></p> |

- (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 local environmental plan.

---

## 2 Zoning and land use under relevant planning instruments

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

- (a) The identity of the zone, whether by reference to–
- (i) A name, such as “Residential Zone” or “Heritage Area”, or
  - (ii) A number, such as “Zone No 2 (a)”.

The identity of the zone is

**E4 General Industrial**

under the Goulburn Mulwaree Local Environmental Plan 2009.

- (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.

### Zone E4 General Industrial

#### 1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

#### 2 Permitted without consent

Roads

#### 3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Medical centres; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

#### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home

businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Moorings; Mooring pens; Recreation facilities (major); Residential accommodation; Retail premises; Water recreation structures; Wharf or boating facilities

(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.

No.

(e) Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

No. The land is not in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

(f) Whether the land is in a heritage conservation area, however described.

No. The land is not within a heritage conservation area.

(g) Whether an item of environmental heritage, however described, is located on the land.

No. An item of environmental heritage is not situated on the land.

---

### **3 Contributions plans**

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

*Goulburn Mulwaree Local Infrastructure Contributions Plan 2021*

The land is not affected by any of the plans under Section 64 of the *Local Government Act 1993*

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

No. The land is not within a special contributions area under the Act, Division 7.1.

---

### **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 the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)-(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

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

(3) If 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 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 the Policy, clause 1.12, in relation to the land.

The answers for (1)-(4) are set out below.

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be undertaken on the land due to the zoning of the land.

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be undertaken on the land due to the zoning of the land.

Agritourism and Farm Stay Accommodation Code

No. Complying development under the Agritourism and Farm Stay Accommodation Code cannot be undertaken on the land due to the zoning of the land.

Housing Alterations Code

No. Complying development under the Housing Alterations Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

General Development Code

No. Complying development under the General Development Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

Industrial and Business Alterations Code

Yes. Complying development under the Industrial and Business Alterations Code can be carried out on the land.

Industrial and Business Buildings Code

No. Complying development under the Industrial and Business Buildings Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is identified as environmentally sensitive land.

**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

Container Recycling Facilities Code

Yes. Complying development under the Container Recycling Facilities Code can be carried out on the land.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

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

Fire Safety Code

Yes. Complying development under the Fire Safety Code can 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, Industrial and Business Alterations Code or Industrial and Business Buildings 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 the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.
- (3) If 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 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 the Policy, clause 1.12, in relation to the land.

The answers for (1)-(4) are set out below.

General Exempt Development Code

Yes. Exempt development under the General Exempt Development Code can be carried out on the land.

Advertising and Signage Exempt Development Code

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

Temporary Uses and Structures Exempt Development Code

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

Please note, further exclusions may apply. Refer to the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* for more information.

---

**6 Affected building notices and building product rectification orders**

(1) Whether 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 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, referred to in the Act, section 3.15.

No.

**8 Road widening and road realignment**

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

- (a) the *Roads Act 1993*, Part 3, Division 2, or
- (b) an environmental planning instrument, or
- (c) a resolution of the Council.

No.

**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.

No.

- (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. The land or part of the land is identified as being between the flood planning area and the probable maximum flood. The land is subject to flood related development controls, refer to the *Goulburn Mulwaree Local Environmental Plan 2009* and the *Goulburn Mulwaree Development Control Plan 2009*. At the time this certificate was issued, Council has drawn upon information contained within one or more of the documents below to determine that this land is subject to flood related development controls.

- *Goulburn Floodplain Risk Management Study and Plan 2022*
- *Marulan Flood Study 2023*

- (3) In this clause –

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

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

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

**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 sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

Yes. All of the land is bush fire prone land. Additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*.

- (2) In this section–

**Adopted Policy** means a policy adopted–

- (a) by the council, or
- (b) by any other 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.
- (2) If none of the land is bush fire prone land, a statement to that effect.

Yes. All of the land is bush fire prone land. Additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*.

---

**12 Loose-fill asbestos insulation**

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

No, the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

---

**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 they have 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. Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

---

**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 council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

**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. Council is not aware that the land is biodiversity certified under Part 8 of the Biodiversity Conservation Act 2016.

**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 Council has been notified of the order.

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

---

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

Not applicable to the Goulburn Mulwaree Local Government Area.

---

**20 Western Sydney Aerotropolis**

Not applicable to the Goulburn Mulwaree Local Government Area.

---

**21 Development consent conditions for seniors housing**

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

No.

---

**22 Site compatibility certificates and conditions for affordable rental housing**

(1) Whether there is a current site compatibility certificate under the *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 the *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 area 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 a kind referred to in the *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

## SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/0149/2425

---

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 the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

---

### 23 Water or sewerage services

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

No. Council is not aware that water or sewerage services are, or are to be, provided to the land under the *Water Industry Competition Act 2006*.

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

---

#### Additional Matters

Note. The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

No. The land is not significantly contaminated as at the date this certificate is issued.

(b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

No. The land is not subject to a management order as at the date this certificate is issued.

(c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

No. The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

(d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.

No. The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

(e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

No. The land is not the subject of a site audit statement as at the date this certificate is issued.

---

Legislation referred to in this certificate can be found at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

**SECTION 10.7 (5) PLANNING CERTIFICATE**  
**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 2 of the *Environmental Planning and Assessment Regulation 2021*).

- 
- A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.5.6, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

- 
- B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

- 
- C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

- 
- D** Is the land located within 50 metres of a zone boundary and may consequently be affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

**Note:** Exclusions to the application of this clause may apply, refer to Clause 5.3 of the *Goulburn Mulwaree Council Local Environmental Plan 2009*.

- 
- E** Is a permit required from Council to clear vegetation under the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, Chapter 2 Vegetation in Non-Rural Areas?

Yes.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, Chapter 2 Vegetation in Non-Rural Areas.

- 
- F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

- 
- G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

---

**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.



**Date of Certificate**  
**13 August 2024**

for **Aaron Johansson**  
**Chief Executive Officer**  
**Goulburn Mulwaree Council**

**Notice to Prospective Purchasers/Residents**

**1. Urban Land and Rural land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses including rural areas increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land. Furthermore, Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many farms, businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause amenity impacts from noise, dust, odour etc. Intending purchasers are advised that legitimate land uses in urban and rural areas may include, but are not limited to:

*Urban activities*

*Agricultural produce stores; Building trade supply retailers; Childcare centres and schools; Concrete batching plants; Equine training and stabling facilities; Food businesses; Home businesses; Landscape supplies; Medical practices and services; Motor vehicle and/or heavy machinery workshops; Motorsport facilities; Nurseries; Nursing homes and aged care facilities; Petrol stations; Public recreation facilities including aquatic centres, playgrounds and sporting fields; Pubs and clubs; Recycling facilities; Retail suppliers/ shops; Steel fabrication and engineering; Transport depots; Veterinary practices; Vehicle retailers; Waste management facilities; Water and waste water treatment facilities; Wholesalers.*

*Rural activities*

*Abattoir operations; Intensive livestock farming; Dairies; Livestock waste disposal systems; Stockyard activities; Animal husbandry practices (castration, dehorning, mulesing etc.); Presence of livestock (noisy animals, including crowing roosters); Livestock movement on Council roads; Clearing and land cultivation; Bush fire hazard reduction burning; Burning of stubble for cropping operations; Construction of fire breaks; Earthmoving including construction of dams, drains and contour banks; Construction of access roads and tracks; Pumping and irrigation; Harvesting operations; Grain receipt operations; Transportation of rural produce; Fodder conservation; Chaff cutting operations; Silage productions; Growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & Lucerne; Slashing and mowing of vegetation; Logging; Spreading of fertilisers, including lime and gypsum; Crop spraying by both aerial and ground operations; Control and eradication of noxious weeds; Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting; Planting of trees and shrubs for woodblocks, windbreaks etc.; Fencing construction and erection; Tourist facilities; Manufacture and repair of agricultural machinery; Processing of rural commodities; Council Landfill Facilities; Council Sewerage Treatment Works.*

Prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

In addition to the above, Council suggests an awareness of rural land management responsibilities, in particular weeds management that accompany ownership.

## **2. Unauthorised Development**

### **2.1 Background**

The need for obtaining approval/consent is an important step in the development process as it ensures that a number of important assessments are carried out prior to the commencement of works. These assessments and their subsequent approvals provide a variety of safeguards for the landowner and the wider community, and therefore ensure the safety of any building/land user and the protection of the environment. Obtaining consent also serves to ensure that third party protections such as insurance remain valid.

In accordance with the *Environmental Planning & Assessment Act 1979*, the term 'development' can be applied to most works, including but not limited to:

- use of land;
- subdivision of land;
- the erection of a building;
- the carrying out of work; and
- the demolition of a building or work.

The following information is provided as a courtesy and is general in nature. It is not to be construed as either town planning or legal advice. It is therefore important that you seek your own professional advice in relation to your rights and obligations in respect of any matters that this advice may raise.

### **2.2 Common Misconceptions**

#### ***"Weekenders"***

The term "weekender" (i.e. the temporary use of a dwelling for short term accommodation) is not a defined land use within NSW and therefore is not an approved land use under the *Goulburn Mulwaree Local Environmental Plan (GM LEP) 2009*. Therefore, a "weekender" is not considered to be a legitimate building or land use classification. A building is either considered to be a non-habitable structure (i.e. a shed) or a habitable dwelling. Any use of a structure as a dwelling (regardless of frequency of use) is considered to be a dwelling and requires all relevant approvals.

"Weekenders" are sometimes the result of the unauthorised conversion of existing buildings, such as farm sheds, into a building intended for habitation. In circumstances where a building is intended for the purpose of human habitation (for example sleeping, living, meal preparation, ablutions, etc.), the building is classified as a dwelling and must be assessed as a Class 1 structure in accordance with the *Building Code of Australia*. These are the same standards that a dwelling house is constructed to meet.

Furthermore, *any* form of habitation requires the land to contain a dwelling entitlement (as some lots in rural areas are below the minimum lot size for a dwelling under GMLEP 2009 and do not have a historical entitlement to a dwelling). Council cannot grant approval to a Development Application for a dwelling on land that does not possess such an entitlement. It is particularly important in rural areas to ensure that a lot does enjoy a dwelling entitlement – see Council's website for a dwelling entitlement enquiry form.

#### ***Conversion of Sheds to "Granny Flats"***

As with "weekenders", a "granny flat" is not a defined land use under the GM LEP. The closest land use definition is a secondary dwelling, which requires development consent. Secondary dwellings must be assessed as a Class 1 structure in accordance with the *Building Code of Australia* to ensure the safety, health and amenity of any occupant that may use the structure.

#### ***Farm Buildings/Rural Sheds***

Provisions exist under the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008* for some structures to be erected on rural lands without the need for consent. Notwithstanding this, any structure erected under this instrument must meet strict development standards to ensure that minimum environmental and safety requirements can be met. These provisions may be available on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU6 Transition.

Importantly this type of development can only proceed where it is ancillary to an agricultural use on the same land holding. "Agriculture" is specifically defined under the GM LEP, and for an activity to be classified as "agriculture", the activity conducted on the land must be a form of *commercial activity* related to aquaculture, extensive agriculture, intensive livestock agriculture or extensive plant agriculture.

Landowners and prospective purchasers are advised that a significant area of the Goulburn Mulwaree Council Local Government Area is located within the Sydney Drinking Water Catchment. As a result, much of the rural area is zoned as "conservation" – i.e. C2 Environmental Conservation, C3 Environmental Management and C4 Environmental Living and therefore prohibits many land uses, such as rural sheds, from being constructed or undertaken without having an appropriate consent in place.

### ***Clearing of Vegetation***

Much of the Goulburn Mulwaree Council Local Government Area contains threatened species and various *Endangered Ecological Communities* (EEC's) and *Critically Endangered Ecological Communities* (CEEC's), including but not limited to Grassy Box Woodland, Tallong Midge Orchid, Glossy Black Cockatoo habitat and Koala habitat.

A raft of legislation and plans exist to preserve native vegetation, including but not limited to the *Biodiversity Conservation Act 2016*, *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, *Goulburn Mulwaree Local Environmental Plan 2009*, and the *Goulburn Mulwaree Development Control Plan 2009*. Further, in some circumstances, Commonwealth legislation such as the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) may apply. For instance, a property may be identified on the State's Biodiversity Values Map which can be viewed at <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>.

It is recommended that professional guidance be sought prior to undertaking any vegetation removal, including destruction of grasslands or when carrying out bushfire protection measures as thresholds apply and approvals may be required. If in doubt, please contact Council prior to any land clearing or vegetation management is undertaken.

### ***Earthworks & Road Construction***

*Earthworks* are defined within the GM LEP as the excavation or filling of land. Some forms of earthworks can be undertaken without consent under the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008*, however thresholds apply and a number of environmental considerations must be demonstrated.

If not considered or planned appropriately, earthworks can adversely affect neighbours by disrupting or intensifying natural water flow paths, and can cause significant environmental harm by destabilising the structure of the topsoil leading to erosion and soil degradation.

As with earthworks, some roads (both public and private) can be constructed without consent, however, some environmental zones require consent to be obtained first. In addition to drainage considerations, the design and construction of a road must also take into account matters such as the impact upon vegetation, especially if clearing is required, as this may trigger the need for obtaining consent.

Additional considerations apply to the management of sites subject to earthworks or road construction given the presence of the Goulburn Mulwaree Local Government Area in the Sydney Drinking Water Catchment, particularly in relation to erosion and sediment control. Further information can be obtained from either Council or Water NSW.

### ***Enclosure of Existing Carports and Verandahs***

Carports and verandahs are often enclosed to provide additional living or storage space via cost effective means. Consent is often required prior to carrying out such works, as consideration needs to be given to a variety of matters. These include an assessment of the structural integrity of the existing structure, as well as ensuring other habitable areas are not adversely impacted, such as living spaces not losing access to light and ventilation. These assessments ensure that following any works the occupants of the building will remain safe, and that the building will continue to function as intended.

### **2.3 Summary**

Council understands that the purchase of land and property is a significant investment, and often the single biggest financial commitment made by many, therefore, it is recommended by Council that you carry out thorough due diligence research prior to committing to a purchase and ensure that:

- The improvements to the land that you are purchasing are authorised/approved.
- Any improvements that you wish to make to the land or any existing buildings, including any new works or alterations, are permissible.

In instances where Council is notified of the presence of unauthorised development, Council has a duty of care to the community and potential property buyers to ensure that the appropriate compliance pathway is actioned. In other words, properties that are found to contain illegal/unlawful development on the land will be subject to compliance and enforcement action. This may result in the need to remove any work and any associated infrastructure, the need to restore or rehabilitate land, issuing of Penalty Infringement Notices, or even prosecution. The responsibility for ensuring the relevant approvals are in place is with the current property owner (i.e. responsibility goes with the land when transferred to a new owner).

No responsibility will be taken for purchases made because of advertising content or false/misleading sales pitches, these matters should be addressed with the relevant government licencing agency i.e. NSW Office of Fair Trading.

If in doubt, ask!

Further information can be obtained by contacting Council on 02 4823 4444 or email [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au).

## **Appendix C**

### Emerging Contaminants & Chemical Control Orders





## C1. Per and Poly-Fluoroalkyl Substances

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. Perfluoro octane 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.

DRM 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.

## C2. 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.

## **Appendix D**

### **Supporting Information - Section 8 CSM**





## D1. Assumptions on Land Use Scenario

### Commercial and Industrial

Section 3 of NEPC (2013e) advises that the commercial/industrial land use scenario, which assumes typical commercial or light industrial properties, consisting of single or multistorey buildings where work areas are on the ground floor (constructed on a ground level slab) or above subsurface structures (such as basement car parks or storage areas). The outdoor areas of the commercial/industrial facilities are largely covered by hardstand, with some limited areas of landscaping or lawns and facilities. Opportunities for direct access to soil by employees using these facilities are likely to be minimal, but there may be potential for employees to inhale, ingest or come into direct dermal contact with dust particulates derived from the soil on the site. The land use scenario does not include more sensitive uses that may be permitted under relevant commercial or industrial zonings. These more sensitive uses include childcare, educational facilities, caretaker residences and hotels and hostels, etc. Information on uses permitted under local council zoning schemes for commercial/industrial land use can be obtained from local council planning zones/schemes. Should these more sensitive uses be permitted, then 'residential with accessible soil,' 'residential with minimal access to soil,' or 'public open space' land use scenarios should be considered.

## D2. Assumptions for Identified Receptors

### Commercial / Industrial

The human receptors at a commercial/industrial site are adult employees, who are largely involved in office-based or light indoor industrial activities. The employees who are most susceptible to health risks associated with volatile soil contaminants are the employees who work in offices on the ground floor, as the greatest potential for vapour intrusion occurs with workspaces immediately overlying contaminated soil.

Employees may make use of outdoor areas of a commercial/industrial premises for activities such as meal breaks. Opportunities for direct access to soil by employees using these facilities are likely to be minimal, but there may be potential for employees to inhale, ingest or come into direct dermal contact with dust particulates derived from the soil on the site.



### D3. Asbestos Categories and Risks

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.

### D4. Information on Hazardous Ground Gases

#### Generation

Based on the site history review and site walk over, DRM considers potential sources of hazardous ground gases may be present on site (swamp and lake deposits in the central southeast portion of the site). As such further assessment on hazardous ground gases, in the context of this project, is considered warranted.

### D5. Aesthetics Screening

DRM screened for the potential for aesthetic risk as follows.

| 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        |
| 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?        | Yes       |
| 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        |



## D6. Groundwater

### Aquatic ecosystem protection

Given the combination of

- ▲ physical distance between the site and the nearest surface water body (~1.75km),
- ▲ regional geology (which is likely to include low permeability clays and shale; 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, DRM considers that further assessment of aquatic ecosystem protection as a groundwater value, is not warranted.

### Aquaculture and human consumers of food

The nearest surface water body is not located on or adjacent to the site and is located at a significant distance of approximately 1.75km 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.

The nearest surface water body appears to be an intermittent/ephemeral drainage/creek line and is likely to be shallow in nature. On that basis, it is unlikely that the surface water body would contain an aquatic food source suitable for human consumption.

DRM considers that further assessment of aquaculture and human consumers of food as a groundwater value, is not warranted.

### Agricultural water (irrigation and stock water)

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

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

DRM considers that further assessment of agricultural water as a groundwater value, is not warranted.

### 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 3.3), it is considered that groundwater at the site would discharge to that surface water body.

The nearest surface water body appears to be an intermittent/ephemeral drainage/creek line, is likely to be shallow in nature, and has limited access to the general public. 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).

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, DRM considers that further assessment of recreation and aesthetics as a groundwater value, is not warranted.

### 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.

DRM considers that further assessment of drinking water as a groundwater value, is not warranted.

### 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.

DRM considers that further assessment of industrial water as a groundwater value, is not warranted.

## D7. Terrestrial Ecosystems

Section 3.4.2 of NEPC (2013a) indicates that:

- ▲ a pragmatic risk-based approach should be taken when assessing ecological risk in residential and commercial / industrial land use settings;
- ▲ in existing residential and urban development sites, there are often practical considerations that enable soil properties to be improved by addition of ameliorants with a persistent modifying effect or by the common practice of backfilling or top dressing with clean soil;
- ▲ in other cases, all of the site soils will be removed during site development works or relocated for the formation of new landforms;
- ▲ sites may also be backfilled with clean soil/fill and the fate of any excavated contaminated soil should be considered in process; and
- ▲ commercial and industrial sites may have large building structures and extensive areas covered with concrete, other pavement or hardstand materials and may have limited environmental values requiring consideration while in operational use.

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

## D8. Hydrocarbon Exposure Routes

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:

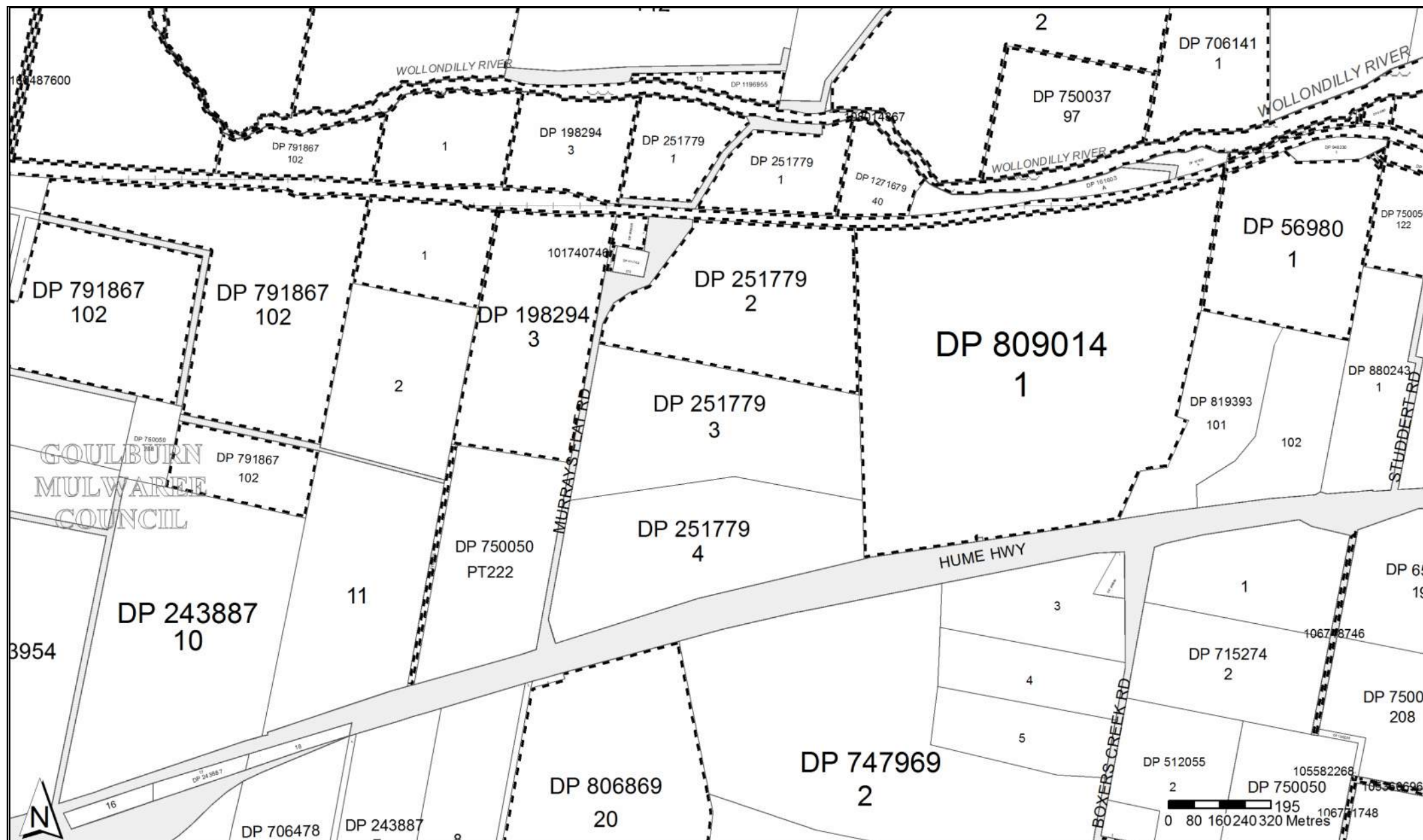
- ▲ management limits may have less relevance at operating industrial sites (including mine sites) which have no or limited sensitive receptors in the area of potential impact.

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.

# Appendix E

## Historical Titles Search





|                                                                                                                      | Status     | Surv/Comp   | Purpose      |
|----------------------------------------------------------------------------------------------------------------------|------------|-------------|--------------|
| DP56980<br>Lot(s): 1                                                                                                 |            |             |              |
|  DP1171369                          | REGISTERED | SURVEY      | EASEMENT     |
|  NSW GAZ. 01-02-2013                |            |             | Folio : 264  |
| ACQUIRED FOR COUNCIL PURPOSES<br>EASEMENT FOR WATER PIPELINE OVER THE SITE DESIGNATED (A) SHOWN IN DP1171369         |            |             |              |
| DP198294<br>Lot(s): 1, 3                                                                                             |            |             |              |
|  DP1171369                          | REGISTERED | SURVEY      | EASEMENT     |
| Lot(s): 3                                                                                                            |            |             |              |
|  DP1097209                          | REGISTERED | SURVEY      | EASEMENT     |
| DP251779<br>Lot(s): 1, 2                                                                                             |            |             |              |
|  DP1171369                          | REGISTERED | SURVEY      | EASEMENT     |
|  NSW GAZ. 01-02-2013                |            |             | Folio : 264  |
| ACQUIRED FOR COUNCIL PURPOSES<br>EASEMENT FOR WATER PIPELINE OVER THE SITE DESIGNATED (A) SHOWN IN DP1171369         |            |             |              |
| Lot(s): 2                                                                                                            |            |             |              |
|  DP1159330                          | REGISTERED | SURVEY      | EASEMENT     |
| DP560743<br>Lot(s): 2                                                                                                |            |             |              |
|  DP1075425                          | REGISTERED | SURVEY      | EASEMENT     |
| DP706141<br>Lot(s): 1                                                                                                |            |             |              |
|  DP1075425                          | REGISTERED | SURVEY      | EASEMENT     |
| DP750037<br>Lot(s): 97                                                                                               |            |             |              |
|  DP1075425                         | REGISTERED | SURVEY      | EASEMENT     |
| DP750050<br>Lot(s): 122                                                                                              |            |             |              |
|  DP1171369                        | REGISTERED | SURVEY      | EASEMENT     |
|  NSW GAZ. 01-02-2013              |            |             | Folio : 264  |
| ACQUIRED FOR COUNCIL PURPOSES<br>EASEMENT FOR WATER PIPELINE OVER THE SITE DESIGNATED (A) SHOWN IN DP1171369         |            |             |              |
| DP791867<br>Lot(s): 102                                                                                              |            |             |              |
|  DP1171369                        | REGISTERED | SURVEY      | EASEMENT     |
| DP806869<br>Lot(s): 20                                                                                               |            |             |              |
|  DP1188955                        | REGISTERED | SURVEY      | EASEMENT     |
| DP809014<br>Lot(s): 1                                                                                                |            |             |              |
|  DP1159330                        | REGISTERED | SURVEY      | EASEMENT     |
|  DP1171369                        | REGISTERED | SURVEY      | EASEMENT     |
|  NSW GAZ. 03-09-2013              |            |             | Folio : 3945 |
| ACQUIRED FOR COUNCIL PURPOSES<br>EASEMENT RIGHTS FOR PIPELINE AND WATER SUPPLY DESIGNATED (A) SHOWN IN DP1171369     |            |             |              |
| DP914804<br>Lot(s): 1                                                                                                |            |             |              |
|  CA164353 - LOTS 1 AND 2 DP914804 |            |             |              |
| DP1038329<br>Lot(s): 1                                                                                               |            |             |              |
|  DP1097209                        | REGISTERED | SURVEY      | EASEMENT     |
| DP1043955<br>Lot(s): 2                                                                                               |            |             |              |
|  DP479                            | HISTORICAL | COMPILATION | UNRESEARCHED |
| DP1066599<br>Lot(s): 2, 3                                                                                            |            |             |              |
|  NSW GAZ. 23-04-2004              |            |             | Folio : 2182 |
| CLOSED ROAD<br>LOTS 2-3 DP1066599 - SEE AA719415                                                                     |            |             |              |

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

|                                                                                                                                                                                                                                                                                                         | Status     | Surv/Comp   | Purpose                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|------------------------|
| DP1126788                                                                                                                                                                                                                                                                                               |            |             |                        |
| Lot(s): 1, 2                                                                                                                                                                                                                                                                                            |            |             |                        |
|  DP1171369                                                                                                                                                                                                             | REGISTERED | SURVEY      | EASEMENT               |
|  CA103040 - LOTS 1-2 DP1126788                                                                                                                                                                                         |            |             |                        |
|  CA114245 - NPW                                                                                                                                                                                                        |            |             |                        |
| DP1169765                                                                                                                                                                                                                                                                                               |            |             |                        |
| Lot(s): 1                                                                                                                                                                                                                                                                                               |            |             |                        |
|  NSW GAZ.                                                                                                                                                                                                              | 04-11-2011 |             | Folio : 6515           |
| CLOSED ROAD                                                                                                                                                                                                                                                                                             |            |             |                        |
| LOT 1 DP1169765                                                                                                                                                                                                                                                                                         |            |             |                        |
| DP1181730                                                                                                                                                                                                                                                                                               |            |             |                        |
| Lot(s): 1                                                                                                                                                                                                                                                                                               |            |             |                        |
|  CA165206 - LOT 1 DP1181730                                                                                                                                                                                            |            |             |                        |
| DP1196955                                                                                                                                                                                                                                                                                               |            |             |                        |
| Lot(s): 13                                                                                                                                                                                                                                                                                              |            |             |                        |
|  DP94959                                                                                                                                                                                                               | HISTORICAL | COMPILATION | DEPARTMENTAL           |
| Lot(s): 11                                                                                                                                                                                                                                                                                              |            |             |                        |
|  DP94958                                                                                                                                                                                                               | HISTORICAL | COMPILATION | DEPARTMENTAL           |
| DP1212640                                                                                                                                                                                                                                                                                               |            |             |                        |
| Lot(s): 3770                                                                                                                                                                                                                                                                                            |            |             |                        |
|  CA174730 - LOT 3770 DP1212640                                                                                                                                                                                         |            |             |                        |
| DP1271679                                                                                                                                                                                                                                                                                               |            |             |                        |
| Lot(s): 40                                                                                                                                                                                                                                                                                              |            |             |                        |
|  DP1160770                                                                                                                                                                                                             | HISTORICAL | COMPILATION | LIMITED FOLIO CREATION |
|  CA157012 - LOT 4 DP1160770                                                                                                                                                                                            |            |             |                        |
| Road                                                                                                                                                                                                                                                                                                    |            |             |                        |
| Polygon Id(s): 160487600                                                                                                                                                                                                                                                                                |            |             |                        |
|  CA114245 - NPW                                                                                                                                                                                                       |            |             |                        |
|  NSW GAZ.                                                                                                                                                                                                            | 03-08-2007 |             | Folio : 5623           |
| ACQUIRED                                                                                                                                                                                                                                                                                                |            |             |                        |
| FOR SEWERAGE PURPOSES DESIGNATED (A) SHOWN IN DP1070291 WITHIN THE BED OF THE WOLLONDILLY RIVER                                                                                                                                                                                                         |            |             |                        |
| Polygon Id(s): 106748746                                                                                                                                                                                                                                                                                |            |             |                        |
|  DP1283256                                                                                                                                                                                                           | REGISTERED | COMPILATION | CROWN ROAD ENCLOSURE   |
| Polygon Id(s): 105360696, 105582268, 106771748                                                                                                                                                                                                                                                          |            |             |                        |
|  NSW GAZ.                                                                                                                                                                                                            | 20-11-2009 |             | Folio : 5720           |
| TRANSFER OF CROWN ROAD TO COUNCIL                                                                                                                                                                                                                                                                       |            |             |                        |
| Unidentified                                                                                                                                                                                                                                                                                            |            |             |                        |
| Polygon Id(s): 101740746                                                                                                                                                                                                                                                                                |            |             |                        |
|  UNCONVERTIBLE OLD SYSTEM LAND SUBJECT TO A RIGHT OF WAY. FEE REMAINS IN CONVEYANCE BOOK 166 NO. 148. TITLE CREATION WILL REQUIRE A DEPOSITED PLAN OF SURVEY AND A PRIMARY APPLICATION BASED UPON ADVERSE POSSESSION |            |             |                        |
| Water Feature                                                                                                                                                                                                                                                                                           |            |             |                        |
| Polygon Id(s): 108014367                                                                                                                                                                                                                                                                                |            |             |                        |
|  NSW GAZ.                                                                                                                                                                                                            | 17-11-2006 |             | Folio : 9887           |
| ACQUIRED FOR COUNCIL PURPOSES                                                                                                                                                                                                                                                                           |            |             |                        |
| PROPOSED EASEMENT FOR SEWER 5 WIDE IN DP1070291                                                                                                                                                                                                                                                         |            |             |                        |
|  NSW GAZ.                                                                                                                                                                                                            | 03-09-2013 |             | Folio : 3947           |
| ACQUIRED FOR COUNCIL PURPOSES                                                                                                                                                                                                                                                                           |            |             |                        |
| EASEMENT RIGHTS FOR PIPELINE AND WATER SUPPLY DESIGNATED (A) SHOWN IN DP1171370                                                                                                                                                                                                                         |            |             |                        |

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

| Plan      | Surv/Comp    | Purpose                   |
|-----------|--------------|---------------------------|
| DP56980   | SURVEY       | UNRESEARCHED              |
| DP91145   | SURVEY       | UNRESEARCHED              |
| DP161603  | SURVEY       | UNRESEARCHED              |
| DP196830  | COMPILATION  | DEPARTMENTAL              |
| DP198294  | COMPILATION  | DEPARTMENTAL              |
| DP243887  | SURVEY       | ROAD OR MOTORWAY          |
| DP251779  | SURVEY       | SUBDIVISION               |
| DP373499  | COMPILATION  | UNRESEARCHED              |
| DP431318  | COMPILATION  | UNRESEARCHED              |
| DP512055  | SURVEY       | SUBDIVISION               |
| DP560743  | SURVEY       | SUBDIVISION               |
| DP567980  | SURVEY       | SUBDIVISION               |
| DP581727  | SURVEY       | SUBDIVISION               |
| DP583954  | SURVEY       | SUBDIVISION               |
| DP654561  | COMPILATION  | DEPARTMENTAL              |
| DP706141  | SURVEY       | SUBDIVISION               |
| DP706478  | SURVEY       | RESUMPTION OR ACQUISITION |
| DP714497  | COMPILATION  | SUBDIVISION               |
| DP715274  | SURVEY       | SUBDIVISION               |
| DP727566  | COMPILATION  | CROWN FOLIO CREATION      |
| DP747969  | SURVEY       | SUBDIVISION               |
| DP750037  | COMPILATION  | CROWN ADMIN NO.           |
| DP750050  | COMPILATION  | CROWN ADMIN NO.           |
| DP778950  | COMPILATION  | DEPARTMENTAL              |
| DP791867  | SURVEY       | SUBDIVISION               |
| DP806869  | SURVEY       | RESUMPTION OR ACQUISITION |
| DP809014  | SURVEY       | SUBDIVISION               |
| DP819393  | SURVEY       | SUBDIVISION               |
| DP880243  | SURVEY       | SUBDIVISION               |
| DP914804  | SURVEY       | CROWN ADMIN NO.           |
| DP948230  | SURVEY       | UNRESEARCHED              |
| DP1038329 | COMPILATION  | LIMITED FOLIO CREATION    |
| DP1043955 | SURVEY       | SUBDIVISION               |
| DP1066599 | COMPILATION  | ROADS ACT, 1993           |
| DP1111749 | COMPILATION  | LIMITED FOLIO CREATION    |
| DP1126788 | COMPILATION  | LIMITED FOLIO CREATION    |
| DP1169765 | COMPILATION  | CROWN ROAD ENCLOSURE      |
| DP1181730 | COMPILATION  | LIMITED FOLIO CREATION    |
| DP1196955 | SURVEY       | REDEFINITION              |
| DP1212640 | COMPILATION  | LIMITED FOLIO CREATION    |
| DP1271679 | UNRESEARCHED | REDEFINITION              |
| DP1271679 | SURVEY       | REDEFINITION              |
| DP1283256 | COMPILATION  | CROWN ROAD ENCLOSURE      |

**Caution:** This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL**

**ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.



13094-057

NEW SOUTH WALES

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900

IVA No.19640

Vol. 13094 Fol. 57



CANCELLED

EDITION ISSUED

21 7 1976

SEE AUTO FOLIO

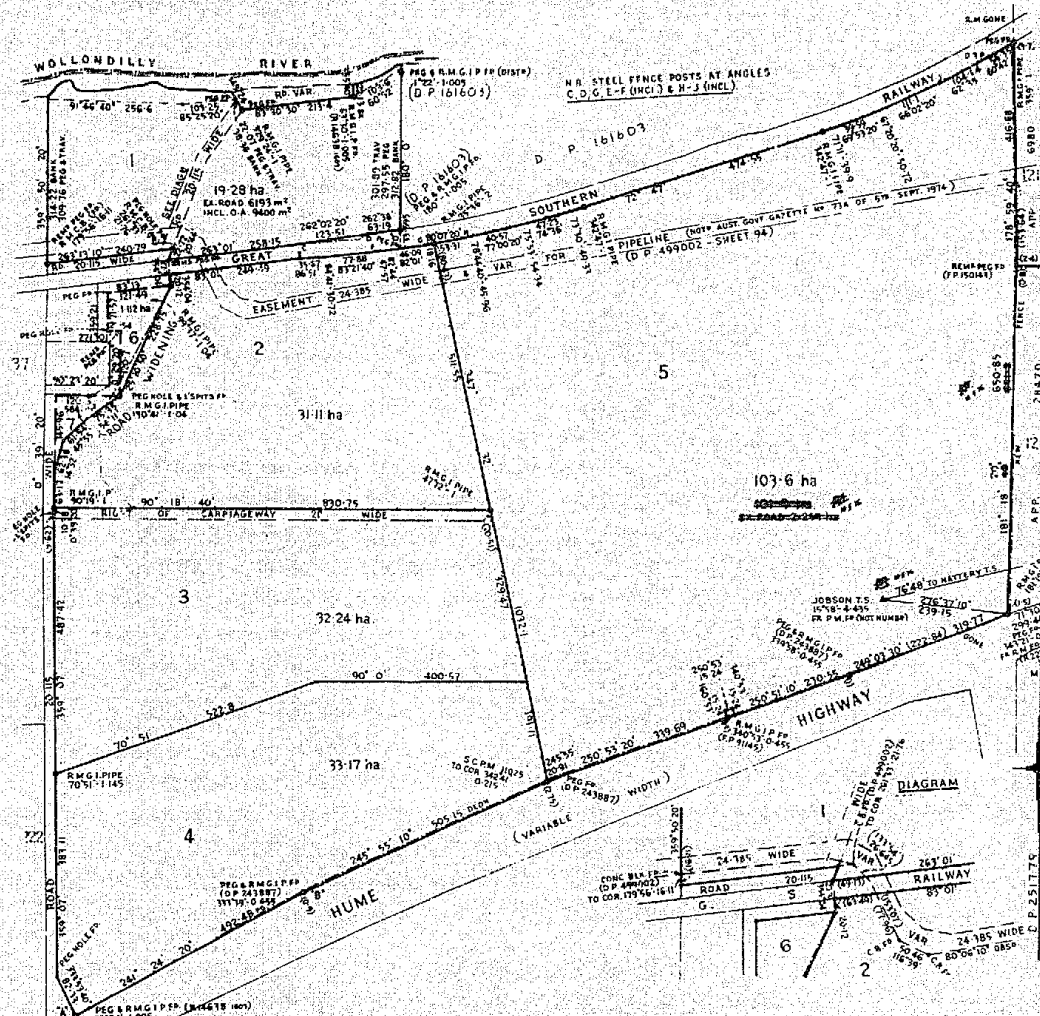
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

*Jan Watson*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 251779 at Murray's Flats in the Shire of Mulwaree Parish of Towrang and County of Argyle being part of Portion 225 granted to Edmund Morris Lockyer (Junior) on 6-7-1835 and part of Portion 228 granted to Edmund Lockyer (Senior) on 3-10-1835. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grants.

## FIRST SCHEDULE

MARJORIE ADELAIDE WALKER-SMITH of Woollahra, Home Duties.

## SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. CAUTION. The land within described is held subject to any subsisting interest (as defined in section 28A of the Real Property Act, 1900). V445957
3. Caveat No. P795596 by the Registrar General. Withdrawn P862307
4. Right of Carriageway affecting the part of the land above described shown in plan hereon as "Right of Carriageway 20 wide" created by the registration of Deposited Plan 251779. P See Book 3222 No.872.

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

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

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

13094 Fol. 57

(Page 1) Vol.

GRY

RC(SB)



Form: 01T  
Release: 2.1  
www.lpi.nsw.gov.au



# TRANSFER

New South Wales  
Real Property Act 1900



## AC286781Q

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

### STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

19-04-2006

0003404340-001

SECTION 18(2)

DUTY

\$ \*\*\*\*\*2.00

### (A) TORRENS TITLE

FOLIO IDENTIFIER 3/251779

### (B) LODGED BY

Delivery  
Box

Name, Address or DX and Telephone

LLPN: 123008U

MALLESONS STEPHEN JAUQUES

41J

Reference: RC 02-5142-3860

CODES

T

TW

(Sheriff)

### (C) TRANSFEROR

GRAEME FRANCIS WELSH

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,250,000.00

and as regards

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

(F) **SHARE  
TRANSFERRED**

(G) Encumbrances (if applicable):

### (H) TRANSFEREE

MYCORP CORPORATION PTY. LIMITED

(I) **TENANCY:**

(J) **DATE** 1 May 2006

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

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

Signature of witness:

Signature of transferor:

Name of witness:

Address of witness:

JOANNE MCKENZIE  
JUSTICE OF THE PEACE  
IN THE STATE OF NSW  
9901228

4-13 MONTAGUE ST  
GEOILBURN

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

Signature:

Signatory's name:

Anthony Gavan

Signatory's capacity:

transferee's solicitor

Form: 01T  
Release: 6-1

①

# TRANSFER

New South Wales  
Real Property Act 1900



AJ161073S

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

## STAMP DUTY

Office of State Revenue use only

|                         |                     |
|-------------------------|---------------------|
| Office of State Revenue |                     |
| NSW Treasury            |                     |
| Client No: 109163208    | 2751                |
| Duty: \$10-             | Trans No: 785534300 |
| Asst details:           |                     |

### (A) TORRENS TITLE

3/251779

### (B) LODGED BY

|                                                 |                                                                                                                                               |                          |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Document Collection Box<br><b>ASA</b>           | Name, Address or DX, Telephone, and Customer Account Number if any<br><b>Level 5, Building C<br/>1 Homebush Bay Drive<br/>Rhodes NSW 2138</b> | CODES<br><b>T<br/>TW</b> |
| Reference: <b>14KQ5702</b> <b>LLPN: 123011G</b> |                                                                                                                                               |                          |

### (C) TRANSFEROR

EUREKA 1 PROJECT 13 PTY LIMITED (RECEIVERS & MANAGERS APPOINTED) (IN LIQUIDATION) ABN 49 110 689 784

### (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 485,000.00 and as regards

### (E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

### (F) SHARE TRANSFERRED

|  |
|--|
|  |
|--|

### (G) Encumbrances (if applicable):

### (H) TRANSFEREE

AHMAD EL SAADI

### (I) TENANCY:

DATE Please do not date

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

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

Signature of witness:

Signature of authorised officer:

Name of witness:

See Annexure A

Authorised officer's name:

Address of witness:

Authority of officer:

Signing on behalf of:

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

Signature:

Signatory's name:

Signatory's capacity:

Harpreet Singh  
solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 719816 Full name: Harpreet Singh Signature: Harpreet Singh

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

**Annexure "A" to Transfer**

**Parties:** Eureka 1 Project 13 Pty Ltd ~~trading as Eureka 1 Project 13 Pty Ltd~~ (Receivers & Managers appointed) (In liquidation) ABN 49 110 689 784 as Transferor and Ahmad El Saadi as Transferee

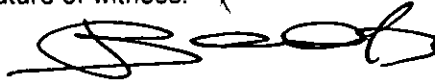
**Dated:** *Revised do not date*

I certify that I am an eligible witness and that the transferor signed this dealing in my presence.

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

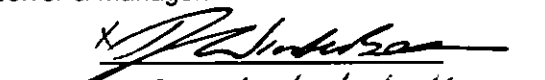
**Signed for and on behalf of Eureka 1 Project 13 Pty Ltd (Receivers & Managers appointed) (In liquidation) ABN 49 110 689 784 by its Receiver & Manager**

Signature of witness: X



Full name of witness: *Hamish Boats*  
Address of witness: *15, 2chiPlay Square  
Sydney 2000.*

Signature of Receiver & Manager:

X   
*David Winterbottom*  
RECEIVER + MANAGER

Office held:

System Document Identification

Land Registry Document Identification

Form Number:01T-e  
Template Number:t\_nsw18  
ELN Document ID:557613842  
ELN NOS ID: 557613843

TRANSFER  
New South Wales  
Real Property Act 1900

AR91050

Stamp Duty: 10099494-001

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: M CONVEYANCING ABN 88149811281  
Address: SE 1, 161 Castlereagh ST  
Sydney 2000  
Email: afifi@mitry.com.au  
ELNO Subscriber Number: 24763  
Customer Account Number: 503988  
Document Collection Box: 1W  
Client Reference: AM:IN1:12329

LAND TITLE REFERENCE

3/251779

TRANSFEROR

IN 1 HUME 1 PTY LTD ACN 637191256  
Registered company

TRANSFeree

TOWRANG INVESTMENTS PTY LTD ACN 648827892  
Registered company  
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$2,700,000.00

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:

IN 1 HUME 1 PTY LTD

Signed By: Antoine Mouawad  
ELNO Signer Number: 55530

Signer Capacity:Practitioner Certifier  
Digital Signing Certificate Number:

Signed for  
Subscriber: RM LEGAL SYDNEY PTY LTD ABN 94146587199  
RM LEGAL SYDNEY PTY LTD

**Subscriber Capacity:**Representative Subscriber

**ELNO Subscriber Number:** 6076

**Customer Account Number:**501059

**Date:** 27/05/2021

## **SIGNING FOR TRANSFEREE**

I certify that:

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

### **Party Represented by Subscriber:**

TOWRANG INVESTMENTS PTY LTD

**Signed By:** Richard Mitry

**Signer Capacity:**Practitioner Certifier

**ELNO Signer Number:** 63938

**Digital Signing Certificate Number:**

**Signed for  
Subscriber:**

MITRY LAWYERS PTY LTD ABN 88149811281

M CONVEYANCING

**Subscriber Capacity:**Representative Subscriber

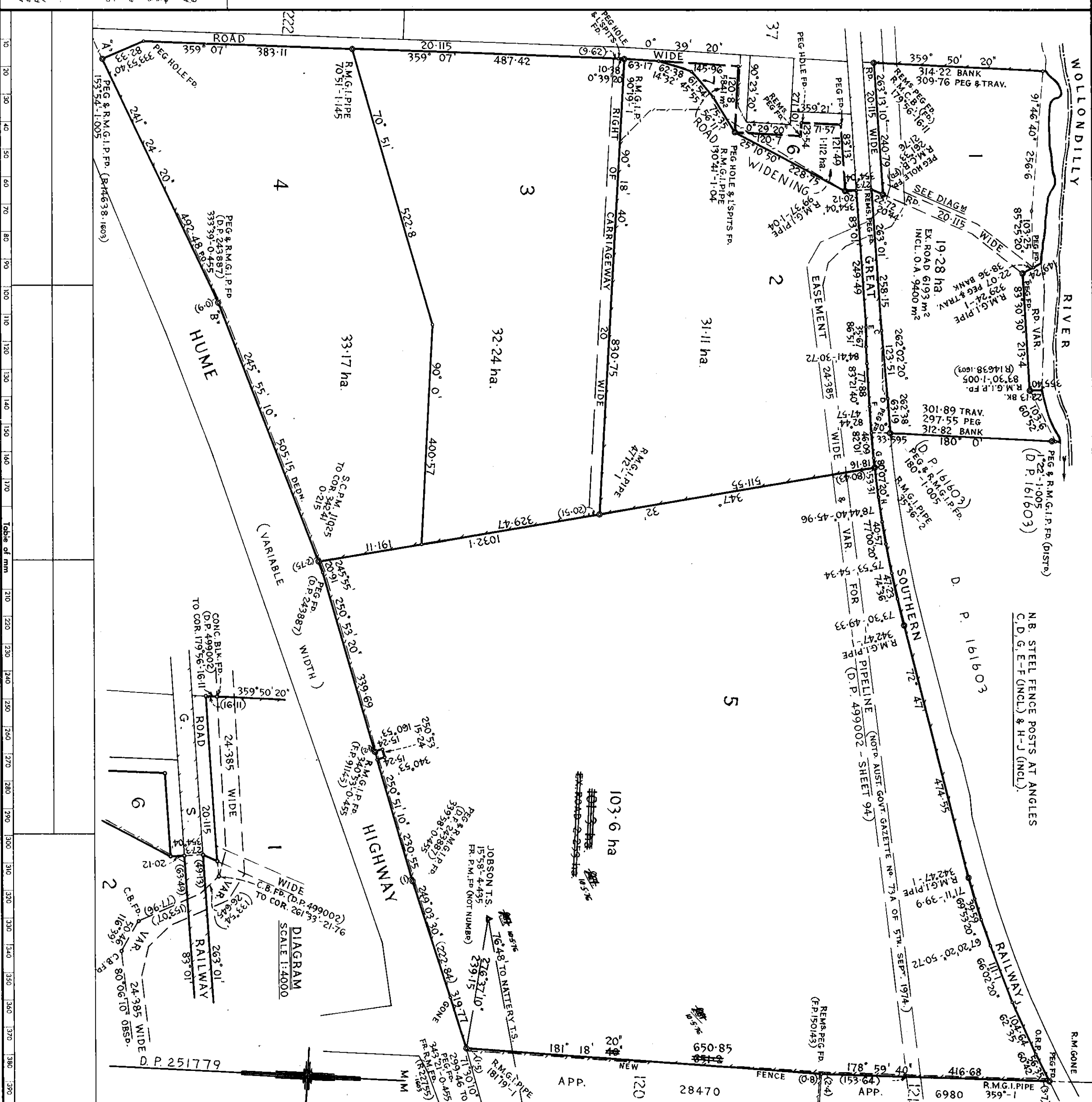
**ELNO Subscriber Number:** 24763

**Customer Account Number:**503907

**Date:** 27/05/2021

**Signatures and seals only**

Thompson, George



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

SURVEYOR'S REFERENCE: 11269/6.

AMENDMENTS OR ADDITIONS NOTED ON PLAN  
IN REGISTRAR GENERAL'S OFFICE.

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of December, 1976.

Registered  19-5-1976

C.A.: N<sup>o</sup> 565 OF 24-2-1976

Title System: OLD SYSTEM

Purpose: SUBDIVISION

Ref. Map: PARISH \*

Last Plan: D. P. 150143

PLAN OF SUBDIVISION OF LOT 3  
AND PART LOT 4, F.P. 150143.  
(B4 2512, N<sup>o</sup> 94)

Reduction Ratio 1: 5000

Lengths are in metres.



~~Area~~ Shire      Mulwarree

Locality: Murray's Flats

Parish: Towrang

County: Argyle

2<sup>nd</sup> January 1976.

*[Signature]*

Surveyor registered under Surveyor Act, 1926, as amended

is accurate and has been made ~~44 by me~~ under my  
immediate supervision and accordance  
with the provisions of the Survey  
Act, 1926, and has been completed on 1

*[Signature]*

Surveyor registered under Surveyor Act, 1926, as amended

Strike out either (1) or (2). Thurst date of survey

THIS SHEET IS OF MY PLAN (Delete if inapplicable) sheets

*[Signature]*

Surveyor registered under Surveyor Act, 1926, as amended

is accurate and has been made ~~44 by me~~ under my  
immediate supervision and accordance  
with the provisions of the Survey  
Act, 1926, and has been completed on 1

*[Signature]*

Surveyor registered under Surveyor Act, 1926, as amended

Strike out either (1) or (2). Thurst date of survey

IT IS INTENDED TO DEDICATE LOTS  
6 & 7 TO THE PUBLIC FOR ROAD.

PURSUANT TO SEC. 88B OF THE  
CONVEYANCING ACT 1919-1964 IT  
IS INTENDED TO CREATE RIGHT  
OF CARRIAGEWAY 20 WIDE. \*

COPY OF INSTRUMENT FILED AS  
B4 3222, N<sup>o</sup> 872.

I hereby certify that —  
**Council Clerk's Certificate**

(a) The requirements of the Local Government Act, 1915 (other than the requirements for the registration of plans), and

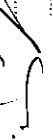
(b) The requirements of Section 248 of the Local Government Act, 1925 (other than the requirements for the registration of plans), and

have been complied with by the applicant in relation to the proposed Subdivision

(insert "new road" or "consolidated lot") set out hereunder.

Submission No. 585

Date 24 FEB 1976

(signature)  Council Clerk

\*This part of certificate to be signed by applicant is only to be considered in the opening of a new road or where the applicant is wholly outside the area of operations of the District Council. For Sewerage and Drainage Board and the Huron District Council, this part of certificate is not applicable.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

12/8/2024 3:36PM

FOLIO: 3/251779

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 13094 FOL 57

| Recorded  | Number   | Type of Instrument          | C.T. Issue                        |
|-----------|----------|-----------------------------|-----------------------------------|
| 5/6/1987  |          | TITLE AUTOMATION PROJECT    | LOT RECORDED<br>FOLIO NOT CREATED |
| 2/11/1987 |          | CONVERTED TO COMPUTER FOLIO | FOLIO CREATED<br>CT NOT ISSUED    |
| 30/8/1989 | Y574096  | WITHDRAWAL OF CAVEAT        |                                   |
| 30/8/1989 | Y574097  | DISCHARGE OF MORTGAGE       |                                   |
| 30/8/1989 | Y574098  | MORTGAGE                    | EDITION 1                         |
| 1/6/1990  | Z36297   | MORTGAGE                    | EDITION 2                         |
| 6/1/1992  | E170517  | DISCHARGE OF MORTGAGE       |                                   |
| 6/1/1992  | E170518  | DISCHARGE OF MORTGAGE       |                                   |
| 6/1/1992  | E170519  | MORTGAGE                    | EDITION 3                         |
| 7/12/2000 | 7270888  | DISCHARGE OF MORTGAGE       |                                   |
| 7/12/2000 | 7270889  | TRANSFER                    |                                   |
| 7/12/2000 | 7270890  | MORTGAGE                    | EDITION 4                         |
| 6/1/2004  | AA300272 | MORTGAGE                    | EDITION 5                         |
| 21/3/2004 | AA501351 | DEPARTMENTAL DEALING        |                                   |
| 3/6/2004  | AA687733 | DEPARTMENTAL DEALING        |                                   |
| 29/9/2005 | AB807129 | DISCHARGE OF MORTGAGE       |                                   |
| 29/9/2005 | AB807130 | MORTGAGE                    | EDITION 6                         |
| 5/5/2006  | AC286780 | DISCHARGE OF MORTGAGE       |                                   |
| 5/5/2006  | AC286781 | TRANSFER                    | EDITION 7                         |
| 12/7/2006 | AC449074 | CHANGE OF NAME              | EDITION 8                         |
| 9/1/2007  | AC861093 | MORTGAGE                    | EDITION 9                         |
| 10/1/2015 | AJ161072 | DISCHARGE OF MORTGAGE       |                                   |
| 10/1/2015 | AJ161073 | TRANSFER                    |                                   |
| 10/1/2015 | AJ161074 | MORTGAGE                    | EDITION 10                        |

END OF PAGE 1 - CONTINUED OVER

advlegs

PRINTED ON 12/8/2024

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH  
-----

SEARCH DATE  
-----

12/8/2024 3:36PM

FOLIO: 3/251779  
-----

PAGE 2

| Recorded<br>----- | Number<br>----- | Type of Instrument<br>----- | C.T. Issue<br>-----       |
|-------------------|-----------------|-----------------------------|---------------------------|
| 9/9/2018          | AN695392        | DEPARTMENTAL DEALING        | EDITION 11<br>CORD ISSUED |
| 28/4/2021         | AR297           | DISCHARGE OF MORTGAGE       |                           |
| 28/4/2021         | AR298           | TRANSFER                    | EDITION 12                |
| 27/5/2021         | AR91050         | TRANSFER                    | EDITION 13                |

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

advlegs

PRINTED ON 12/8/2024



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/251779

-----

| SEARCH DATE | TIME    | EDITION NO | DATE      |
|-------------|---------|------------|-----------|
| -----       | ----    | -----      | ----      |
| 12/8/2024   | 3:36 PM | 13         | 27/5/2021 |

LAND

----

LOT 3 IN DEPOSITED PLAN 251779  
AT MURRAY'S FLATS  
LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
PARISH OF TOWRANG COUNTY OF ARGYLE  
TITLE DIAGRAM DP251779

FIRST SCHEDULE

-----

TOWRANG INVESTMENTS PTY LTD (T AR91050)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP251779 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO  
BURDENED IN THE TITLE DIAGRAM

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

advlegs

PRINTED ON 12/8/2024



**Development Risk Management Pty Ltd**

ACN 648 798 878  
ABN 60 648 798 878  
+61 450 715 562  
[reports@drm.ltd](mailto:reports@drm.ltd)  
[WWW.DRM.LTD](http://WWW.DRM.LTD)