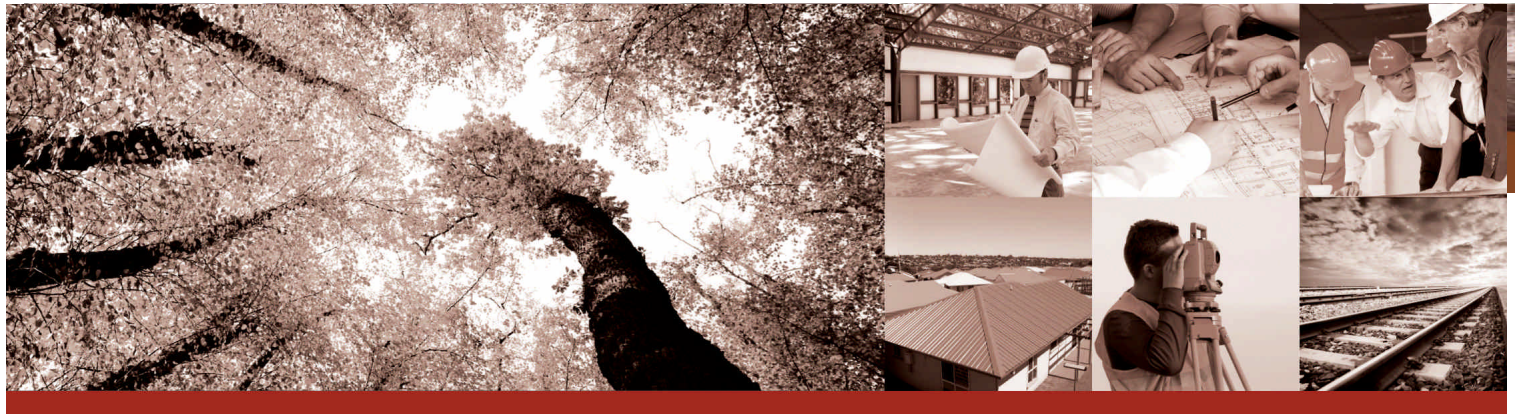




TAMWORTH REGIONAL COUNCIL

PRELIMINARY SITE CONTAMINATION INVESTIGATION

For Site 2 of the

SOUTH TAMWORTH RURAL LANDS MASTER PLAN

**BEING DURI ROAD 'FUTURE RESIDENTIAL
LANDS', DURI ROAD AND BYLONG ROAD,
TAMWORTH**

Prepared for: Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Our Reference: 13151

121 Bridge Street
PO Box 1568
Tamworth NSW 2340

P 02 6762 4411 F 02 6762 4412
E office@mitchelhanlon.com.au
W www.mitchelhanlon.com.au



**Mitchel Hanlon
Consulting Pty Ltd**



Mitchel Hanlon Consulting Pty Ltd

121 Bridge Street
PO Box 1568
TAMWORTH NSW 2340
Phone: (02) 6762 4411 Fax: (02) 6762 4412
office@mitchelhanlon.com.au
www.mitchelhanlon.com.au



This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. This document is not to be used or copied without the written authorisation of Mitchel Hanlon Consulting Pty Ltd or Tamworth Regional Council.

This report has been prepared by

Tim McLean
B.Eng.Tech (Environmental), UNE,
MALGA,
Environmental Engineer

Catherine Lockyer
B.Env.Sc, UNE
MEIANZ
Environmental Scientist

Reviewed By:

Kelly Leedham
B. Env Sci (Hons), UNSW, Cert IV Carbon Management
MEIANZ, ASSSI, CPSS Stage 1
Senior Environmental Scientist

Ref.: 13151



ISSUE	REV.	DATE	AUTHOR	APPROVED	ISSUED TO
DRAFT	00	10 April 2014	T McLean & C Lockyer	K Leedham	MHC Internal Review
01	01	10 April 2014	T McLean & C Lockyer	K Leedham	Tamworth Regional Council

File path: J:\2013\13151 TRC Site Investigation and FF Assessment Duri Road\PSI Report\13151
 Tamworth Regional Council - PSI v02_Draft.doc



CONTENTS

1.0	Introduction	9
1.1	Background	10
1.1.1	The Proponent	11
1.1.2	Development	11
2.0	Site Characteristics	21
2.1	Site Location	21
2.2	Site Description	21
2.3	Land use	21
2.4	Zoning	21
3.0	Site Conditions	28
3.1	Topography and Drainage	28
3.2	Bioregion	28
3.3	Geology and Soil	29
3.3.1	Geology	29
3.3.2	Soil	29
3.4	Hydrogeology	29
3.5	Potential Environmentally Sensitive Receptors	30
4.0	Site History	31
4.1	Introduction	31
4.2	Land Use – Subject Site	32
4.2.1	NSW EPA Public Register	32
4.2.2	Section 149 Planning Certificate	32
4.2.3	Historic Parish Maps	32
4.2.4	Topographic Maps	33
4.2.5	Discussions with Neighbours	33
4.3	Property Ownership	33
4.4	Discussion Land Owners/Occupants	36
4.5	Land Use – Adjoining Land	44
4.5.1	Historical	44
4.5.2	Current	44
4.6	Assessment of Information Integrity	44
5.0	Potentially Contaminating Activities	45



5.1	Storage of Motor Vehicles and Machinery.....	45
5.2	Cattle / Sheep Dip	46
5.2.1	Cattle Dip Sites	46
5.2.2	Sheep Dip Sites	46
5.3	Extensive Agriculture.....	46
5.4	Intensive Agriculture	47
5.4.1	Piggery / Dairy	47
5.4.2	Poultry.....	47
5.5	Industrial / Commercial Operations	48
5.5.1	Welding / Fabrication Business.....	48
5.5.2	Manufacturing Operation.....	48
5.5.3	Semi-Commercial Herb Garden.....	49
5.6	Onsite Wastewater Disposal	49
5.7	Waste Management	50
5.7.1	Farm Tips	50
5.8	Chemical Usage / Storage.....	50
5.9	Fuel Storage / Use.....	51
5.10	Storage of Oil & Coolants.....	52
5.11	Apiary	52
5.12	Refuse Material Piles	53
5.13	Stockpiled Soils.....	53
5.14	Adjoining Landuse	53
6.0	Site Investigation	55
7.0	Potential for Contamination.....	56
7.1	Areas of Concern.....	56
8.0	Salinity Potential	58
9.0	Potential Contaminants of Concern	59
10.0	Site Suitability Statement	68
11.0	Conclusions	69
12.0	Recommendations.....	70
13.0	Report Limitations	71



14.0 References	73
Appendix A Tamworth Regional Council – South Tamworth Rural Lands Master Plan	A-1
Appendix B Title Search Information.....	B-1
Appendix C Groundwater Bore Search	C-1

FIGURES

Figure 1: Regional Locality.....	12
Figure 2: Site Locality.....	13
Figure 3: Current Aerial Photograph of Study Area & Lot Boundaries ..	14
Figure 4: Proposed Zoning within the Study Area.....	15
Figure 5: Location of Potentially Contaminating Activities.....	54
Figure 6: Areas of Concern	57



PLATES

Plate 1: View South West over Lot 1 DP 795331.....	16
Plate 2: View South East over Lot 1 DP 233288.....	16
Plate 3: View North over Lot 33 DP 233288.....	17
Plate 4: View North over Lot 6 DP 233288.....	17
Plate 5: View North East over Lot 4 DP 38808	18
Plate 6: View South over Lot 28 DP 233288.....	18
Plate 7: View South Over Lot 21 DP 233288	19
Plate 8: View South Across Lot 3 DP 233288.....	19
Plate 9: View North across Lot 30 DP 233288.....	20
Plate 10: View South West over Lot 23 DP 233288.....	20
Plate 11: View of Onsite Shed within lot 1 DP 795331.....	61
Plate 12: View of Chemical Storage with the Shed on Lot 26 DP 233288	61
Plate 13: Gravel Stockpiled within Lot 2 in DP 38808	62
Plate 14: View of General Refuse within Lot 21 DP 233288	62
Plate 15: View of General Refuse within Lot 29 DP 233288	63
Plate 16: Former Gas Tank Mount Lot 3 DP 38808	63
Plate 17: View of Disused Above Ground Storage Tank Lot 3 DP 38808	64
Plate 18: View of Disused Chicken Shed Lot 3 DP 38808	64
Plate 19: View of Former Chemical Storage Shed Slab (Foreground) Lot 3 DP 38808	65
Plate 20: View of Disused Above Ground Storage Tanks in Lot 1 DP 233288.....	65
Plate 21: View of Old Weathered Car Batteries within Lot 1 DP 233288	66
Plate 22: Stockpiled Soils within Lot 1 DP 233288.....	66
Plate 23: Derelict Vehicles within Lot 5 DP 233288	67



Plate 24: A Shed Located within Lot 5 DP 233288 67

TABLES

Table 1: Site Identification..... 22

Table 2: Historical Ownership Records..... 34



1.0 Introduction

Tamworth Regional Council has prepared a Master Plan for the future development of the South Tamworth Rural Lands. These lands represent a unique opportunity to provide a range of future commercial, tourist, equine related and residential development. Council will seek to ensure throughout this process the protection of the natural environment and lifestyle of existing local residents.

Tamworth Regional Council is commencing the implementation of Stages 1 and 2 of the South Tamworth Rural Lands Master Plan (STRLM) with the rezoning of lands identified for future commercial and residential land uses. Planning Proposals are required to be submitted to the Department of Planning and Infrastructure's Gateway Determination process to rezone the lands. A Contaminated Site Assessment/Report and a Flora and Fauna Survey/Report are required to be submitted with the Planning Proposals to the Department.

Two sites have been identified to be rezoned under the STRLM. These include lands in Stage 1 located along Goonoo Goonoo Road to be rezoned from RU4 - Primary Production Small Lots to B5 – Business Development and SP3 – Tourist. The lands identified in Stage 2 are an extensive area of rural land bordered by Duri Road and Burgmanns Lane, and are proposed to be rezoned from RU4 - Primary Production Small Lots to R5 – Large Lot Residential. Figure 1 and 2 depict the site location in a regional and local context. Figure 3 provides aerial imagery of the subject site.

Mitchel Hanlon Consulting has been engaged by Tamworth Regional Council to carry out a Preliminary Site Contamination Investigation for the Site 2 of the proposed Duri Road Residential Lands.

The focus area of this assessment includes 36 individual lots [Refer to Figure 3 (p14)], identified as:

Lots 1 – 7 in DP 38886;	Lots 221 and 222 in DP 871012;
Lots 15 & 16 in DP 38886;	Lot 6A in DP 161273;
Lots 20, 21 & 23 in DP 233288;	Lot 51 in DP 711871;
Lots 25 – 31 in DP 233288;	Lot 1 in DP 975331; and
Lot 241 in DP 1003428;	Lot 9 in DP 240631.

The land parcels are currently used for a range of purposes, including agricultural and residential, tourism, recreational and various commercial / industrial uses. As the proposal will require that the current land use be modified, State Environmental Planning Policy (SEPP) No. 55 – *Remediation of Land* is deemed to apply to the development. It is noted that this report only relates to the identified proposed development areas. Figure 4 depicts the study area's proposed re-zoning. Photographs of the subject site are presented as Plate 1 – 10.



The purpose of the investigation is to determine if the site has potential to have been contaminated due to current or historical land use activities. The assessment is required to conform to the requirements of the appropriate NSW EPA and ANZECC guidelines.

Specifically this report follows the EPA Guideline *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (2000)* and Section 3.5.1 Stage 1 – Preliminary Investigation of the Department of Urban Affairs and Planning & NSW EPA (1998) *Managing Land Contamination – Planning guidelines SEPP55 – Remediation of Land*.

For Preliminary Site Investigation Reports, the guidelines state that the following matters are to be investigated and reported upon:-

- Identify all past and present potentially contaminating activities;
- Determine the potential for and, if any, the possible nature and extent of contamination;
- Site condition;
- Preliminary assessment of site contamination; and
- The need for further investigation.

The scope of work undertaken comprises:-

- Compilation of a site history;
- Detailed inspection of the site; and
- Preparation of this report.

1.1 Background

The Tamworth Regional Development Strategy (TRDS) 2008 was developed to provide for the future direction and management of the land uses within the Tamworth Region. The Strategy informed the preparation of the Tamworth Regional Local Environmental Plan (TRLEP) 2010.

The TRDS identified the South Tamworth lands as having potential for the development of equine related industry. This area was identified due to the growing equine industry and construction of the Australian Equine and Livestock Events Centre along Goonoo Goonoo Road.

The South Tamworth Rural Lands were also identified as having future development potential for rural residential and commercial development. The Master Plan area currently supports a mixture of uses and therefore a framework is required to guide future development and minimise land use conflict (TRC 2012).



1.1.1 The Proponent

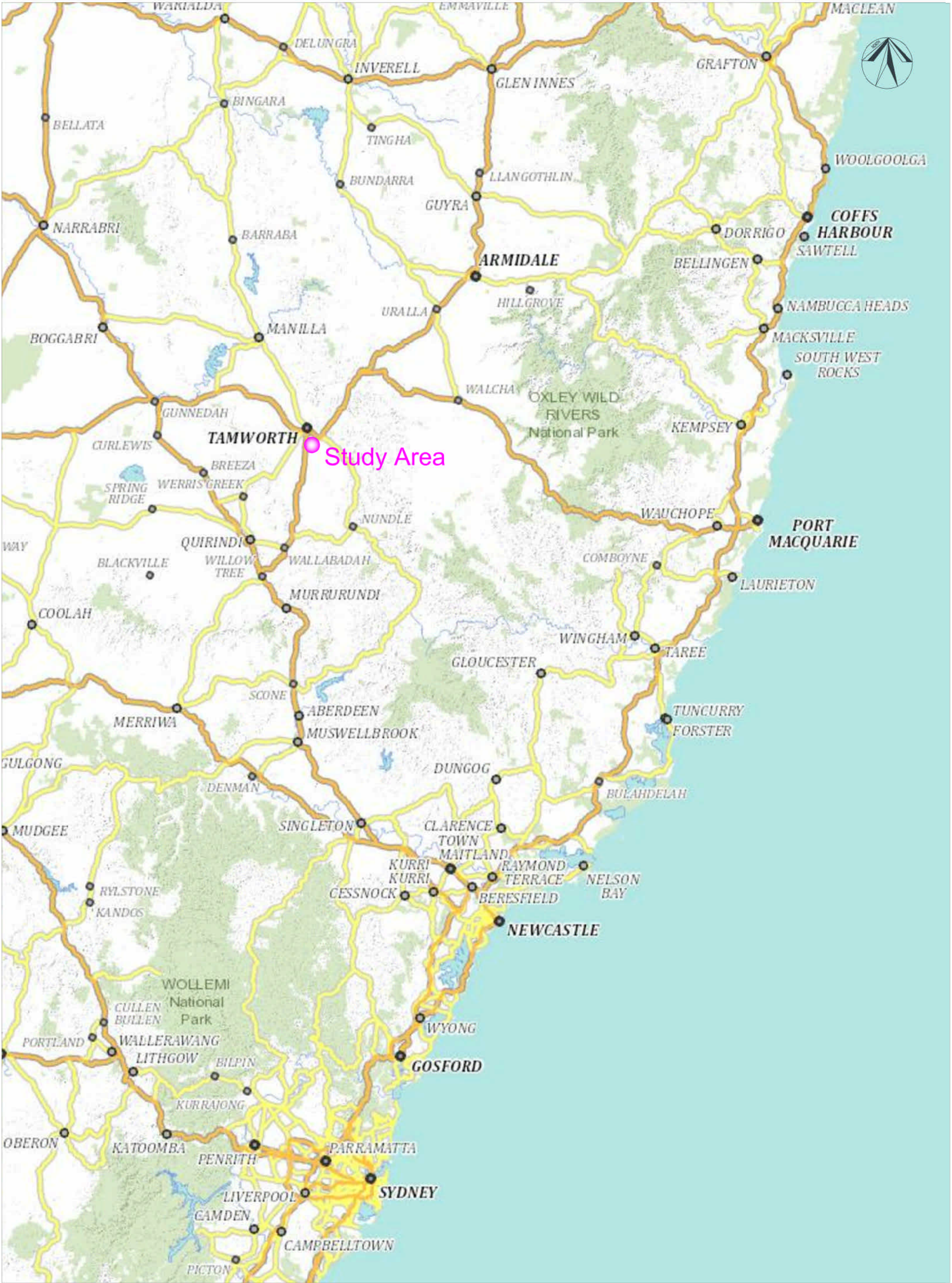
Tamworth Regional Council (TRC) was established in March 2004, amalgamating the northern NSW shires of Barraba, Manilla, Nundle and Parry and the city of Tamworth. TRC is responsible for one of the biggest council regions in inland NSW, with a population of over 58,000 spread over an area three times as large as the Sydney basin. Tamworth is the regional hub, home to more than 50,000 people. Other population centres include the towns of Manilla, Barraba, Nundle and Kootingal, as well as another 17 hamlets and villages. Tamworth was the first city in the southern hemisphere to introduce electric street lighting, in 1888, and it remains one of NSW's most vibrant regions, with a flourishing modern economy and a strong sense of community (TRC 2012).

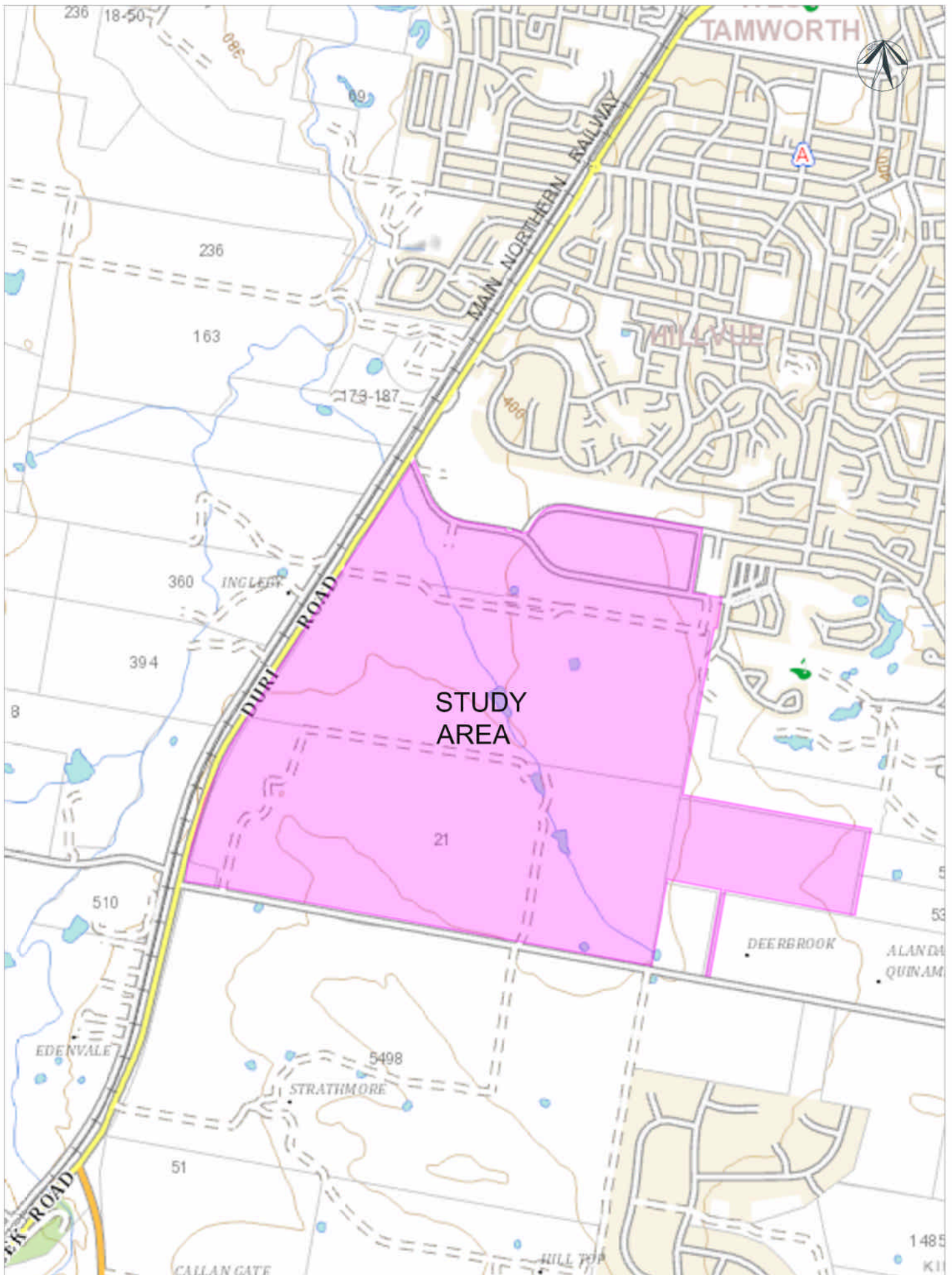
1.1.2 Development

The South Tamworth Rural Lands Master Plan (STRLM) provides an overarching framework for the future land uses of rural lands located in South Tamworth. On the 11 December 2012, Council endorsed the STRLM for the future development of lands in South Tamworth. The following year, the Department of Planning and Infrastructure formally endorsed the STRLM on the 16 April 2013. This approval from the Department enables Council to prepare future planning proposals to rezone lands in the appropriate stages of release including the changes proposed by Stages 1 and 2.

The publishing of the Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010) saw the exclusion of bulky goods development from the IN1 – Industrial zone in particular the industrial precinct known as Tamworth Industrial Area (Taminda). This type of commercial use is now required to be located in business related zones. As the bulky goods retail industry has grown, so too has the need for the development of bulky goods retail premises.

It has also become evident that there is a shortage of future residential land within the South Tamworth area. This includes lots ranging from 650m² to large lot residential development of 2,000m² to 4,000m² in area. Council is preparing a Servicing Strategy to ensure water and sewer services can be provided to lots of varying sizes (TRC 2013).





Tamworth Regional Council - Preliminary Site Investigation

Goonoo Goonoo Road, Tamworth NSW

FIGURE 2

Site Locality Plan

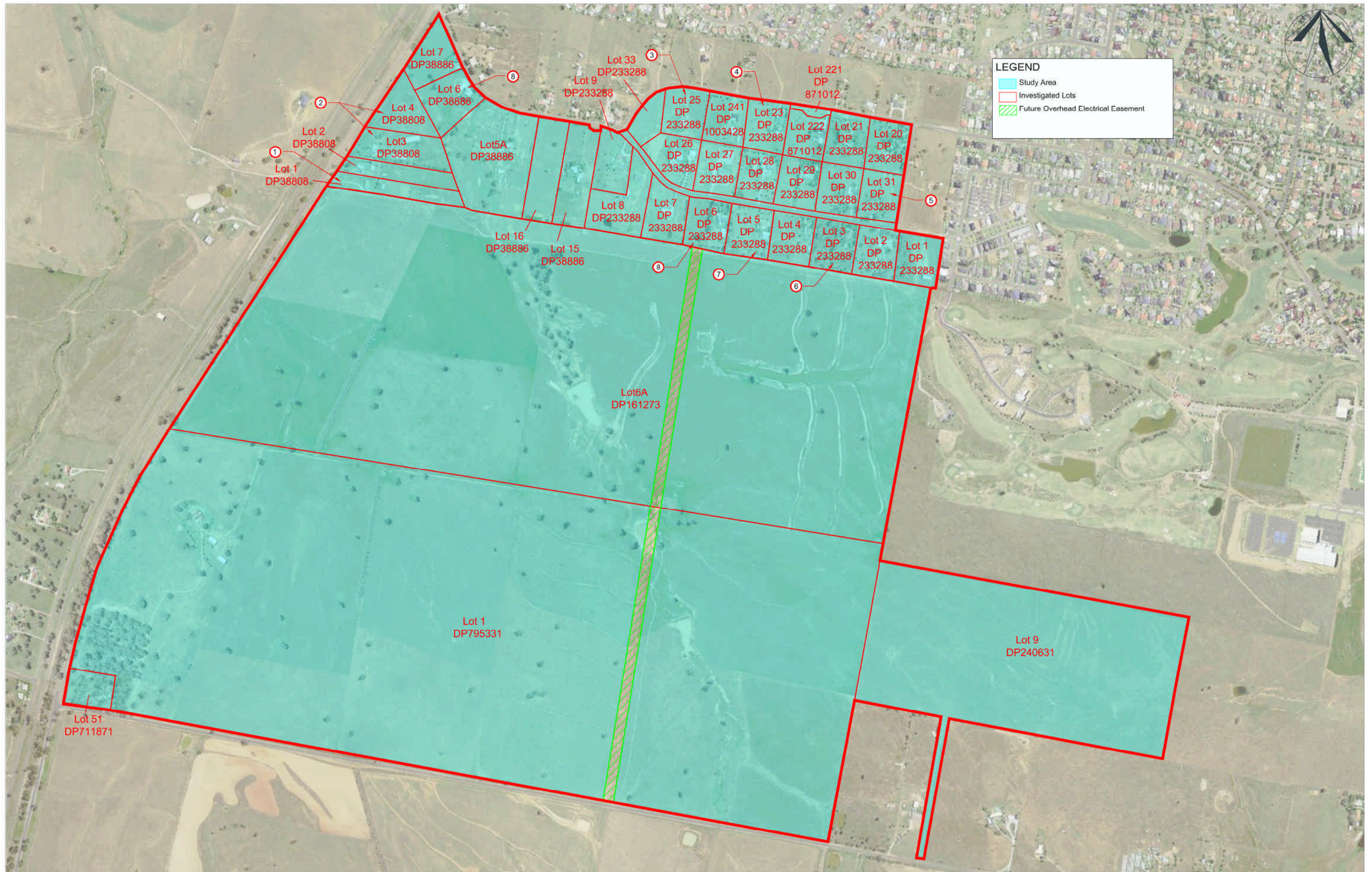




Plate 1: View South West over Lot 1 DP 795331



Plate 2: View South East over Lot 1 DP 233288



Plate 3: View North over Lot 33 DP 233288



Plate 4: View North over Lot 6 DP 233288



Plate 5: View North East over Lot 4 DP 38808



Plate 6: View South over Lot 28 DP 233288



Plate 7: View South Over Lot 21 DP 233288



Plate 8: View South Across Lot 3 DP 233288



Plate 9: View North across Lot 30 DP 233288



Plate 10: View South West over Lot 23 DP 233288



2.0 Site Characteristics

2.1 Site Location

The site is located approximately 5km south-west of the central business district of Tamworth, along Duri Road. The size of the Study Area is approximately 414ha. The site is located within South Tamworth, and is comprised of 36 individual land parcels.

Table 1 (p22) outlines the site details including the current zoning of each of land parcels as identified by the Tamworth Regional Council Local Environment Plan (LEP) 2010. All 36 lots fall within the locality of Hillvue, parish of Calala, and county of Parry. Appendix B includes a copy of the Title Search for the Lot and land zoning information.

2.2 Site Description

With the exception of established gardens associated with dwellings and scattered tree plantings along property boundaries and paddock fencing, the Study Area is generally devoid of established vegetation (trees and shrubs). The site surface comprises a mixture of grass species and various crops utilised for the grazing of livestock and cropping activities.

2.3 Land use

The Duri Road / Burgmanns Lane portion of the Study Area is identified as being predominately utilised for agricultural pursuits, while, the Bylong Road portion is currently used for Rural / Residential landholdings.

2.4 Zoning

The zoning of each of the 36 land parcels under the Tamworth Regional Council Local Environment Plan (LEP) 2010 is detailed in Table 1 (p22).



Table 1: Site Identification

LOT/DP	ASPECT	DESCRIPTION
1 / 233288	Site owner	Mrs KR Murphy
	Site Address	276-302 Duri Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
2 / 233288	Site owner	Mrs S Urquhart & Mr GJ Urquhart
	Site Address	126-134 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
3 / 233288	Site owner	Mr JR Jones & Mrs FE Jones
	Site Address	116-124 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
4 / 233288	Site owner	Mr BJ Black & Mrs JE Black
	Site Address	106-114 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
5 / 233288	Site owner	Mr MJ Robb
	Site Address	96-104 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
6 / 233288	Site owner	Mr FJ Hook & Mrs CL Hook
	Site Address	96-104 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
7 / 233288	Site owner	Mr M Carthage
	Site Address	76-84 Bylong Road HILLVUE NSW 2340
	Current use	Residential



LOT/DP	ASPECT	DESCRIPTION
8 / 233288	Lot Size (approx.)	1.7 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mrs WA Fulwood & Mr NA Fulwood
	Site Address	70-74 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	2.4 Ha
9 / 233288	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr RJ Riley & Mrs DM Riley
	Site Address	60-68 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
20 / 233288	Site owner	Mrs BM Rock & Ms JL Black & Mr CM Rock
	Site Address	14 Warwick Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr D Locklee
21 / 233288	Site Address	12 Warwick Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr IB Quick & Mrs DL Quick
	Site Address	8 Warwick Road HILLVUE NSW 2340
23 / 233288	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr AC Abra & Mrs GD Abra
	Site Address	4 Warwick Road HILLVUE NSW 2340
	Current use	Residential
25 / 233288	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr RJ Laing & Mrs JSJ Laing
	Site Address	
	Current use	
	Lot Size (approx.)	
26 / 233288	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	
	Site Address	
	Current use	
	Lot Size (approx.)	
	Zoning	



LOT/DP	ASPECT	DESCRIPTION
27 / 233288	Site Address	65-83 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr ML Halpin & Mrs KL Halpin
	Site Address	85-89 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr SJ Goodwin & Mrs L Goodwin
28 / 233288	Site Address	91-95 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr JA Drew & Mrs KJ Drew
29 / 233288	Site Address	97-101 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	NSW Trustee & Guardian (Armidale Branch)
30 / 233288	Site Address	103-107 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr RL Fitzsimmons
31 / 233288	Site Address	109-113 Bylong Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Tamworth Regional Council
33 / 233288	Site Address	59-63 Bylong Road HILLVUE NSW 2340
	Current use	Vacant
	Lot Size (approx.)	0.8 Ha



LOT/DP	ASPECT	DESCRIPTION
1 / 38808	Zoning	<i>RE1 Public Recreation</i>
	Site owner	Mrs DJ Collier
	Site Address	308-310 Duri Road HILLVUE NSW 2340
	Current use	Rural Residential
	Lot Size (approx.)	16 Ha
2 / 38808	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr RW Ford & Mrs K Ford
	Site Address	304-306 Duri Road HILLVUE NSW 2340
	Current use	Rural Residential
	Lot Size (approx.)	15 Ha
3 / 38808 & 4 / 38808	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Ms SK Newman
	Site Address	276-302 Duri Road HILLVUE NSW 2340
	Current use	Rural Residential
	Lot Size (approx.)	2.3 Ha & 1.8 Ha
5A /38886	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr DJ McMurray & Mrs LJ McMurray
	Site Address	28-42 Bylong Road HILLVUE NSW 2340
	Current use	Rural Residential
	Lot Size (approx.)	6.4 Ha
6 / 38886	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr IR Little & Mrs ML Little
	Site Address	18-26 Bylong Road HILLVUE NSW 2340
	Current use	Rural Residential
	Lot Size (approx.)	1.9 Ha
7 / 3886	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr HK Williams & Mrs CM Williams
	Site Address	2-16 Bylong Road HILLVUE NSW 2340
	Current use	Rural Residential
	Lot Size (approx.)	1.7 Ha
15 /38886	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr RW Ryan & Ms KM Hayes
	Site Address	52-58 Bylong Road HILLVUE NSW 2340



LOT/DP	ASPECT	DESCRIPTION
16 / 38886	Current use	Rural Residential
	Lot Size (approx.)	2.6 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Lixabi Superannuation Fund Pty Limited
	Site Address	44-50 Bylong Road HILLVUE NSW 2340
	Current use	Rural Residential
221 / 871012	Lot Size (approx.)	2.5 Ha
	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Tamworth Regional Council
	Site Address	N/A
	Current use	Vacant
	Lot Size (approx.)	0.2 Ha
222 / 871012	Zoning	<i>R5 Large Lot Residential</i>
	Site owner	Mr DJ Nixon & Mrs SL Nixon
	Site Address	10 Warwick Road HILLVUE NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.4 Ha
	Zoning	<i>R5 Large Lot Residential</i>
9 / 240631	Site owner	Crestix Pty Limited
	Site Address	Burgmanns Lane HILLVUE NSW 2340
	Current use	Agricultural
	Lot Size (approx.)	36 Ha
	Zoning	<i>RU4 Primary Production Small Lots</i>
	Site owner	Minister For Disability Services
51 / 711871	Site Address	Duri Road WARRAL NSW 2340
	Current use	Residential
	Lot Size (approx.)	1.3 Ha
	Zoning	<i>RU4 Primary Production Small Lots</i>
	Site owner	Mrs AM Gray
	Site Address	6 Warwick Road HILLVUE NSW 2340
241 / 1003428	Current use	Residential
	Lot Size (approx.)	1.5 Ha
	Zoning	<i>R5 Large Lot Residential</i>



LOT/DP	ASPECT	DESCRIPTION
1 / 795331 & 6A / 161273	Site owner	Mr CA Smith
	Site Address	Longridge Farms, Duri Road & 21 Burgmanns Lane HILLVUE NSW 2340
	Current use	Agricultural
	Lot Size (approx.)	170 Ha & 140 Ha
	Zoning	<i>RU4 Primary Production Small Lots</i>

Title search information sourced from the NSW Department of Lands [Refer to Appendix B] and Tamworth Regional Council.



3.0 Site Conditions

A desktop search was undertaken to determine the nature of soil and geology at the study site.

3.1 Topography and Drainage

Land slope across the Study Area is deemed to generally be in a westerly direction from the eastern boundary of Lot 20 in DP 233288 to western boundary of Lot 6A in DP 161273. The land slope across this area is approximately 1.4%.

Burkes Gully (a tributary of Timbumburi Creek) is deemed to be the major surface water discharge point for the majority of the Study Area. There is also a small tributary of Burkes Gully which traverses a portion of Lot 6A in DP 161237. These tributary is identified as an un-named ephemeral drainage line.

Surface runoff generated across the Study Area is expected to flow into Burkes Gully either directly or through the nearest tributary.

3.2 Bioregion

The subject site exists towards the southern side of the bioregion of the Nandewar. South Tamworth belongs to the subregion of Peel, comprised of low peaked hills with north-westerly alignment. The geology of the region is strongly folded and faulted with marked north-west alignment and areas of sub-horizontal carboniferous shales and sandstones in the north.

Vegetation characteristic of the Peel subregion includes *White Box Grassy Woodlands*, with *Yellow Box* and *Blakely's Red Gum* on lower slopes. *Rough-Barked Apple* and *Yellow Box* are common on flats, with *River Oak* and some *River Red Gum* along major rivers. Patches of *Red Stringy-Bark* and *Red Ironbark* are also common on steeper slopes in the east, with *Silver-Leaved Iron-Bark* commonly occurring on basalt caps. Stony areas in the west and north are often characterised by *White Cypress Pine* and *Kurrajong* (BRG) (NSW OEH 2014).



3.3 Geology and Soil

3.3.1 Geology

The study site is identified as falling within the Cunningham Slopes, of the New England Moreton Uplands Province (CSIRO, 2006). Specifically, the Study Area is deemed to overlays an area comprising of Mandowla Mudstone which consists of Mudstone and Arenite deposits (Dept. of Mines, 1971).

3.3.2 Soil

The most proximate recorded soil profile to the subject site (approx. 2.5km) identified the analysed soil as being a Sodic Mellic Brown Kandosol (ASC), Brown Earth (GSG), Uf6.71 (PPF). Specifically the soils are described as a dark yellowish brown (10yr 3/4), silty clay with mottles (NSW Government, 2012).

The soil has a geological age of Silurian to Triassic, with the stratigraphy of the site based upon late Silurian to Middle Triassic shelf and trough sediments. The soil also has origins of felsic to mafic volcanics and continental sediments, with major breaks in the middle Devonian, middle to late Carboniferous, middle to late Permian and early Triassic. There is also evidence of Tertiary volcanic origin (CSIRO, 2006).

It is noted that given the location of the site, there is minimal potential for the site to be affected by acid sulphate soils (CSIRO, 2006).

3.4 Hydrogeology

A search of the NSW Natural Resource Atlas for registered Groundwater Bores in the local area revealed the presence of 60 bores within 1.5km of the approximate centre of the Study Area.

A number of groundwater bores are registered within the Study Area. During the site inspection a number of windmills were noted on various landholdings. The registered bores are likely to provide stock / domestic watering. The results of the search are provided in Appendix C.



3.5 Potential Environmentally Sensitive Receptors

Potential human onsite receptors to contamination include:

- General public, visitors, workers, trespassers; and
- Future users of the site.

Potential onsite environmental receptors to contamination include:

- Soils;
- Surface water; and
- Groundwater.

Potential offsite human receptors to contamination include:

- General public.

Potential offsite environmental receptors to contamination include:

- Soils;
- Surface water;
- Groundwater; and
- Water bodies.

Potential exposure pathways for human receptors to contamination include:

- Direct Contact (including ingestion and dermal contact) with regards to contaminated materials e.g. soils or surface waters;
- Inhalation of dust that may be caused by wind impacted exposed soils e.g. soils lacking vegetative coverings;
- Inhalation of volatile chemicals that may migrate through subsurface soils from groundwater, leachate or chemical reactions to the air;
- Inhalation of respiratory fibres that may result from asbestos e.g. building materials and synthetic mineral fibres in fill material such as insulation.



4.0 Site History

4.1 Introduction

A site historical information review was conducted in order to ascertain as accurately as possible the past uses of the lands comprising the Study Area. The review included a historical title deeds search, a review of the NSW Contaminated Land Register for Notices issued under the Contaminated Land Management Act 1997, as well as a groundwater bore search of the NSW Office of Water database. The information contained within this section was provided by the following sources:

- A review of historical plans, aerial photographs, deposited plans and topographic maps;
- The NSW Environment Protection Authority (EPA);
- Discussions with current landholders;
- Discussions with previous landholders;
- Discussions with current adjoining landholders/occupants;
- Discussions with previous adjoining landholders/occupants;
- A review of the *Chronological History of Tamworth, 2004*;
- Mr Mark Groll of Service First Registrations Pty Ltd;
- Title search information and historical plans sourced from the NSW Department of Lands [Refer to Appendix B]; and
- Observations made during the site inspection undertaken by Mitchel Hanlon Consulting Pty Ltd.



4.2 Land Use – Subject Site

4.2.1 NSW EPA Public Register

As part of the required site history assessment, a review of the relevant documentation available from the NSW EPA was undertaken. In particular, the *List of Contaminated Sites* (notified under Section 60 of the Contaminated Lands Management Act 1997, CLM Act) and the *Record of Notice* (issued under Section 58 of the CLM Act), was undertaken.

It should be noted that the CLM Act superseded the Environmentally Hazardous Chemicals Act 1985 and as such the search also included any notices issued under this Act.

The review indicated that none of the investigated land parcels within the proposed site are listed as a notified contaminated site nor is the site listed as previously operating as a gasworks site.

In addition, none of the land parcels within the Study Area were identified as being the subject of a clean-up order, voluntary management proposal, site audit statement or actions issued by the NSW EPA or NSW Pollution Control Commission.

The EPA also issues environmental protection licences to the owners or operators of various industrial premises under the Protection of the Environment Operations (POEO) Act. Licence conditions relate to pollution prevention and monitoring, and cleaner production through recycling and reuse and the implementation of best practice. A search of the public register did not locate any listing for the Study Area or surrounding area.

4.2.2 Section 149 Planning Certificate

Given the number of individual lots within the Study Area (i.e. 36 individual lots), provision of individual certificates for each lot under Section 149 of the Environmental Planning and Assessment Act 1979 was not considered practical or feasible.

4.2.3 Historic Parish Maps

A review of available online historic NSW parish maps (<http://images.maps.nsw.gov.au/pixel.htm>) shows that the landholding has been large rural / residential portions since before the 1946. No land use is nominated on the available historic parish maps, although it is likely the land would have been either under native vegetation or cleared for agricultural use.



4.2.4 Topographic Maps

A search of the NSW Land and Property Information online map viewer (<http://maps.six.nsw.gov.au>) and the NSW Natural Resource Atlas (<http://www.nratlas.nsw.gov.au>) topographic base maps show a number of structures within the northern portion of the Study Area and several dams across the site. The land use is not nominated.

4.2.5 Discussions with Neighbours

As part of the required site history assessment, an extensive door knock was conducted of all the properties surrounding the subject site. If a property was found to be vacant at the time of the door knock, a notice was left. The note requests occupants to contact Mitchel Hanlon Consulting if they have any relevant information.

At the time of writing a final report, Mitchel Hanlon Consulting had not received any information regarding previous land use from surrounding neighbours.

4.3 Property Ownership

Given the number of individual lots within the Study Area (i.e. 36 individual lots), provision of individual historical title searches for all lots was not considered practical or feasible.

As such, historical title searches were undertaken on selected lots within the study area. The lots searched showed sign of having past potentially contaminating land uses or are lots in which an extensive ownership timeline could not be established.

The historical title deeds search was undertaken to obtain ownership or occupancy information on the property, including company names and the occupations of individuals of any property.

The title information can assist in the identification of previous land uses by the identification of company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring within the Study Area.

Three (3) lots were identified as containing land uses that were considered as potentially contaminating activities and a single (1) lot was identified as in which an extensive ownership timeline could not be established. The title deed search results are summarised below in Table 2 (p34).



Table 2: Historical Ownership Records

REFERENCE TO TITLE AT ACQUISITION AND SALE	REGISTERED PROPRIETOR/S & OCCUPATIONS (WHERE AVAILABLE)	DATE OF OWNERSHIP	
		YEAR (FROM)	YEAR (TO)
Lots 3 in DP 388808			
Book 2308 No. 601	Edgar Jefferies (Bank Manager)	1954	1963
Book 2678 No. 765	Geoffrey Wilson (Stock Carrier) & Amy Wilson (Married Woman)	1963	1968
Book 2896 No. 341	Bertram Walker (Poultry Farmer)	1968	1973
Unregistered agreement for sale	Graham Mitchell (Share Farmer) & Beverley Mitchell (Married Woman)	1971	1973
Book 3134 No. 479 Now Vol 12399 Fol 64	Dalbar Pty Limited	1973	1985
Vol 12399 Fol 64	Inghams Enterprises Pty Limited	1985	1986
Vol 12399 Fol 64 Now 3/38808	A.A. Tegel Pty Limited	1986	2000
3/38808	Samantha Newman [#]	2000	Current
Lots 4 in DP 388808			
Book 2328 No. 233	Edgar Jefferies (Bank Manager)	1955	1963
Book 2678 No. 765	Geoffrey Wilson (Stock Carrier) & Amy Wilson (Married Woman)	1963	1968
Book 2896 No. 341	Bertram Walker (Poultry Farmer)	1968	1973
Unregistered agreement for sale	Graham Mitchell (Share Farmer) & Beverley Mitchell (Married Woman)	1971	1973
Book 3134 No. 479 Now Vol 12399 Fol 65	Dalbar Pty Limited	1973	1985
Vol 12399 Fol 65	Inghams Enterprises Pty Limited	1985	1986
Vol 12399 Fol 65 Now 4/38808	A.A. Tegel Pty Limited	1986	2000



REFERENCE TO TITLE AT ACQUISITION AND SALE	REGISTERED PROPRIETOR/S & OCCUPATIONS (WHERE AVAILABLE)	DATE OF OWNERSHIP	
		YEAR (FROM)	YEAR (TO)
3/38808	Samantha Newman [#]	2000	Current
Lot 4 in DP 233288			
Book 2296 No. 354	Ernest Higginbotham (Company Director)	1954	1958
Book 2466 No. 140 Now Vol 10696 Fol 75	Groveleigh Pty Limited	1958	1968
Vol 3131 Fol 69 Now Vol 12517 Fol 94	Edward Jennison (Builder)	1968	1972
Vol 12517 Fol 94	William Balfe (Farmer & Grazier) Evelyn Balfe (Married Woman)	1972	1976
Vol 12517 Fol 94 Now 4/233288	Evelyn Balfe (Widow) Susan Balfe (Laboratory Assistant) Marjorie Balfe (Laboratory Assistant)	1976	1989
4/233288	Barry Black & Joy Black [#]	1989	Current
Lot 5 in DP 233288			
Book 2296 No. 354	Ernest Higginbotham (Company Director)	1954	1958
Book 2466 No. 140 Now Vol 10696 Fol 76	Groveleigh Pty Limited	1958	1968
Vol 10696 Fol 76	Theo Reardon (Garage Proprietor) & Leila Reardon (Married Woman)	1968	1969
Vol 10696 Fol 76 Now 5/233288	Terence Willcox (Apiarist) & Mary Willcox (Married Woman)	1969	1989
5/233288	Terence Willcox (Apiarist)	1989	2000
5/233288	Mark Robb & Paul Flowerdew	2000	2004
5/233288	Robert Kay & Raymond Tait (Executors of the Will of Paul Flowerdew)	2004	2004
5/233288	Mark John Robb [#]	2004	Current
[#] Denotes Current Registered Proprietor			



4.4 Discussion Land Owners/Occupants

To determine land use history for the subject site, attempts were made to contact all current registered owners of the relevant land parcels.

Lot 51 DP 711871

The site is currently held by the Minister for Disability Services. Discussions held with Mr Timothy Hall (Senior Director of Asset Management and Procurement) stated that the site was purchased in late 2012. he revealed that the site is currently vacant following the demolition of the original 1970's home that was formerly located onsite. The original home has been removed to allow for the development of a 5 bedroom group home which will house local disabled people. Mr hall did not have details of the previous owner, but to the best of his knowledge the site has recently only been used for residential purposes.

Lot 1 DP 7955331 and Lot 6A DP 161273

The site is currently held by Mr CA Smith. Discussions with Mr Smith determined that the site has been in his possession since 2002 when the title was transferred from his father (who had owned the site for a period in excess of 50 years. Mr Smith detailed that in the past 60 years, the site had only ever been used for agricultural (cropping and cattle grazing) and residential purposes. The residential use of the site only commenced at the beginning of 2002 when the existing homestead was built. It was detailed that all chemicals and fuels held onsite were stored inside onsite sheds with sealed concrete floors.

Mr and Mrs Smith provided insight into the history of areas of the study site to the north. To their knowledge a large portion of land extending from their northern boundary to beyond Warwick Road was formerly 'Bylong Station', a large cattle grazing and wheat cropping property. In recent decades the site has been progressively subdivided and developed.

Lot 9 DP 240631

The site is currently owned by Mr R Freestone. Discussions held with Mr Freestone revealed that he has owned the site for a period of approximately 30 years. The site was purchased off Mr Ray Job as an unimproved agricultural lot. Mr Freestone continued the existing land use of light cropping and stock adjustment. A single aboveground un-bunded diesel tank is located onsite at the northern end of the laneway. This has been onsite for approximately 18 months. The site is unimproved, with the exception of some internal fencing.



Lot 1 DP 38808

The site is currently owned by Mrs DJ Collier. Mrs Collier has owned the site for approximately 18 years and has used the site for residential/hobby farm purposes since her house was constructed a year after she purchased site. Mrs Collier detailed that previous to her ownership the site was vacant of any intrastate and was used for light agricultural and recreational uses (trotting horses). Mrs Collier detailed that she stores small amounts of fuel and pesticides in her garden shed.

Lot 2 DP 38808

The site is currently owned for residential purposes by Mr RW Ford and Mrs K Ford. Discussions held with Mr Ford determined that the site was purchased in 2009. Although Mr Ford was unable to provide details of the previous owner, he detailed that he believed that the previous land use was also purely residential. It is believed that the house was built in the 1960's. Mr Ford detailed that he stores small amounts of fuel and pesticides in her garden shed.

Lot 3 DP 38808 & Lot 4 DP 38808

The site is currently owned by Mrs SK Newman. Mrs Newman detailed that she has owned the site for approximately 12-13 years for residential and hobby farming purposes. Hobby farming is limited to the holding of horses onsite. Mrs Newman detailed that prior to her ownership, the site was utilised as a chicken farm which originally comprised of six (6) separate sheds (two low rise and four double storey sheds). The sheds were not stocked when purchased, and in the past decade Mrs Newman has demolished and removed that four double storey sheds. Residual infrastructure includes the two remaining sheds (which are noted to contain asbestos sheeting), an above ground fuel tank, subsurface gas pipes (previously used for supply to the single storey sheds) and residual slabs from some of the now removed sheds. Also still present is the slab of a former chemical storage shed. Mrs Newman had all chemicals associated with the chicken farm removed from the site shortly after purchase.

Lot 7 DP 38886

The site is currently owned by Mr Bruce Barnes who purchased the site approximately 3 months ago. The title was transferred from the previous owners Mr HK Williams and Mrs CM Williams (who were unable to be contacted). Mr Barnes detailed that the site is currently used as a vacant residential property which he intends to reside in, in the near future. Mr Barnes believes that prior to his ownership, the site was always used as a residential premises. He believe that the house was constructed in the 1960-1970s and prior to this the site was used for light agricultural purposes.



Lot 6 DP 38886

The site is currently owned by Mr Mark Hall following the purchase of the site from Mr IR Little and Mrs ML Little less than a year ago. Mr Hall detailed that the site is currently vacant, but he will commence using the site for residential purposes shortly. Discussions with Mr Little determined that he and his wife purchased the site in 2005 from a Mr Wells (contact details were unable to be located) Mr Little detailed that during his ownership and Mr Wells ownership the site was used for residential/hobby farm purposes only. Small amounts of chemicals and fuels have been held onsite in the shed on a sealed surface.

Lot 5A DP 38886

The site is currently owned by David and Leonie McMurray. Discussions were held with Mr McMurray who detailed that the site is currently used for residential/hobby farm purposes, as it was during the previous ownership by Mr John Carol (now deceased). The McMurray's purchased the site approximately 18 years ago and have leased it for the past 12 years. Mr McMurray detailed that the house was built prior to 1920 and was the homestead of 'Bylong Station', the former agricultural farm encompassing all land along Bylong and Warwick Roads. The McMurray's detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 16 DP 38886

The site is currently owned by Lixabi Superannuation fund. Discussions were held with Mr Sandy McKinnon of Lixabi, who detailed that he had owned the site for approximately 10 years. Mr McKinnon detailed that the site is currently unimproved, with infrastructure being limited to external fencing, as it was when he originally purchased the site. The site is currently not used for any purpose, and Mr. McKinnon believes that the site has only ever been vacant or used for historical agricultural practices.

Lot 15 DP 38886

The site is currently owned by Mr RW Ryan and Mrs KM Ryan. Discussions were held with Mrs Ryan, who detailed that the site had been in their ownership since 1999. During their ownership of the site, the Ryan's have used the site only for residential and hobby farming purposes (horses). To her knowledge, Mrs Ryan said that the site had been used for residential and agricultural purposes by the previous owners. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.



Lot 9 DP 233288

The site is currently owned by Mr RJ Riley and Mrs DM Riley. Discussions had with the Riley's revealed that they had owned the site for approximately 16 years. Prior to their ownership, the site was vacant grazing land with no internal improvements. The Riley's constructed their home approximately 2 years after purchasing the land, and the site has been used for residential purposes since. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 8 DP 233288

The site is currently owned by Mrs WA Fulwood and Mr NA Fulwood. Discussions with the Fulwood's revealed that the site has been in their ownership for approximately 15 years. Since the construction of their home in 2001, the Fulwoods have used the land for residential/hobby farming purposes. Prior to this, it is believed that the land was always used for grazing and cropping pursuits by previous owners. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 7 DP 233288

The Site is currently owned by Mr M Carthage who has owned the site for approximately 12 years. When the site was purchased the land was unimproved and is believed to have been used for grazing and cropping. Mr Carthage has used to site for residential/hobby farming purposes since the construction of his house approximately 10 years ago. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 6 DP 233288

The site is currently owned by Mr FJ Hook and Mrs CL Hook. The Hooks have owned the site for approximately 35 years and have utilised it for residential/hobby farming purposes. The Hook's detailed that prior to their ownership, the land was unimproved and to their knowledge had only been used for cropping and grazing. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 5 DP 233288

The site is currently owned by Mr MJ Robb. A number of attempts were made to contact Mr Robb, however these were unsuccessful. Neighbours of Mr Robb detailed that he has used the site for residential purposes for a period in excess of 15 years. Also detailed by neighbours was that a number of dilapidated vehicles (identified through the review of aerial imagery) have been located onsite for approximately 15 years (refer to Plates 23 & 24).



Lot 4 DP 233288

The site is currently owned by Mr BJ Black and Mrs JE Black. The Blacks have owned the site for approximately 24 years and have only ever used the site for residential purposes. Correspondence with the Black's determined that prior to their ownership the site was used for residential purposes and historical cropping/grazing practices. It was detailed that small quantities of fuel and chemicals are likely held onsite and stored within the onsite shed. While the majority of waste disposal occurs through Tamworth Regional Council services, some green waste is burnt onsite.

Lot 3 DP 233288

The site is currently owned by Mr JR Jones and Mrs FE Jones. The Jones' purchased the site in 1969 when the lot was subdivided from a larger agricultural property 'Bylong Station'. During the past 45 years, the site has been used as a residential hobby farm. Mrs Jones operated a small herb growing business for a small number of years, with minimal use of herbicides and insecticides. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 2 DP 233288

The site is currently owned by Mrs S Urquhart and Mr GJ Urquhart. Discussions were held with Mrs Urquhart, who detailed that the site had been in their ownership for approximately 16 years. In this time, the Urquhart's have utilised the site for residential/hobby farming purposes. Prior to the construction of the existing house shortly after the Urquhart's purchase, the site was vacant of any infrastructure or improvements. It is believed that it had been used for cropping and cattle grazing during previous ownerships. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 1 DP 233288

The site is currently owned by Mrs KR Murphy. Discussions held with Mrs Murphy revealed that she has owned the site for approximately 14 years. Mrs Murphy detailed that prior to her ownership; the site was vacant and had historically been used for cropping and cattle grazing. The site currently contains a single shed. Mrs Murphy said that the site is currently used for storage and that there is an above ground petroleum storage tank at the rear of the onsite shed.

Lot 33 DP 233288

The site is currently owned by Tamworth Regional Council and is an unimproved parcel of land. It is understood that this lot was previously a part of the agricultural property 'Bylong Station' and was historically utilised for cropping and grazing. Currently Council maintains the lot through regular slashing.



Lot 221 DP 871012

The site is currently owned by Tamworth Regional Council. It forms a frontage to Warwick Road for a rural-residential lot to the south. It is understood that this lot was previously a part of the agricultural property 'Bylong Station' and was historically utilised for cropping and grazing.

Lot 222 DP 871012

The site is currently owned by Mr DJ Nixon and Mrs SL Nixon. The Nixon's have owned the site for approximately 6 months and have been using it for residential purposes since the purchase. Prior to their ownership, the Nixon's believe that the site was used for residential purposes (for approximately 20 years) and prior to this agricultural use. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 20 DP 233288

The site is currently owned by Mrs BM Rock, Ms JL Black and Mr CM Rock. Discussions held with Mr Rock and his mother revealed that they had owned the site for approximately 10 years. The site is currently used for residential/hobby farming purposes and it is believed that this use commenced in the 1970's. Mr Rock detailed that anecdotal evidence has suggested that the site was used for agricultural purposes such as cattle grazing and cropping prior to this. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 21 DP 233288

The site is currently owned by Mr D Locklee. Discussions held with Mr Locklee have determined that the site has been in his ownership for approximately 24 years. When the site was purchased, it was vacant land which had been historically used for grazing and cropping. Following the construction of the existing house in the early 1990's, the site assumed its current use of residential. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.



Lot 23 DP 233288

The site is currently owned by Mr IB Quick and Mrs DL Quick. Discussions with Mrs Quick determined that the site has been in their ownership for approximately 20 years and has been used predominantly for residential purposes during this time. Mrs Quick detailed that prior to their ownership the land had been used for cropping and cattle grazing.

Mrs Quick detailed that for a period of approximately 10 years a manufacturing business (polyurethane bushes for 4WD suspension) in the onsite shed. Mrs Quick stated that all manufacturing practices and chemical storage were conducted according to the relevant regulations. It was detailed that no spills of liquid polyurethane occurred during the manufacturing years. It was also detailed that currently small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 25 DP 233288

The site is currently owned by Mr AC Abra and Mrs GD Abra. Discussions held with Mr Abra determined that he and his wife have owned the site for approximately 14 years. Upon purchasing the site in the late 1990s, the Abra's built a house and the site assumed its current use of residential. Mr Abra detailed that prior to his ownership of the site, the land was unimproved and utilised only for agricultural pursuits (cropping and grazing).

Currently Mr Abra has a number of vehicles onsite in various working orders. He repairs old vehicles and services vehicles onsite.

Lot 26 DP 233288

The site is currently owned by Mr RJ Laing and Mrs JSJ Laing. Discussions with Mr Laing determined that He and his wife have owned the site and used it as residential land for a period of approximately 8-10 years. Mr Laing stated that the previous owners had planned to build a home on the site, however sold the property unexpectedly. Subsequently the lot was vacant with exception of a shed when the Laing's purchased it. Shortly after purchasing the land, the Laing's constructed the onsite dwelling and sealed the floor of the existing shed (which formerly housed vehicles, automotive oils and lubricants and pesticides). This shed now holds small amounts of general maintenance chemicals and fuels used by the Laings.



Lot 27 DP 233288

The site is currently owned by Mr ML Haplin and Mrs KL Haplin. Discussions with Mrs Haplin determined that the site has been owned by her and her husband for approximately 25 years. During this time, the site was vacant for a number of years, with the house being constructed in 2002. Since 2002 the site has been utilised by the Haplins for residential purposes with storage of building materials and vehicles at the rear of the site (associated with the family plumbing business). It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 28 DP 233288

The site is currently owned by Mr SJ Goodwin and Mrs L Goodwin. Discussions with Mr and Mrs Goodwin determined that they have owned the site for approximately 18 years and have operated it as a residential/hobby farming property. Prior to the Goodwin's ownership of the site, the land was utilised for agricultural pursuits limited to wheat cropping and cattle grazing. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 29 DP 233288

The site is currently owned by Mr JA Drew and Mrs KJ Drew. Discussions with Mr and Mrs Drew determined that the site has been in their ownership for approximately 14 years. Prior to the purchase of the site by the Dews, the site was vacant land historically utilised for cropping and grazing. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 30 DP 233288

The site is currently owned by the NSW Trustee and Guardian (Armidale Branch). The Trustee was contacted to obtain a contact for historical information on the site, with contact details for Mrs Tracy Roworth being obtained. Discussions with Mrs Roworth revealed that the trustee has held the property's title on her behalf for approximately 14 years. Mrs Roworth detailed that during her ownership and the previous ownership the site has been used for residential purposes. Mrs Roworth detailed that to her knowledge, prior to the existing residence being constructed during the 1990s, the land was vacant and utilised for cropping and grazing. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.



Lot 31 DP 233288

The site is currently owned by Mr RL Fitzsimmons who detailed that the site has been in his ownership since 1988. Mr Fitzsimmons revealed that the previous owner built the existing residence in 1983 and that prior to this the site was vacant and utilised for wheat and cattle farming. Mr Fitzsimmons noted that the previous owner, in addition to using the site for residential purposes, also temporarily parked semi trailers onsite. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

Lot 241 DP 1003428

The site is currently owned by Mrs AM Gray. Discussions with Mrs Gray determined that she has owned the site for approximately 10 years. Mrs Gray detailed that during her ownership and the previous ownership, the site has been utilised as a residential property. To her knowledge, Mrs Gray believes that prior to this, the site was used for agricultural purposes. It was detailed that small quantities of fuel and chemicals are held onsite and stored within the onsite shed.

4.5 Land Use – Adjoining Land

4.5.1 Historical

The area surrounding the Study Area has a land use history consistent with that of extensive agricultural holdings and as such is not expected to have negatively impacted the subject site.

4.5.2 Current

The surrounding properties are currently used for agricultural (grazing / cropping), rural / residential, recreational land (the Longyard Golf Course) and the Australian Equine and Livestock Events Centre (equine and livestock facilities). The current land uses surrounding the Study Area are not considered to negatively impact the Study Area.

4.6 Assessment of Information Integrity

The information obtained is deemed to be accurate. The information available is considered sufficient for the purposes of the assessment and is believed to be correct by the investigator.



5.0 Potentially Contaminating Activities

5.1 Storage of Motor Vehicles and Machinery

The south eastern corner of Lot 5 in DP 233288 (96 Bylong Road) and the rear boundary of Lot 25 in 233288 are identified as containing numerous vehicles in various states of repair.

If these vehicles were not stored and maintained correctly, the long term storage of these vehicles has the potential to result in soil based hydrocarbon contamination via the leakage of fuels, oils and coolants.

Discussions with neighbours of Mr Robb (the current owner of 96 Bylong Road) indicate that these vehicles have been stored onsite for a period in excess of 15 years.

Discussions with Mr Abra indicate that some of these vehicles have been stored onsite for a period in excess of 10 years.

Mrs Kerry Murphy (Lot 1 in DP 233288) stated that for a period of time the shed located towards the south eastern corner of the site was utilised for the temporary storage of contract harvesting equipment (headers).

Mr Fitzsimmons (Lot 31 in DP 233288) indicated that he was aware that his site had been utilised by a previous owner to park and store heavy vehicles (semi trailers). However, Mr Fitzsimmons was not aware of where the heavy vehicles were actually parked onsite. No visible indications of staining were observed during the site inspection undertaken.

Based upon the anecdotal information obtained and the observations made during the site visit, it has been determined that there is moderate potential for these areas to have been contaminated as a result of storage of vehicles and machinery.



5.2 Cattle / Sheep Dip

5.2.1 Cattle Dip Sites

A search of the NSW Department of Primary Industries (DPI) shows that the landholding is outside the former Tick Quarantine Area (TQA). The furthest southern extent of the TQA included Macksville in 1933.

No current or former cattle dip sites in the Tamworth area are included in the NSW Agriculture's Dip Site Locator (<http://www.agric.nsw.gov.au/tools/dipsite-locator/index.html>).

The nearest Local Government Area mentioned in the DPI locator is Glen Innes Severn Council, the southern boundary of which is >160km north east.

5.2.2 Sheep Dip Sites

Through discussions with current and previous landholders, it has been determined that, no site within the Study Area is known to contain sheep dips or related infrastructure.

5.3 Extensive Agriculture

Through discussions with numerous landholders, it has been determined that, the predominant historical land use activity for the Study Area is that of extensive agriculture (cropping/grazing).

Based upon the anecdotal information obtained, it has been determined that there is minimal potential for areas within the Study Area to have been contaminated as a result of extensive agricultural land uses.



5.4 Intensive Agriculture

5.4.1 Piggery / Dairy

Through discussions with numerous landholders, it has been determined that, the Study Area is not known to currently contain or to have previously contained any large or small scale Piggeries or Dairies.

5.4.2 Poultry

Ms Sam Newman stated that Lot 3 and Lot 4 in DP 38808 previously (until approximately 2005) operated as a poultry (broiler) farm. Ms Newman stated that the farm was operated by the previous owner and comprised six (6) sheds located to the north east of the existing dwelling. The poultry operation is known to have ceased operation in approximately 2005. At the time of report preparation, the number of birds contained within the operation is unknown.

Ms Newman indicated that of the six shed previously located onsite, four (4) had been removed and the remaining two (2) were utilised for the storage of machinery and other household items. It is our understanding that the remaining sheds contain significant amounts of Asbestos Containing Material (ACM). This ACM is in reasonable condition and is not deemed to be friable.

It is believed that the poultry farm was in operation before 1973 and during that time was owned by various companies. No further operational details could be obtained.

No evidence could be obtained to indicate whether the site contains an onsite mass dead bird disposal area. This area would have been utilised in the event of a mass bird death due to an outbreak of a virus etc.

Through discussions with numerous past and present landholders it has been determined that, the remainder of the Study Area has not been utilised for intensive agriculture (feed-lotting, poultry farming, orchards or turf farming).

Based upon the anecdotal information obtained, it has been determined that there is moderate potential for these areas to have been contaminated as a result of poultry farming.



5.5 Industrial / Commercial Operations

Through discussions with past and present landholders it has been determined that, the Study Area contains various land parcels that have an industrial / commercial land use history.

5.5.1 Welding / Fabrication Business

Mr Little stated that he operated a small scale welding / fabrication business within the shed located to the rear of Lot 6 in DP 38808. Mr Little informed us that all work was carried out within the shed on a concrete floor.

Based upon the anecdotal information obtained, it has been determined that there is minimal potential for areas within the Study Area to have been contaminated as a result of the operation of a small scale welding / fabrication business.

5.5.2 Manufacturing Operation

Mr Quick stated that for a period 10 years he and his wife operated a suspension manufacturing business from their property (Lot 23 in DP 233288). The manufacturing component comprised the pouring of raw liquid polyurethane into moulds, placing the moulds into a commercial oven and then distribution.

Mr Quirk stated that this operation had development consent from Tamworth Regional Council and undertaken within a sealed and confined area. He also informed us that there had been no spillage of chemical (in particular polyurethane).

Based upon the anecdotal information obtained, it has been determined that there is minimal potential for areas within the Study Area to have been contaminated as a result of the Quirk's suspension manufacturing business.



5.5.3 Semi-Commercial Herb Garden

Mr Jones has informed us that his wife operated a small semi commercial herb garden (10m x 10m plot) from within Lot 3 in DP 233288. Mr Jones stated that during the operation of the herb garden minimal amounts of pesticides had been utilised to control insects and pests.

Mr Jones stated that his wife used the plot to grow various herbs which were sold to local cafes and restaurants. The plot has since been replanted with a variety of plant species predominately Aloe Vera.

Based upon the anecdotal information obtained and the observations made during the site visit, it has been determined that there is minimal potential for areas within the Study Area to have been contaminated as a result of the operation of semi commercial herb garden.

5.6 Onsite Wastewater Disposal

It has been determined via discussions with landholders that, numerous land parcels utilise onsite wastewater systems (OWSs) for the disposal of wastewater generated within various dwellings and other 'out-buildings' located within the Study Area. The operation of OWSs has the potential to contaminant the surrounding environment due to leaks or seepage from onsite units if the units are not installed, or maintained adequately.

In addition, effluent discharges from septic tanks and potential disposal of other wastes into the OWS can also result in contamination of the surrounding environment.

During the site inspections and subsequent interviews with landholder undertaken by Mitchel Hanlon Consulting, no anecdotal or visual evidence could be obtained to suggest significant leaks or seepages have occurred from the OWS observed.

Based upon the observations made and statements from landholders, it has been determined that there is minimal potential for areas within the Study Area to have been contaminated as a result of the use of OWSs.



5.7 Waste Management

Discussions held with landholders have indicated that, general waste management / handling practises within the Study Area consist of waste material being contained within designated bins and disposed of by either Tamworth Regional Councils' waste collection service or by other private waste contractors.

Based upon the anecdotal information obtained, it has been determined that there is minimal potential for areas within the Study Area to have been contaminated as a result of waste management practices.

5.7.1 Farm Tips

Through discussions with numerous landholders, it has been determined that, the Study Area is not known to currently contain or to have previously contained any farm tips.

5.8 Chemical Usage / Storage

Given the known land use history, it is suggested there is minimal potential for the site to have been used for the storage of potentially hazardous chemicals or products.

At the time of the site inspections there was no infrastructure observed to suggest that significant volumes of chemicals have been stored within the Study Area.

It is likely that, given the predominant current and historical agricultural land use, chemicals would have been applied within the Study Area. However, no information could be obtained in regard to specific chemicals applied, areas of chemical application or rates of application within the Study Area.

Mr Quirk indicated that during the operation of his suspension manufacturing business he stored various quantities of liquid polyurethane for use in the production of polyurethane bushes. Mr Quirk stated that the polyurethane was stored within a sealed self bunded area and no major spills had occurred.

All other landholders indicated that small quantities of chemical were stored onsite for the purpose of weed management.

Based upon the anecdotal information obtained, it has been determined that there is a minimal potential for areas within the Study Area to have been contaminated as a result of the storage, handling and use of agricultural chemical, in particular pesticides and herbicides.



Based upon the reported usage and history of the Study Area, it is considered likely that this contamination potential would be restricted to the immediate area surrounding heavy cultivated areas and the former commercial herb garden located in Lot 3 in DP 233288.

5.9 Fuel Storage / Use

Given the known land use history associated with the Study Area, it is suggested there is moderate potential for the site to have been used for the storage and use of fuel associated with farm vehicles / machinery.

Ms Newman (Lots 3 & 4 in DP 38808), Mrs Murphy (Lot 1 in DP 233288) and Mr Freestone (Lot 9 in DP 240631) indicated their sites contained aboveground fuel storage tanks. The volumes of these tanks ranged from 1000L to 2,000L and are used to store Diesel fuel for use in various pieces of farm machinery and back-up generators.

At the time of the site inspections there was no other infrastructure observed to suggest that significant volumes of fuel have been stored within the Study Area. With the exception of landholders above, all other landholders interviewed indicated that small quantities of fuel were stored onsite for the purpose of use in lawn care equipment.

All landholders interviewed stated that, no major fuel spills had occurred during their ownership.

Based upon the anecdotal information obtained, it has been determined that there is a moderate potential for areas within the Study Area to have been contaminated as a result of the storage, handling and distribution of fuel and other petroleum products.

Based upon the quantities stored and it is considered likely that this contamination potential would be restricted to the immediate area surrounding (and beneath) the storage infrastructure.



5.10 Storage of Oil & Coolants

Given the known land use history associated with the Study Area, it is suggested there is moderate potential for the site to have been used for the storage and use of oil, coolants and lubricants associated with the operation and maintenance of farm vehicles / machinery.

At present there is no infrastructure present within either site to suggest that significant volumes of oils and coolants were stored within the Study Area.

Given the historical land use associated with the Study Area, it is likely that oils and coolants were actively stored onsite for the use and maintenance of vehicles and machinery.

Therefore, it has been deemed that there is a low probability of the historical and current land uses and associated oil and coolant handling practices having caused soil contamination or a health risk within the Study Area.

Based upon the quantities stored and the anticipated way and areas in which oils and coolants are generally used it is considered likely that, should any contamination potential exist, it would be restricted to the immediate area surrounding (and beneath) farm workshop areas and vehicle / machinery storage areas.

5.11 Apiary

A historical title search undertaken on Lot 5 in DP 233288 indicated that the site was owned (from 1969 to 1989) by Mr and Mrs Terence Wilcox. Mr Wilcox's profession was listed as 'Apiarist' (beekeeper).

No information could be obtained to indicate whether or not the bees or bee boxes were actively stored onsite during this time.

However, given that lead based paints were widely utilised during the period, if the bee boxes were stored or maintained onsite there is a moderate potential that the site soils may potentially contain soil based lead contamination. This potential contamination may be the result of lead paint flakes.



5.12 Refuse Material Piles

Observations made during the site inspection undertaken by Mitchel Hanlon Consulting identified that there is a number of sites within the study area contained small amounts of general refuse comprising household and green waste.

Based upon the nature of the waste materials observed, it is considered unlikely that these refuse piles would result in soil based contamination.

However, Lot 1 in DP 233288 was observed to contain a refuse pile of potential concern. External examinations of the pile revealed a number of car batteries in various states of repair were present within the pile.

Based upon the quantity and age of batteries (car) present, it is considered that soil based lead contamination may have occurred in this area.

5.13 Stockpiled Soils / Gravels

Several small mounds of soil were observed to be located within Lot 1 in DP 233288 during the site inspections undertaken by Mitchel Hanlon Consulting. Based upon the visual inspection, the piles appeared contain refuse soil.

No information could be obtained to indicate the origin or integrity of these stockpiles.

External examination of the soil mounds did not reveal any obvious potentially contaminating products. However, given that the origin of the soil could not be obtained or verified, there is a minor to moderate potential for a variety of soil contaminants including pesticides, herbicides and heavy metals.

5.14 Adjoining Landuse

Based on the known land uses to have occurred within land adjoining the Study Area, it is considered unlikely that these land uses have resulted in soil based contamination of the Study Area.



6.0 Site Investigation

The Study Area was visited numerous times between 6th February to 24th March 2014 by Ms Catherine Lockyer (*Environmental Scientist*) and Mr Tim McLean (*Environmental Engineer*) of Mitchel Hanlon Consulting for the purpose of a site contamination investigation.

The site investigation included the visual inspection of boundary areas, areas surrounding dwellings / existing infrastructure, surface soils, vegetation and any bare earth throughout the Study Area. A random walk throughout the remainder of the Study Area was also carried out with attention given to boundary areas close to fence lines and roadside areas.

A number of general site attributes were noted during the contamination investigation:

- The site was generally void of a consistent density of over-storey species and mid-storey vegetation, with a ground layer generally significantly degraded as a result of historical agricultural pressures;
- Vegetation present generally appeared to be in good health, other than impacts of drought. No bare patches or unexplained spatial inconsistencies that may indicate that soil contamination was present were observed;
- In general, current chemical oil and fuel use and storage on all sites was small scale and limited to what was required for general garden maintenance requirements;
- Site land use was predominantly rural residential, with agricultural land use occurring only on the larger southern lots. A number of properties operated small, non-intensive hobby farms (generally limited to a few sheep or horses);
- Most lots contained effluent treatment systems for household waste. A small number of properties also have bio-cycles for grey water reuse;
- The majority of sheds associated with the various residential properties throughout the site were generally located on concrete slabs, preventing the leaching of any potential internal chemical spills; and
- Sites were generally free of and major refuse, with waste disposal occurring through the Tamworth Regional Council waste disposal service for most residential properties.



7.0 Potential for Contamination

Based upon the observation made during the site inspections undertaken and the previous known uses that have occurred within the site, it has been determined that, there is a moderate likelihood that the soils contained within the Study Area have been contaminated by a variety of contaminants including heavy metals, pesticides, herbicides and petroleum products.

A review of the previous and current site history revealed potential activities that may have resulted in soil contamination of the site. The areas within the site that would appear to have the greatest risk of contamination have been identified in Figure 6 (p57). However, it is noted that the large portions of the Study Area has minimal potential to have been contaminated due to the historical land uses throughout the Study Area.

7.1 Areas of Concern

The Areas of Concern (AoC) identified during the site investigation are identified as:

- The former poultry farm site [Refer to Site 2 in Figure 6 (p57)];
- Beneath the location of the numerous existing aboveground fuel tanks [Refer to Sites 2, 7 & 8 respectively in Figure 6 (p57)];
- The region surrounding the location of any known vehicle / machinery storage areas [Refer to Site 1 and Sites 3 – 6 in Figure 6 (p57)];
- The area housing potentially contaminating refuse materials including car batteries [Refer to Site 7 in Figure 6 (p57)];
- The lot containing the possible historical apiary [Refer to Site 5 in Figure 6 (p57)]; and
- Stockpiled soils within Lot 1 in DP 233288 [Refer to Site 7 and Site 9 in Figure 6 (p57)].

Plates 11-24 depict areas of concern identified during the assessment.



8.0 Salinity Potential

Urban salinity is present in Tamworth, salinity problems exist in the Longyard Golf Course area and adjoining residential zones. There is also some concern regarding salinity along Timbumburi Creek floodplains and adjoining land including Calala (DLWC, 2001).

Urban salinity can have impacts on roads, reduced lifespan of sewerage and water supply systems, footpaths, increased maintenance on sporting fields and repairs to affected houses and public buildings (TRC Salinity and Groundwater Management Policy).

Given the site proximity to both the Longyard Golf Course and Timbumburi Flood Plain areas it is considered that there is potential for the site to contain saline soil areas adjacent to Goonoo Goonoo Creek.

However, given the observations made during the site visits and that the Study Area doesn't comprise land adjoining Goonoo Goonoo Creek, there is deemed to be minimal potential for the Study Area to be impacted by saline soils.



9.0 Potential Contaminants of Concern

Based on the known site history, the potential contaminants of concern (at a minimum) for the Study Area are considered to be:

- Aboveground Fuel Tanks:
 - Total Recoverable Petroleum Hydrocarbon Fractions ($C_6 - C_{40}$);
 - Benzene, Toluene, Ethyl-benzene and Xylene (BTEX) fractions
 - Lead; and
 - Polycyclic Aromatic Hydrocarbons (PAHs).
- Storage of Vehicles and Machinery:
 - Total Recoverable Petroleum Hydrocarbon Fractions ($C_6 - C_{40}$);
 - Benzene, Toluene, Ethyl-benzene and Xylene (BTEX) fractions;
 - Lead; and
 - Polycyclic Aromatic Hydrocarbons (PAHs).
- Former Poultry Farm:
 - Heavy Metals and other Metalloids (including Arsenic, Barium, Cadmium, Copper, Chromium, Lead and Mercury);
 - Pesticides / Herbicides (including Organochlorides & Organophosphates (OCs/OPs)); and
 - Asbestos.
- Refuse Material and Stockpiled Soils / Gravels:
 - Heavy Metals and other Metalloids (including Arsenic, Barium, Cadmium, Copper, Chromium, Lead and Mercury);
 - Pesticides / Herbicides (including Organochlorides & Organophosphates (OCs/OPs));
 - Asbestos;



- Total Recoverable Petroleum Hydrocarbon Fractions ($C_6 - C_{40}$);
 - Benzene, Toluene, Ethyl-benzene and Xylene (BTEX) fractions; and
 - Polycyclic Aromatic Hydrocarbons (PAHs).
- Location of Possible Apiary:
 - Heavy Metals and other Metalloids (including Arsenic, Barium, Cadmium, Copper, Chromium, Lead and Mercury);

It is recommended that these contaminants be analysed in greater detail in future investigations prior to future development occurring.



Plate 11: View of Onsite Shed within lot 1 DP 795331



Plate 12: View of Chemical Storage with the Shed on Lot 26 DP 233288



Plate 13: Gravel Stockpiled within Lot 2 in DP 38808



Plate 14: View of General Refuse within Lot 21 DP 233288



Plate 15: View of General Refuse within Lot 29 DP 233288



Plate 16: Former Gas Tank Mount Lot 3 DP 38808



Plate 17: View of Disused Above Ground Storage Tank Lot 3 DP 38808



Plate 18: View of Disused Chicken Shed Lot 3 DP 38808



Plate 19: View of Former Chemical Storage Shed Slab
(Foreground) Lot 3 DP 38808



Plate 20: View of Disused Above Ground Storage Tanks in Lot 1 DP 233288



Plate 21: View of Old Weathered Car Batteries within Lot 1 DP 233288



Plate 22: Stockpiled Soils within Lot 1 DP 233288



Plate 23: Derelict Vehicles within Lot 5 DP 233288



Plate 24: A Shed Located within Lot 5 DP 233288



10.0 Site Suitability Statement

Clause 6 of SEPP 55 requires site contamination to be considered in zoning or rezoning (planning) proposals. SEPP 55 also requires a statement as to the sites suitability for the proposed zoning.

Therefore, based upon the findings of the scope of works undertaken by Mitchel Hanlon Consulting, the Study Area is not deemed to contain gross widespread contamination. However, it has been determined that there are isolated locations within the Study Area that may contain of potential contamination, as identified in Figure 6.

However, it is not anticipated that contamination will present a constraint to development and any areas of contamination identified, once remediated, will be suitable for the proposed land use.

Therefore, the portion of the Study Area subjected to the planning proposal is deemed to be suitable to be re-zoned.

The requirement for additional investigation in not deemed to prevent this planning proposal from proceeding as the current land use activities within the Study Area are expected to continue until such time as individual sites are re-developed. Therefore additional investigations are recommended to be undertaken as part of any future development applications on the land contained within the Study Area.



11.0 Conclusions

The Preliminary Site Investigation involved the review of historical ownership titles, the recording of anecdotal land activity information and the physical inspection of the site. The site inspection focused on assessing the attributes of the site, existing features / infrastructure present onsite and the potential for contaminating substances stored or used onsite. A review of any activities that may have resulted in the contamination of the subject site was also undertaken.

As a result of the initial site inspection, a review of the recent site history, as well as relevant survey plans, it has been deemed that the Study Area contains several potential areas of concern. It is considered, based on the scope of work carried out during the preliminary site investigation, that the site contains numerous potential sources of contamination.

It is considered that the contamination risk across the site is generally low, although localised areas of concern exist across the site. A range of further investigations will be required to assess the actual degree of contamination present on site.

That said, it is not anticipated that contamination will present a constraint to development and any areas of contamination identified, once remediated, will be suitable for the proposed land use. The Areas of Concern (AoC) are illustrated in Figure 6 (p57).

Following finalisation of the proposed land use zonings, it is recommended that the site is further subdivided into smaller assessment areas and additional investigations be carried out to assess the areas of concern.

Notwithstanding this, it is expected that a combined broad systematic and targeted (judgemental) sampling regime could be adopted to provide an initial assessment of the site, with special focus on areas that require more detailed investigation.

The Study Area is owned by numerous individual parties and redevelopment is likely to be undertaken on an individual lot (or ad-hoc) basis over a significant period of time. Therefore additional investigations are recommended to be undertaken as part of any future development applications on the land contained within the Study Area. These additional investigation works are to be undertaken by a suitably qualified environmental consultant.

It is recommended that hazardous building materials assessments be undertaken by a suitability qualified consultant prior to the demolition of any existing structures within individual development areas (or Lots). These assessments could be undertaken prior to or as part of development application approval process.



12.0 Recommendations

The current land use activities within the Study Area are expected to continue until such time as individual sites are re-developed. Therefore additional investigations are recommended to be undertaken as part of any future development applications on the land contained within the Study Area. These additional investigation works are to be undertaken by a suitably qualified environmental consultant.

It is suggested that the further investigation includes an appropriately designed sampling/ laboratory testing regime specifically designed to test for the potential contaminants identified in Section 9.0 (p59) of this report.

It is noted that any future investigations within the former poultry farm site should also include works to confirm the existence and subsequent location of any onsite mass dead bird disposal areas.

Should any contamination be identified as a result of the further investigation, a Remedial Action Plan should be prepared and a Site Validation assessment undertaken to ensure the site is suitable for development as zoned by the TRLEP 2010.

It is recommended that hazardous building materials assessments be undertaken by a suitability qualified consultant prior to the demolition of any existing structures within individual development areas (or Lots). These assessments could be undertaken prior to or as part of development application approval process.

All future works and subsequent reports should be undertaken by a suitably qualified environmental consultant and in accordance with requirements of the appropriate NSW EPA and ANZECC guidelines.



13.0 Report Limitations

This report has been prepared for use by the client, who has commissioned the works, in accordance with the project brief only and the specific instructions received from Tamworth Regional Council.

This report has been prepared in accordance with the requirements of appropriate NSW EPA and ANZECC guidelines and in particular Section 3.5.2 Stage 1 – Preliminary Investigation of the *NSW EPA 'Planning Guidelines SEPP 55 – Remediation of Land'*. Specifically this report follows the EPA Guideline Contaminated Sites: *Guidelines for Consultants Reporting on Contaminated Sites (2000)*.

The findings and recommendations made in this report are based upon a site inspection, and a review of relevant surveys, aerial photos, and historical information obtained from verbal discussions with current and past landowners.

This report may not be relied upon by any third party not named in this report for any purpose except with the prior written consent of Mitchel Hanlon Consulting Pty Ltd or Tamworth Regional Council (which consent may or may not be given at the discretion of Mitchel Hanlon Consulting Pty Ltd or Tamworth Regional Council).

Mitchel Hanlon Consulting Pty Ltd owns the copyright in this report. No copies of this report are to be made or distributed by any person without express written consent to do so from Mitchel Hanlon Consulting Pty Ltd. If the Client provides a copy of this report to a third party, without Mitchel Hanlon Consulting Pty Ltd's consent, the Client indemnifies Mitchel Hanlon Consulting Pty Ltd against all loss, including without limitation consequential loss, damage and/or liability, howsoever arising, in connection with any use or reliance by a Third Party.

This report comprises the formal report, documentation sections, tables, figures and appendices as referred to in the index to this report and must not be released to any third party or copied in part without all the material included in this report for any reason.

The report only relates to the site referred to in the scope of works being located within the Study Area as detailed in Section 2.0 (p21) and Figure 3 (p14) of this document.

The report relates to the site as at the date of the report as conditions may change thereafter due to natural processes and/or site activities.

No warranty or guarantee is made in regard to any other use than as specified in the scope of works reported in this report.



This report should be read in full, and no executive summary, conclusion or other section of the report may be used or relied on in isolation, or taken as representative of the report as a whole. No responsibility is accepted by Mitchel Hanlon Consulting Pty Ltd, and any duty of care that may arise but for this statement is excluded, in relation to any use of any part of this report other than on this basis.

To the extent that the information and data relied upon to prepare this report has been conveyed to Mitchel Hanlon Consulting Pty Ltd by the Client or third parties orally or in the form of documents, Mitchel Hanlon Consulting Pty Ltd has assumed that the information and data are completely accurate and has not sought independently to verify the accuracy of the information or data. Mitchel Hanlon Consulting Pty Ltd assumes no responsibility or duty of care in respect of any errors or omissions in the information or data provided to it.

Without limiting the paragraph above, where laboratory tests have been carried out by others on Mitchel Hanlon Consulting Pty Ltd's behalf, the tests are reproduced in this report on the assumption that the tests are accurate. Mitchel Hanlon Consulting Pty Ltd has not sought independently to verify the accuracy of those tests and assumes no responsibility in respect of them.

Where the Scope of Works does not include offsite investigations, Mitchel Hanlon Consulting Pty Ltd provides no warranty as to offsite conditions, including the extent if any to which substances in the Site may be emanating off site, and if so whether any adjoining sites have been or may be impacted by contamination originating from the Site.

Where the Scope of Works does not include the investigation, sampling, monitoring or other testing of groundwater in, on or under the Site, Mitchel Hanlon Consulting Pty Ltd provides no warranty or representation as to the quality of groundwater on the Site or the actual or potential migration of contamination in groundwater across or off the Site.

Mitchel Hanlon Consulting Pty Ltd has prepared this report with the diligence, care and skill which a reasonable person would expect from a reputable environmental consultancy and in accordance with environmental regulatory authority and industry standards, guidelines and assessment criteria applicable as at the date of this report. Industry standards and environmental criteria change frequently, and may change at any time after the date of this report.

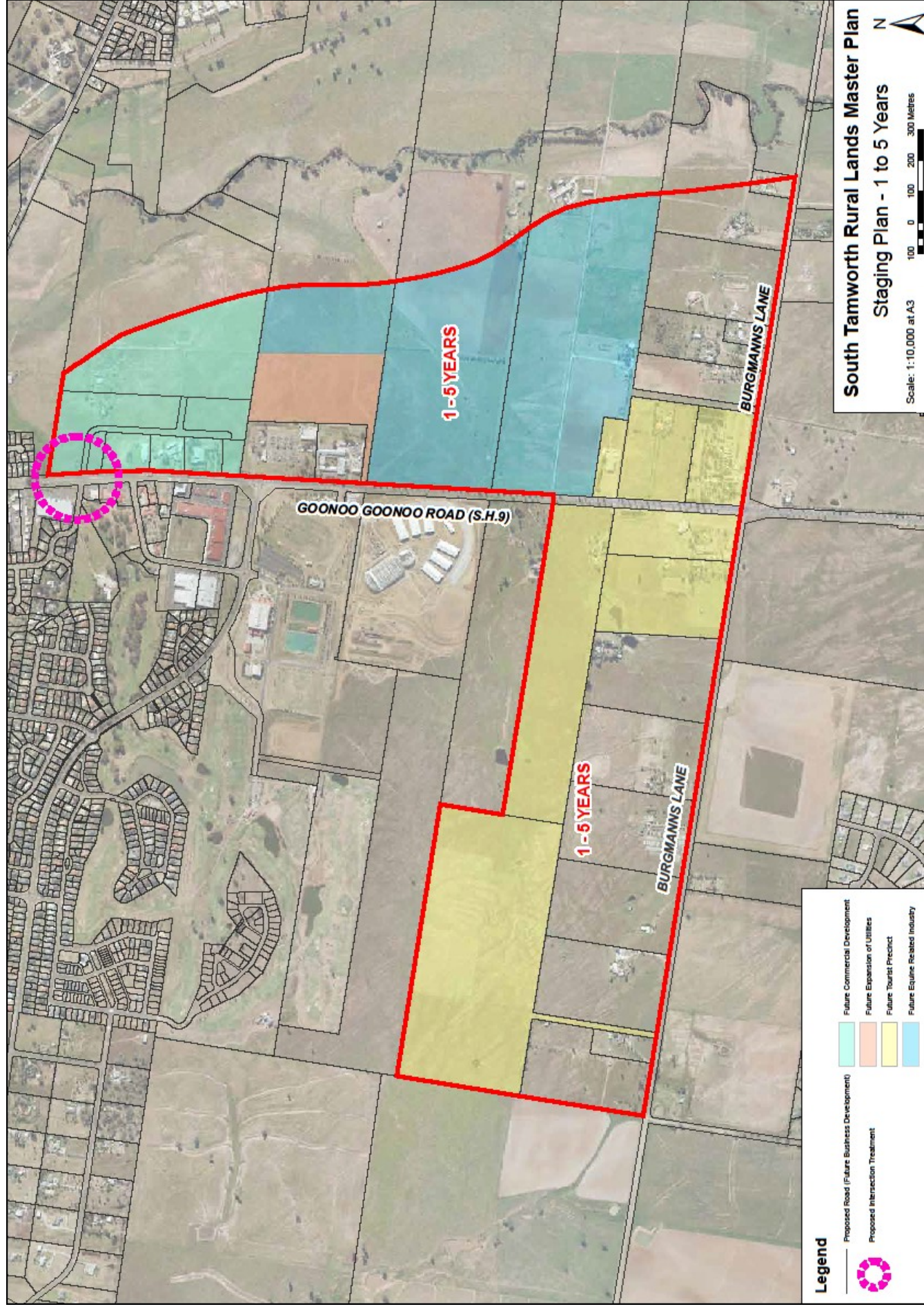


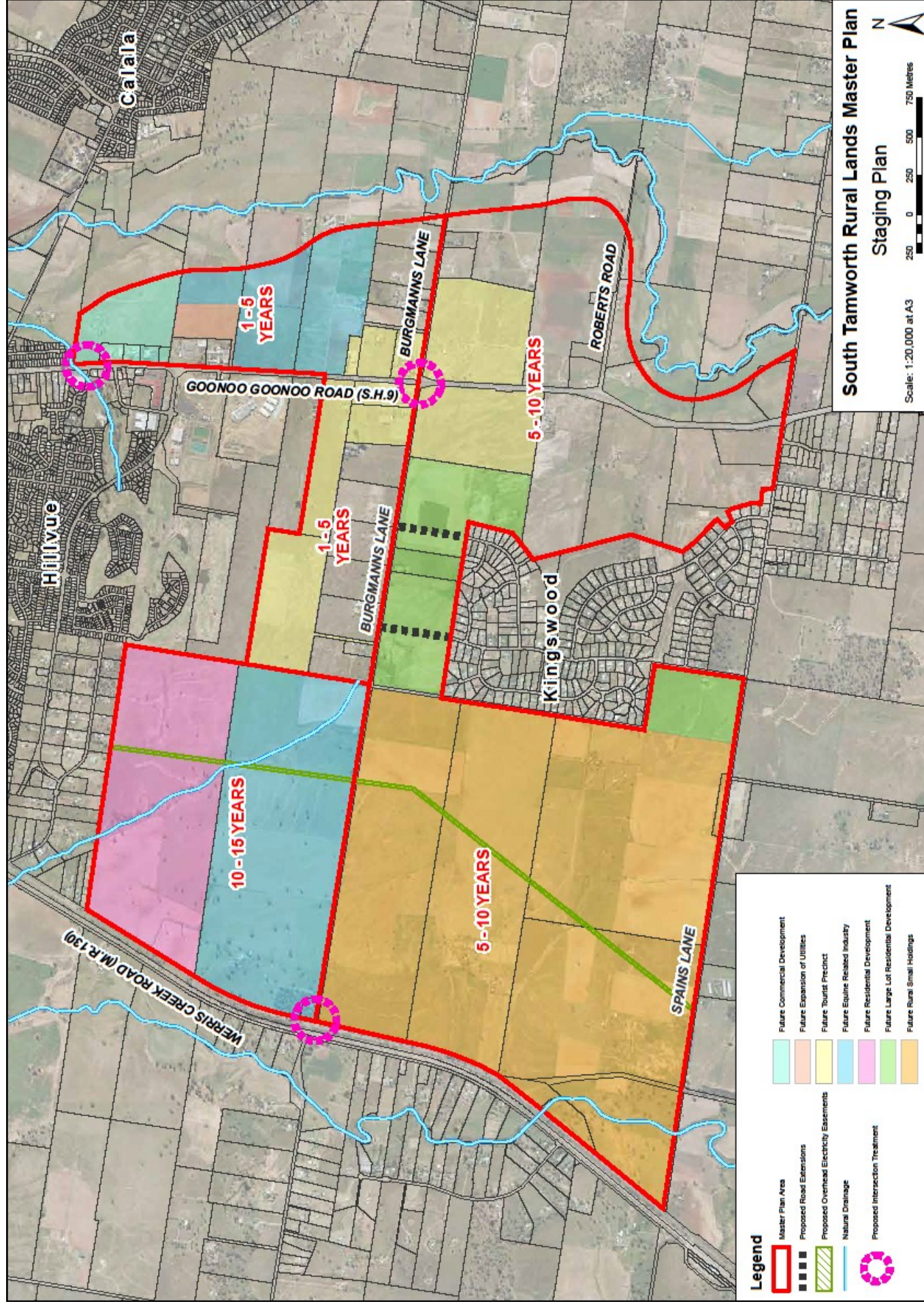
14.0 References

- CSIRO (2006) Australian Soil Resource Information System, http://www.asris.csiro.au/index_ie.html;
- Google (2014). Google Earth interactive map, Tamworth NSW.
- Green, L. & Newman, W. (2004) '*Chronological History of Tamworth*', Edwards Printing Solutions, 13-17 Lockheed Street Tamworth, NSW 2340
- NSW Department of Land and Water Conservation. (2001), Stressed Rivers Assessment Report - NSW State Summary, Sydney: NSW Department of Land and Water Conservation (DLWC).
- NSW Department of Mines, 1971, 'Tamworth 1:250,000 Geological Series' Sheet SH56-13, First Ed 1971, <http://www.geoscience.gov.au>;
- NSW Department of Urban Affairs and Planning & NSW EPA (1998) *Managing Land Contamination – Planning Guidelines SEPP55 – Remediation of Land* http://www.planning.nsw.gov.au/assessingdev/pdf/gu_contam.pdf;
- National Environment Protection Council (NEPC) (1999) National Environment Protection (Assessment of Site Contamination) Measure 1999 <http://www.ephc.gov.au/contam>;
- NSW Environment Protection Authority (1997) Contaminated Sites: *Guidelines for Consultants Reporting on Contaminated Sites* <http://www.environment.nsw.gov.au/resources/clm/20110650consultantsguidelines.pdf>;
- NSW Government, Contaminated Lands Management Act 1997 <http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N>;
- NSW Government, Environmental, Planning & Assessment Act 1979, <http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N>;
- NSW Government, State Environmental Planning Policy No. 55 – *Remediation of Land*, <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+520+1998+cd+0+N>;
- NSW Government (2012), 'NSW Natural Resource Atlas' <http://nratlas.nsw.gov.au>;
- NSW Office of Environment and Heritage (2014) Bioregions of NSW <http://www.environment.nsw.gov.au/bioregions/Bioregions.htm>;
- TRC (Tamworth Regional Council) (2014) <http://www.tamworth.nsw.gov.au/view.aspx>.



Appendix A Tamworth Regional Council – South Tamworth Rural Lands Master Plan







Appendix B Title Search Information

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 96 to 104 Bylong Road, Hillvue

Description: - Lot 5 D.P. 233288

As regards Lot 4 D.P. 233288 - 106 to 114 Bylong Road, Hillvue

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
25.06.1954 (1954 to 1958)	Ernest Higginbotham (Company Director)	Book 2296 No. 354
18.09.1958 (1958 to 1968)	Groveleigh Pty Limited	Book 2466 No. 140 Now Vol 10696 Fol 76
15.03.1968 (1968 to 1969)	Theo Charles Reardon (Garage Proprietor) Leila Isabel Reardon (Married Woman)	Vol 10696 Fol 76
03.11.1969 (1969 to 1989)	Terence Hamilton Willcox (Apiarist) Mary Willcox (Married Woman)	Vol 10696 Fol 76 Now 5/233288
18.12.1989 (1989 to 2000)	Terence Hamilton Willcox (Apiarist)	5/233288
31.05.2000 (2000 to 2004)	Mark John Robb Paul Humphrey Flowerdew	5/233288
10.11.2004 (2004 to 2004)	Robert Andrew Kay Raymond John Tait (Executors of the Will of Paul Humphrey Flowerdew) Also Mark John Robb	5/233288
10.11.2004 (2004 to Date)	# Mark John Robb	5/233288

Denotes current registered proprietor

Easements: -

- 03.07.1964 Easement for Transmission Line 57.6 wide (Index plan 2032-3100)

Leases: - NIL

Yours Sincerely
Mark Groll
24 March 2014
(Ph: 0412 199 304)

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 106 to 114 Bylong Road & 276 to 302 Duri Road, Hillvue

Description: - Lot 4 D.P. 233288 also Lots 3 & 4 D.P. 38808

As regards Lots 3 & 4 D.P. 38808 - 276 to 302 Duri Road, Hillvue

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.10.1954 (Lot 3) 17.03.1955 (Lot 4) (1954 to 1963)	Edgar Ransom Jefferies (Bank Manager)	Book 2308 No. 601 (Lot 3) Book 2328 No. 233 (Lot 4)
08.11.1963 (1963 to 1968)	Geoffrey Victor Wilson (Stock Carrier) Amy Cecilia Wilson (Married Woman)	Book 2678 No. 765
22.07.1968 (1968 to 1973)	Bertram Somerville Walker (Poultry Farmer)	Book 2896 No. 341
19.11.1971 (1971 to 1973)	Graham Dennis Mitchell (Share Farmer) Beverley Fay Mitchell (Married Woman)	Unregistered agreement for sale
13.12.1973 (1973 to 1985)	Dalbar Pty Limited	Book 3134 No. 479 Now Vol 12399 Fol's 64 & 65
18.10.1985 (1985 to 1986)	Inghams Enterprises Pty Limited	Vol 12399 Fol's 64 & 65
18.12.1986 (1986 to 2000)	A.A. Tegel Pty Limited	Vol 12399 Fol's 64 & 65 Now 3/38808 & 4/38808
15.06.2000 (2000 to date)	# Samantha Margaret Newman	3/38808 & 4/38808

Denotes current registered proprietor

Easements: -

- 03.07.1964 Easement for Transmission Line (Index plan 2032-3100)
- 01.03.1977 Easement for Electricity Purposes (Q12414 & D.P. 118856)

Leases: - NIL

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9299 9969
Fax: 02 9279 2185

Suite 804, Level 8, 46 Market Street.
Sydney, NSW 2000
PO Box 784 QVB Post Shop NSW 1230
DX 189 Sydney

As regards Lot 4 D.P. 233288 - 106 to 114 Bylong Road, Hillvue

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
25.06.1954 (1954 to 1958)	Ernest Higginbotham (Company Director)	Book 2296 No. 354
18.09.1958 (1958 to 1968)	Groveleigh Pty Limited	Book 2466 No. 140 Now Vol 10696 Fol 75
02.04.1968 (1968 to 1972)	Edward John Jennison (Builder)	Vol 3131 Fol 69 Now Vol 12517 Fol 94
30.08.1972 (1972 to 1976)	William John Balfe (Farmer & Grazier) Evelyn Jeannette Balfe (Married Woman)	Vol 12517 Fol 94
08.11.1976 (1976 to 1989)	Evelyn Jeannette Balfe (Widow) Susan Jeannette Balfe (Laboratory Assistant) Marjorie Elaine Balfe (Laboratory Assistant) (Transmission Application not investigated)	Vol 12517 Fol 94 Now 4/233288
08.06.1989 (1989 to date)	# Barry James Black # joy Elizabeth Black	4/233288

Denotes current registered proprietors

Easements: -

- 03.07.1964 Easement for Transmission Line (Index plan 2032-3100)

Leases: - NIL

Yours Sincerely
Mark Groll
10 March 2014
(Ph: 0412 199 304)

Cadastral Records Enquiry Report

Requested Parcel : Lot 5 DP 233288

LGA : TAMWORTH REGIONAL

Parish : CALALA

Identified Parcel : Lot 5 DP 233288

County : PARRY

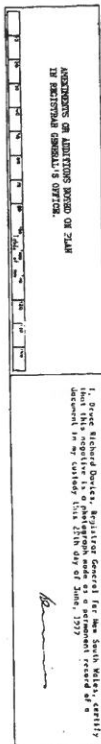
Ref : surv:scim-grollm



DP 161273

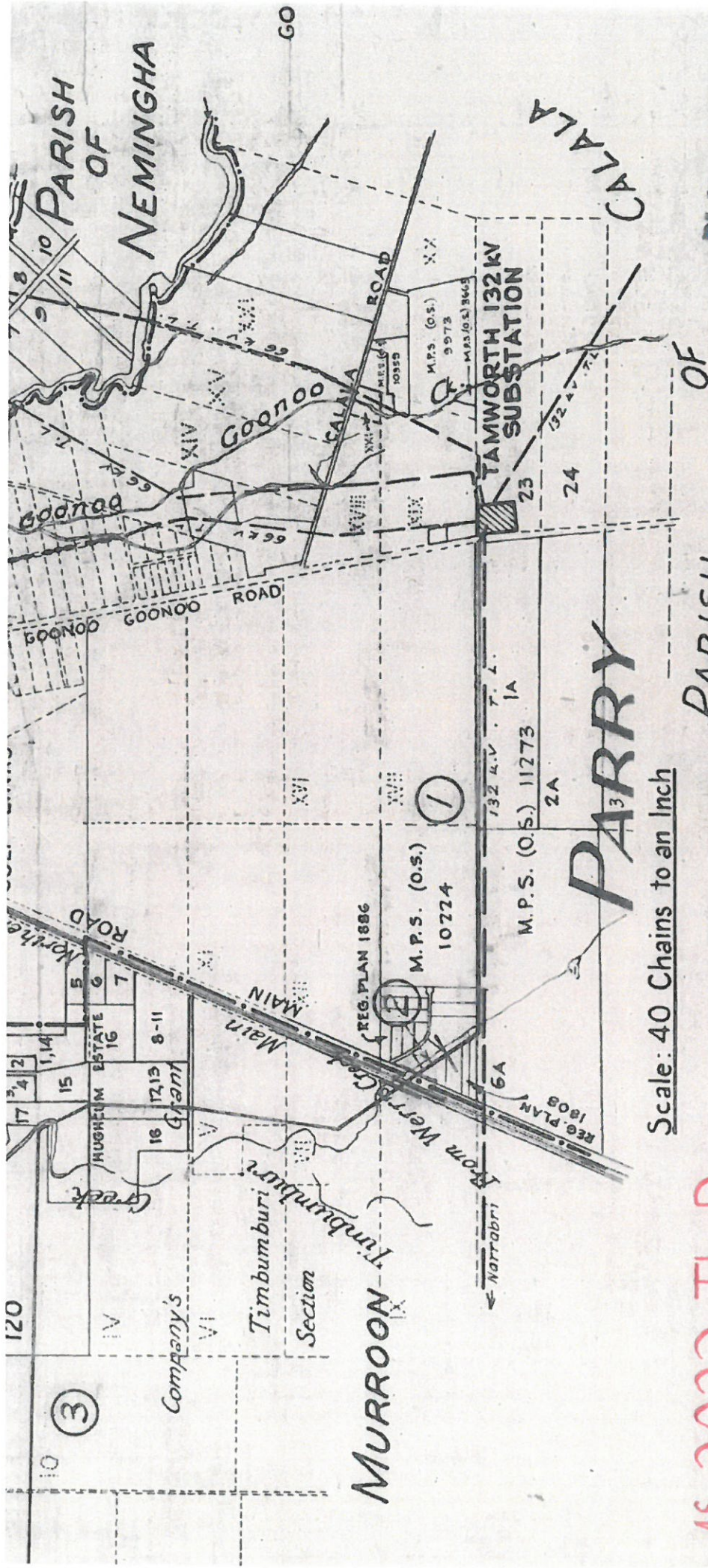
6A

Copyright (c) Land and Property Information. Map Projection : MGA Zone



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

[illegible]



PLAN 2032

NO ADDITIONS OR AMENDMENTS TO

Scale: 40 Chains to an Inch

PARISH

2032-3100

Vs 2032 Th R

NEW SOUTH WALES

Application No. 45467

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **10680** Fol. **192**

Edition issued 15-11-1967

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

Witness *M. S. Alter*

J. J. J. J.
Registrar General.



PLAN SHOWING LOCATION OF LAND

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 1 to 32 inclusive in Deposited Plan 233288 at Calala in the Shire of Peel Parish of Calala and County of Parry being part of 313298 acres granted to the Australian Agricultural Company on 20-11-1847.

FIRST SCHEDULE (continued overleaf)

GROVELEIGH PTY. LIMITED.

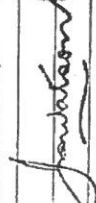
J. J. J. J.
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Transmission Line created by the notification in the Government Gazette dated 3-7-1964 Folio 2098 affecting the part of the land above described shown as "Easement for Power Transmission Line 57.6 Links Wide" in Deposited Plan 233288.
3. Easement for Transmission Line created by the notification in the Government Gazette dated 2-12-1966 Folio 4935 affecting the part of the land above described shown as "Easement for Power Transmission Line 48.5 and 90.9 Links Wide" in Deposited Plan 233288.

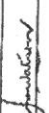
J. J. J. J.
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	NATURE	NUMBER		
This deed is cancelled as to <u>the whole</u>					
New Certificates of Title have issued on <u>6-12-1967</u>					
for lots in <u>subdivided</u> Plan No. <u>255,883</u> as follows:					
Lots <u>1 to 32</u> Vol. <u>166</u> Fol. <u>126 to 133</u> respectively.					
					
					
REGISTRAR GENERAL					

K730010 MK
K78 33/5 R
K6X 40/12
4-4 P-10
1-26 3/32
D.P. 23/2/67

SECOND SCHEDULE (continued)

INSTRUMENT		PARTICULARS		ENTERED	Signature of Registrar-General	CANCELLATION
NATURE	NUMBER	NATURE	NUMBER			
Montpage	K730010	21-6-1967	to The Commercial Banking Company of Sydney			
Mount	483	21-5-12	Limited	5-11-1967		
Grant	K732715	29-5-1967	Buy the Registrar General in response to L6, 12, 14, 15 and 16, 5 and 9, 10, 19, 20, 31, 32 in			
			Registration Plan 10233228	15-11-1967		

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

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10696076

Application No. 45467
Prior Title Vol. 10680 Fol. 192

Vol. 10696 Fol. 76

Edition issued 6-12-1967



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

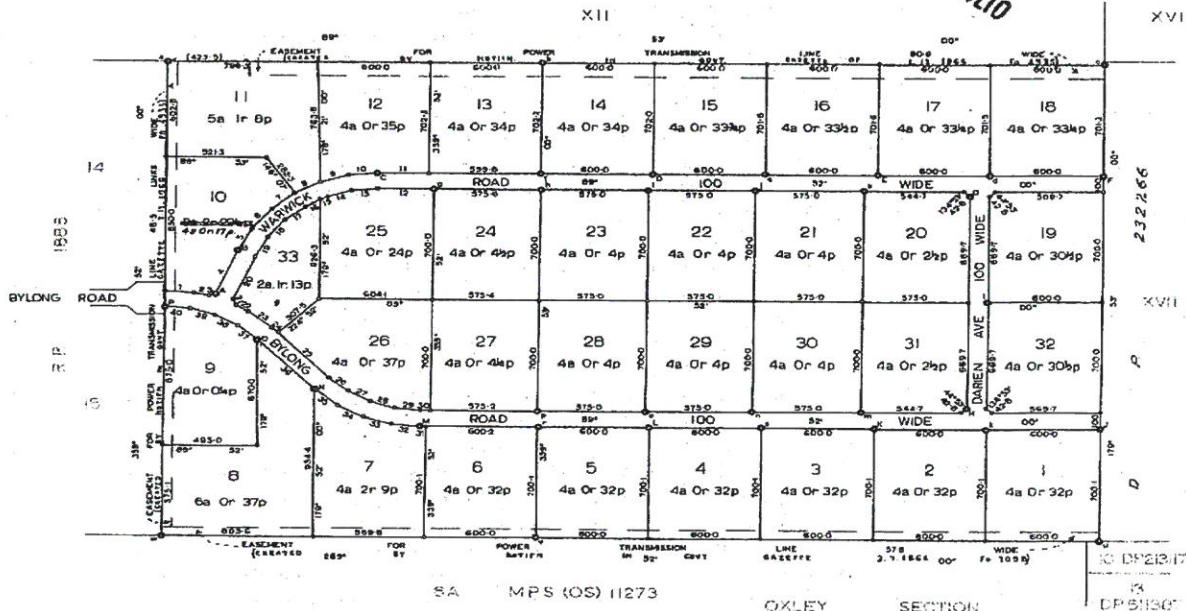
Witness

M. Walter

CANCELLED
SEE AUTO FOLIO
Registrar General



PLAN SHOWING LOCATION OF LAND



1	82° 29' 30"	156.63	21	160° 17' 00"	44.90
2	100° 44' 30"	76.30	22	117° 59' 30"	76.30
3	64° 33' 00"	44.60	23	159° 16' 30"	156.63
4	32° 22' 00"	267.40	24	134° 55' 00"	46.80
5	27° 59' 00"	106.63	25	124° 39' 00"	267.40
6	38° 14' 30"	156.63	26	128° 12' 30"	137.22
7	50° 29' 30"	156.63	27	117° 59' 30"	137.22
8	51° 44' 30"	156.63	28	108° 44' 30"	137.22
9	72° 59' 30"	156.63	29	85° 39' 30"	137.22
10	64° 14' 30"	156.63	30	58° 59' 00"	49.00
11	89° 57' 00"	273.00	31	29° 59' 30"	24.10
12	82° 52' 00"	298.00	32	275° 29' 30"	156.63
13	184° 14' 30"	137.22	33	282° 44' 30"	156.63
14	230° 18' 30"	137.22	34	187° 03' 30"	156.63
15	247° 44' 30"	53.40	35	320° 19' 30"	156.63
16	310° 29' 30"	137.22	36	314° 59' 00"	43.30
17	320° 29' 30"	137.22	37	309° 19' 30"	137.22
18	319° 14' 30"	137.22	38	299° 59' 30"	137.22
19	301° 59' 30"	137.22	39	284° 44' 30"	137.22
20	302° 29' 00"	897.40	40	275° 59' 30"	137.22

Let 33 is a public road reserve

A	179° 29' 30"	200	RMQIPe	M
B	175° 33'	527	RMQIPe	M
C	26° 53'	200	RMQIPe	M
D	33° 53'	227	RMQIPe	M
E	33° 53'	227	RMQIPe	M
F	33° 53'	227	RMQIPe	M
G	179° 29' 30"	227	RMQIPe	M
H	179° 29' 30"	227	RMQIPe	M
I	179° 29' 30"	227	RMQIPe	M
J	179° 29' 30"	227	RMQIPe	M
K	179° 29' 30"	227	RMQIPe	M
L	179° 29' 30"	227	RMQIPe	M
M	179° 29' 30"	227	RMQIPe	M
N	179° 29' 30"	227	RMQIPe	M
O	179° 29' 30"	227	RMQIPe	M
P	179° 29' 30"	227	RMQIPe	M
Q	179° 29' 30"	227	RMQIPe	M
R	179° 29' 30"	227	RMQIPe	M
S	179° 29' 30"	227	RMQIPe	M
T	179° 29' 30"	227	RMQIPe	M
U	179° 29' 30"	227	RMQIPe	M
V	179° 29' 30"	227	RMQIPe	M
W	179° 29' 30"	227	RMQIPe	M
X	179° 29' 30"	227	RMQIPe	M
Y	179° 29' 30"	227	RMQIPe	M
Z	179° 29' 30"	227	RMQIPe	M

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 233288 at Calala in the Shire of Peel, Parish of Calala and County of Parry being part of 313298 acres granted to the Australian Agricultural Company on 20-11-1847.

FIRST SCHEDULE (continued overleaf)

GROVELEIGH PTY. LIMITED

SECOND SCHEDULE (continued overleaf)

- GRV
AA
- Reservations and conditions, if any, contained in the Crown Grant above referred to.
 - Basement for Transmission Line created by the notification in the Government Gazette dated 3-7-1964, Folio 2098 affecting the part of the land above described shown as "Easement for Power Transmission Line 57.6 Wide" in the plan hereon, OP233288
 - Mortgage No. K730010 to the Commercial Banking Company of Sydney Limited. Entered 15-11-1967 Discharged 15-11-1967
 - Caveat No. K783915 by the Registrar General. Entered 15-11-1967. Withdrawn 12-11-1967

Registrar General
Registrar General.

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

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

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

No.



L648772

09 NOV 17 PM 2 33

New South Wales

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900)

NEW SOUTH WALES

\$=00.75

R.P. 13

FEES:—
\$ 0

STAMP 1/2000

Lodgment —
Endorsement —

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

a If a less estate, strike out "in fee simple" and interline the required alteration.

b State in full the name of the person who furnished the consideration monies.

c Show in BLOCK LETTERS the full name, postal address and description of the persons taking.

d If more than one person is taking state whether they hold as joint tenants or tenants in common.

e The description may refer to the defined residue of the land in a certificate or grant (e.g., "and being residue after Transfer No. ") or may refer to parcels shown in Town or Parish Maps issued by the Dept of Lands or shown in plans filed in the Office of the Registrar General (e.g., "and being lot sec. D.P. "). Unless authorised by Reg. 53 of the Conveyancing Act Regulations, 1961, a plan may not be annexed to or endorsed on this transfer form.

f A very short note will suffice.

g Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar General, or Deputy Registrar General, or a Notary Public, a J.P., or Commissioner for Affidavits to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form.

As to instruments executed elsewhere, see Section 107 of the Real Property Act, 1900, Section 168 of the Conveyancing Act, 1919, and Section 52A of the Evidence Act, 1896.

h Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

I, THEO CHARLES REARDON of Tamworth, Garage Proprietor and LEILA ISABEL REARDON his wife

(herein called transferor s)

being registered as the proprietor of an estate in fee simple* in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of TWO THOUSAND EIGHT HUNDRED DOLLARS (\$2,800.00) (the receipt whereof is hereby acknowledged) paid to us by

TERENCE HAMILTON WILLCOX and MARY WILLCOX

do hereby transfer to

TERENCE HAMILTON WILLCOX of Tamworth, Apiarist and MARY WILLCOX his wife

(herein called transferee)^d as joint tenants

ALL such OUR Estate and Interest in ALL THE land mentioned in the schedule following:—

County	Parish	Reference to Title			Description of Land (if part only)*
		Whole or Part	Vol.	Fol.	
<u>PARRY</u>	<u>CALALA</u>	<u>WHOLE</u>	<u>10696</u>	<u>76</u>	

ENCUMBRANCES, &c., REFERRED TO[†]

Basement for Transmission Line.
Covenant contained in Transfer No. L21618.

Signed at Tamworth the 3rd day of November, 1969.

* Signed in my presence by the transferors

are
WHO ARE PERSONALLY KNOWN TO ME

^b Signed

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

25/11
10696-76
N 39374

No. _____

Lodged by

Thomas Benyon & Son
BW 7429
CONVEYANCING AGENTS
109 ELIZABETH ST., SYDNEY

PARTIAL DISCHARGE OF MORTGAGE
(N.B.—Before execution read marginal note)

Address:

Phone No.:

1. **L648772**

mortgagee under Mortgage No. _____
release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at _____ this _____ day of _____ 19 ____
Signed in my presence by _____

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. _____ Miscellaneous Register under the authority of which he has just executed the within transfer.¹

Signed at _____ the _____ day of _____ 19 ____
Signed in the presence of— _____

¹ Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS*

Appeared before me at _____, the _____ day of _____, one thousand _____
nine hundred and _____ the attesting witness to this instrument
and declared that he personally knew _____ the person
signing the same, and whose signature thereto he has attested; and that the name purporting to be such
signature of the said _____ is _____ own handwriting, and
that he was of sound mind and freely and voluntarily signed the same.

* To be signed by Registrar General, Deputy Registrar General, a Notary Public, J.P., Commissioner for Affidavits, or other (functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH To be filled in by person lodging dealing
Checked by <i>[Signature]</i>	Particulars entered in Register Book, 26.11.1969	1. <i>[Signature]</i> 26/11 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____
Passed (in S.D.B.) by <i>[Signature]</i>	at _____ 11 am	Received Docs. <i>[Signature]</i> Nos. _____ Receiving Clerk
Signed by <i>[Signature]</i>	<i>[Signature]</i> Registrar General	

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
VOL. _____	FOL. _____	

1168 51427-W

LEAVE THESE SPACES FOR DEPARTMENTAL USE

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

24/3/2014 1:45PM

FOLIO: 5/233288

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

Prior Title(s): VOL 10696 FOL 76

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/12/1989	Y757093	NOTICE OF DEATH	EDITION 1
10/8/1990	Z154944	MORTGAGE	EDITION 2
6/4/1994		AMENDMENT: LOCAL GOVT AREA	
15/11/1995	O688386	DISCHARGE OF MORTGAGE	EDITION 3
19/7/1996	2317585	REQUEST	
31/5/2000	6825296	TRANSFER	
31/5/2000	6825297	MORTGAGE	EDITION 4
10/11/2004	AB85905	DISCHARGE OF MORTGAGE	
10/11/2004	AB85906	TRANSMISSION APPLICATION	
10/11/2004	AB85907	TRANSFER	
10/11/2004	AB85908	MORTGAGE	EDITION 5
20/5/2009	AE693263	DISCHARGE OF MORTGAGE	
20/5/2009	AE693264	MORTGAGE	EDITION 6
20/5/2013	AH738919	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

97-01T
Licence: 078CN/0971/81

TRANSFER
New South Wales
Real Property Act 1900

6825296W



OFFICE OF STATE REVENUE (N.S.W. TREASURY)	
CLIENT No. 1406075	STAMP No. 524
STAMP DUTY \$2.00	SIGNATURE [Signature]
TRANSACTION No. 007001	DATE 10/03/2003
ASSESSMENT DETAILS:	

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred

5/233288

(B) **LODGED BY**

L.T.O. Box 35D	Name, Address or DX and Telephone MORRIS, HAYES & EDGAR LAW STATIONERS 74 CASTLEREAGH ST., SYDNEY DX 420 9232 2411
OFFICE OF STATE REVENUE (N.S.W. TREASURY) 3070925 T9 ALTERATION NOTED	REFERENCE (max. 15 characters): 1B1K6825EGANMU

(C) **TRANSFEROR** **Terrence Hamilton Willcox**

(D) acknowledges receipt of the consideration of \$140,000.00 and as regards the land specified above transfers to the Transferee an estate in fee simple

(E) Encumbrances (if applicable)

(F) **TRANSFEE**

T TS (s713 LGA) TW (Sheriff)	Mark John Robb and Paul Humphrey Flowerdew	
TENANCY: Tenants in Common in Equal Shares		

(G)

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

DATED **26-5-00**

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

D. Reynolds
Signature of Witness
DALE REYNOLDS
Name of Witness (BLOCK LETTERS)
32 THE LAKES WAY
Address of Witness
PACIFIC PALMS.

G. Willcox
G. Willcox
Signature of Transferor

[Signature]
Signature of Witness
R.A. KAY
SOLICITOR
GEORGE STREET
QUIRINDI. 2343
Name of Witness (BLOCK LETTERS)
Address of Witness

[Signature] [Signature]
Signature of Transferee
If signed on the Transferee's behalf by a solicitor or licenced conveyancer, show the signatory's full name in block letters.

Form: 03TA
Release: 1.1
www.lpi.nsw.gov.au

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act 1900



AB85906S

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

STAMP DUTY

Office of State Revenue use only

(A) LAND

Torrens Title

Folio Identifier 5/233288

(B) REGISTERED
DEALING

Number

Torrens Title

(C) LODGED BY

Delivery
Box
203X

Name, Address, and Telephone
George Bank Limited
DX 11139 KOGARAH
Phone: (02) 9238 9580

CODE

TA

(D) DECEASED
REGISTERED
PROPRIETOR

PAUL HUMPHREY FLOWERDEW

(E) APPLICANT

ROBERT ANDREW KAY and RAYMOND JOHN TAIT

(F) The applicant, being entitled as Executors of the will of the deceased registered proprietor (who died on 25 Feb 2004) pursuant to probate No. 106364/04 granted on 30 Apr 2004 to Raymond John Tait and Robert Andrew Kay (a certified copy of which is lodged herewith) applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE

17/5/04

(G) 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 Applicant.

Signature of witness:

Cheryl

Signature of Applicant:

Name of witness:

Cheryl Frances Kay JP

Address of witness:

138 George Street
Quirindi 2343

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I,

of the deceased registered proprietor, hereby consent to this application.

Signature of witness:

Signature of

Name of witness:

Address of witness:

All handwriting must be in block capitals.

Office use only—

Evidence sighted/sighted and returned:

PROBATE

10/11/04

REC 69



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/233288

SEARCH DATE	TIME	EDITION NO	DATE
24/3/2014	1:44 PM	6	20/5/2009

LAND

LOT 5 IN DEPOSITED PLAN 233288
AT CALALA
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP233288

FIRST SCHEDULE

MARK JOHN ROBB

(T AB85907)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 EASEMENT FOR TRANSMISSION LINE IN GOV GAZ DATED 3.7.1964 FOL 2098
AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT
FOR POWER TRANSMISSION LINE 57.6 WIDE IN DP233288
2317585 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY
TRANSMISSION AUTHORITY
- 3 L21618 COVENANT
- 4 AE693264 MORTGAGE TO NEW ENGLAND CREDIT UNION LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 24/3/2014

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

24/03/2014

Cadastral Records Enquiry Report

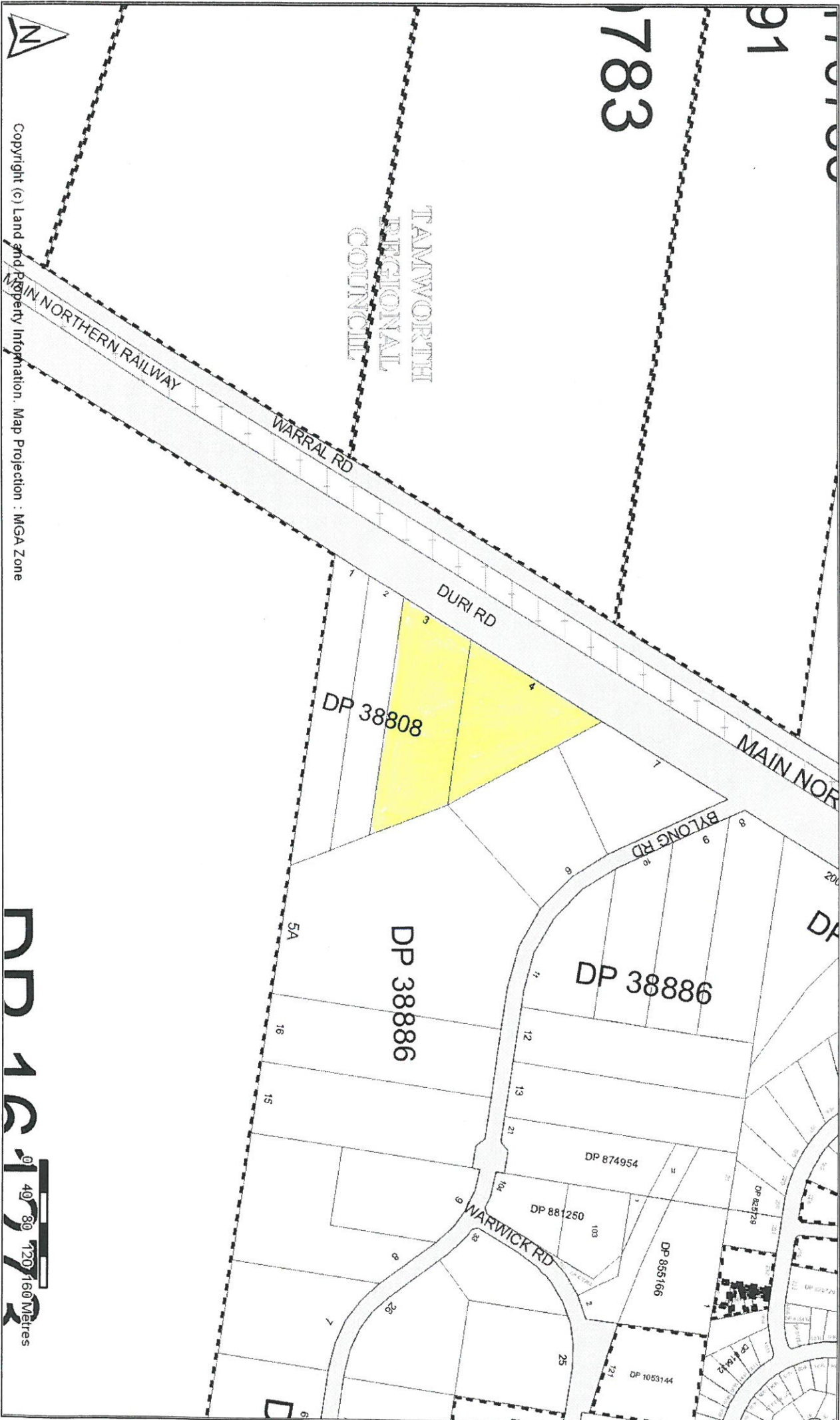
Requested Parcel : Lot 3 DP 38808

LGA : TAMWORTH REGIONAL

Parish : CALALA

Identified Parcel : Lot 3 DP 38808

County : PARRY



Copyright (c) Land and Property Information. Map Projection : MGA Zone

DD 12172 40 80 120 160 Metres

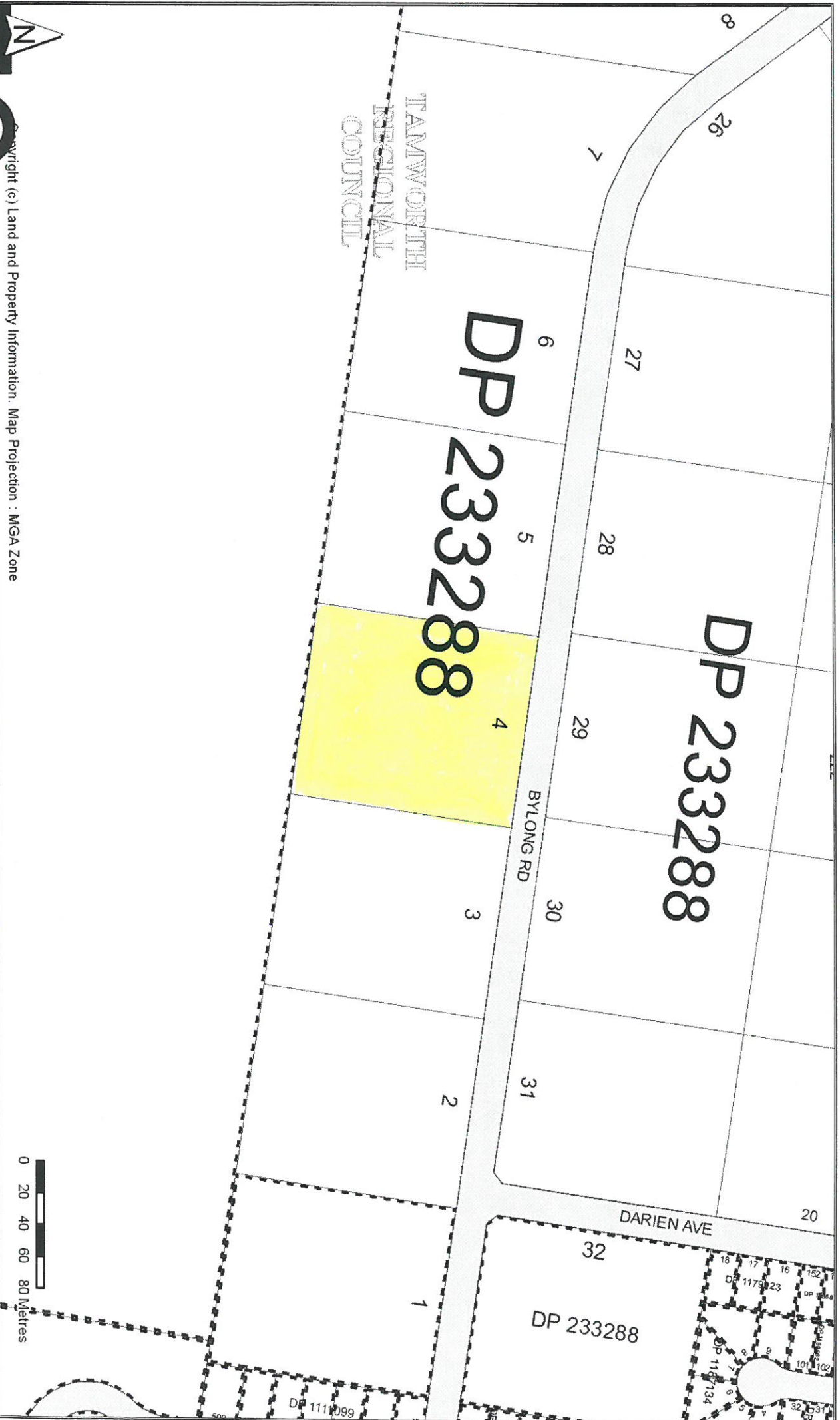
Cadastral Records Enquiry Report

Requested Parcel : Lot 4 DP 233288
LGA : TAMWORTH REGIONAL

Parish : CALALA

Identified Parcel : Lot 4 DP 233288
County : PARRY

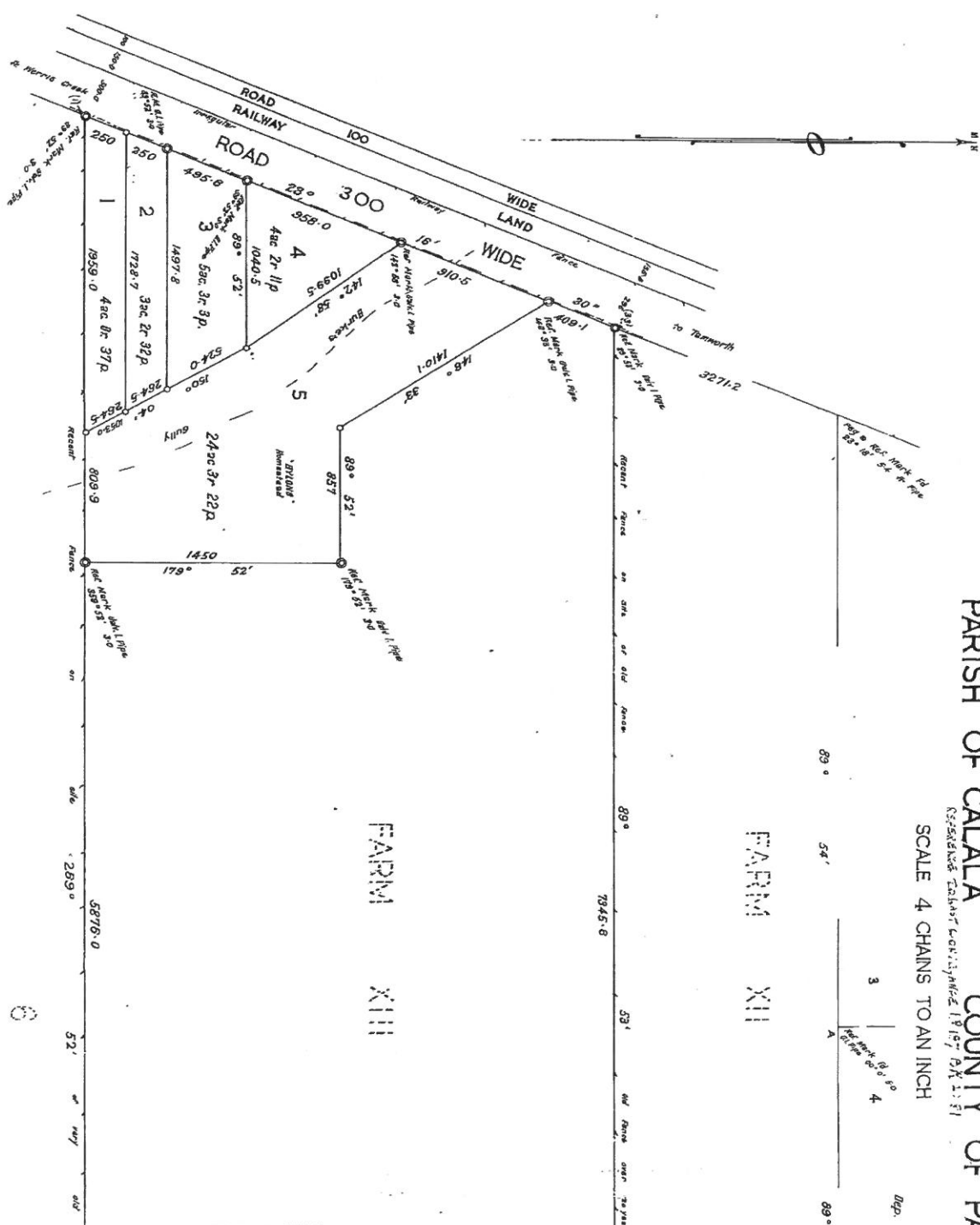
Ref : 29



Year	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

CONVERSION PAIR ADDED IN REGISTERED CREW'S DEPARTMENT		IP 38400	
AC NO	P	LIMS	NETRS
3	3,320	3	0.669
4	37	2,3	0.664
5	1,062	1	0.66
6	4	5,4	1.06
7	4,2,1	100	60,117
8	5	15	50,151
9	3	155,6	31,503
10	3,2	26,4	50,150
11		250	53,249
12		26,4	53,249
13		40,1	50,150
14		40,1	50,150
15		40,1	50,150
16		49,1	66,280
17		49,1	66,280
18		49,1	66,280
19		49,1	66,280
20		49,1	66,280
21		49,1	66,280
22		49,1	66,280
23		49,1	66,280
24		49,1	66,280
25		49,1	66,280
26		49,1	66,280
27		49,1	66,280
28		49,1	66,280
29		49,1	66,280
30		49,1	66,280
31		49,1	66,280
32		49,1	66,280
33		49,1	66,280
34		49,1	66,280
35		49,1	66,280
36		49,1	66,280
37		49,1	66,280
38		49,1	66,280
39		49,1	66,280
40		49,1	66,280
41		49,1	66,280
42		49,1	66,280
43		49,1	66,280
44		49,1	66,280
45		49,1	66,280
46		49,1	66,280
47		49,1	66,280
48		49,1	66,280
49		49,1	66,280
50		49,1	66,280
51		49,1	66,280
52		49,1	66,280
53		49,1	66,280
54		49,1	66,280
55		49,1	66,280
56		49,1	66,280
57		49,1	66,280
58		49,1	66,280
59		49,1	66,280
60		49,1	66,280
61		49,1	66,280
62		49,1	66,280
63		49,1	66,280
64		49,1	66,280
65		49,1	66,280
66		49,1	66,280
67		49,1	66,280
68		49,1	66,280
69		49,1	66,280
70		49,1	66,280
71		49,1	66,280
72		49,1	66,280
73		49,1	66,280
74		49,1	66,280
75		49,1	66,280
76		49,1	66,280
77		49,1	66,280
78		49,1	66,280
79		49,1	66,280
80		49,1	66,280
81		49,1	66,280
82		49,1	66,280
83		49,1	66,280
84		49,1	66,280
85		49,1	66,280
86		49,1	66,280
87		49,1	66,280
88		49,1	66,280
89		49,1	66,280
90		49,1	66,280
91		49,1	66,280
92		49,1	66,280
93		49,1	66,280
94		49,1	66,280
95		49,1	66,280
96		49,1	66,280
97		49,1	66,280

 **CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT**



SHOWING SUBDIVISION OF FARM XII TIMBUMBURI SECTION
OF A SUBDIVISION OF THE PEEL RIVER LAND & MINERAL CO.
PARISH OF CALALA COUNTY OF PALMER

SCALE 4 CHAINS TO AN INCH

PLAN

FP38808

Datum line of Azimuth A. B.

Approved by Council and covered by Council Clerk's Certificate

No. 77-2-1954

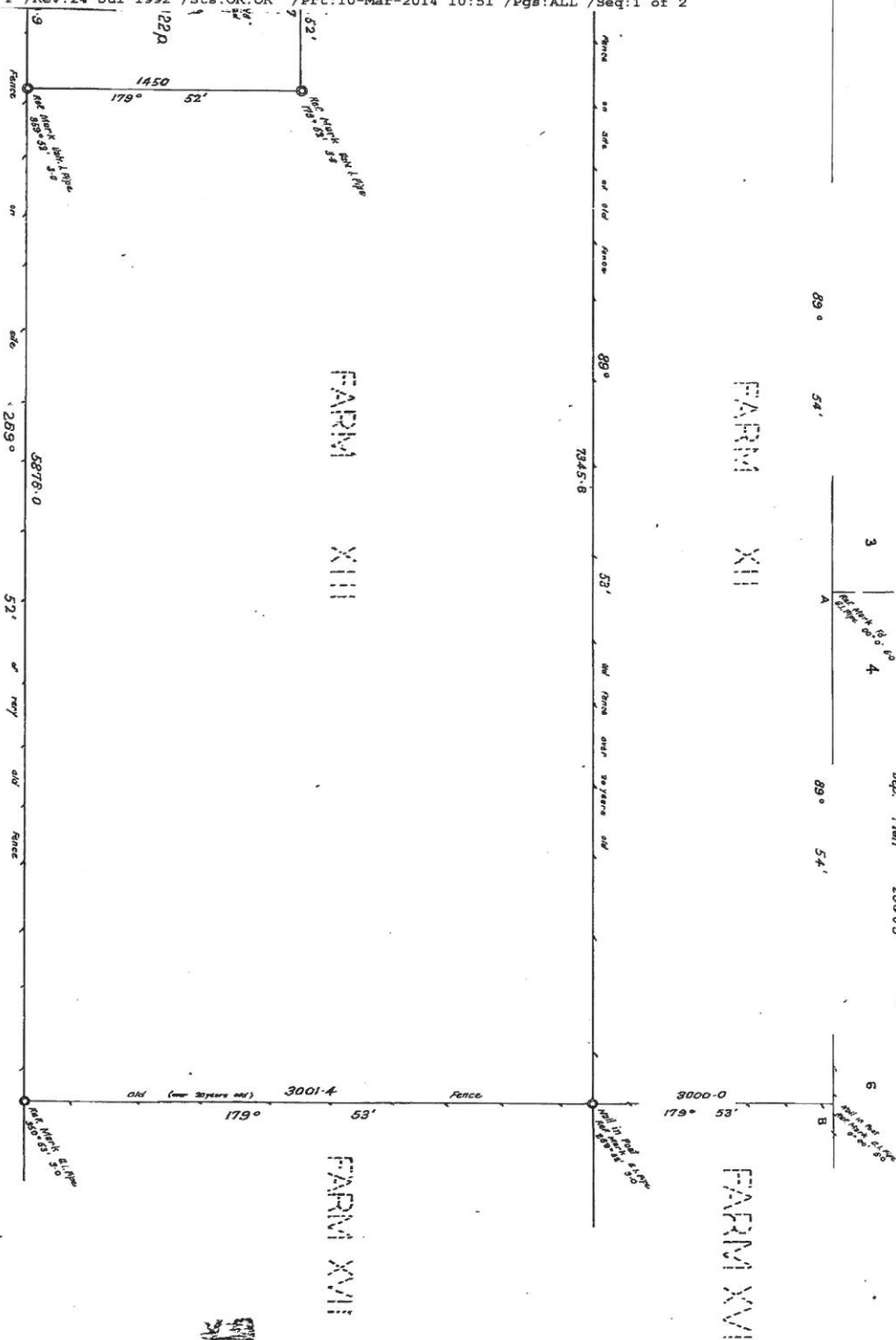
Subscribed and declared before me at Tallmadge
Ohio 2nd day of March A.D. 1964

PLAN

Residence: 101437 Co. W. 1.9 10- PM 11.5

REC. PLAN. 1808
26th July

REC. PLAN
Q54010



Approved by Council and covered by Council Clerk's Certificate

Submitted and declared before me at Tallapoosa
Miss 2nd day of March A.D. 1954

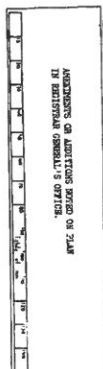
[illegible]

4. *W. Staley*
Surveyor registered under the Surveyors Act 1822

[illegible]

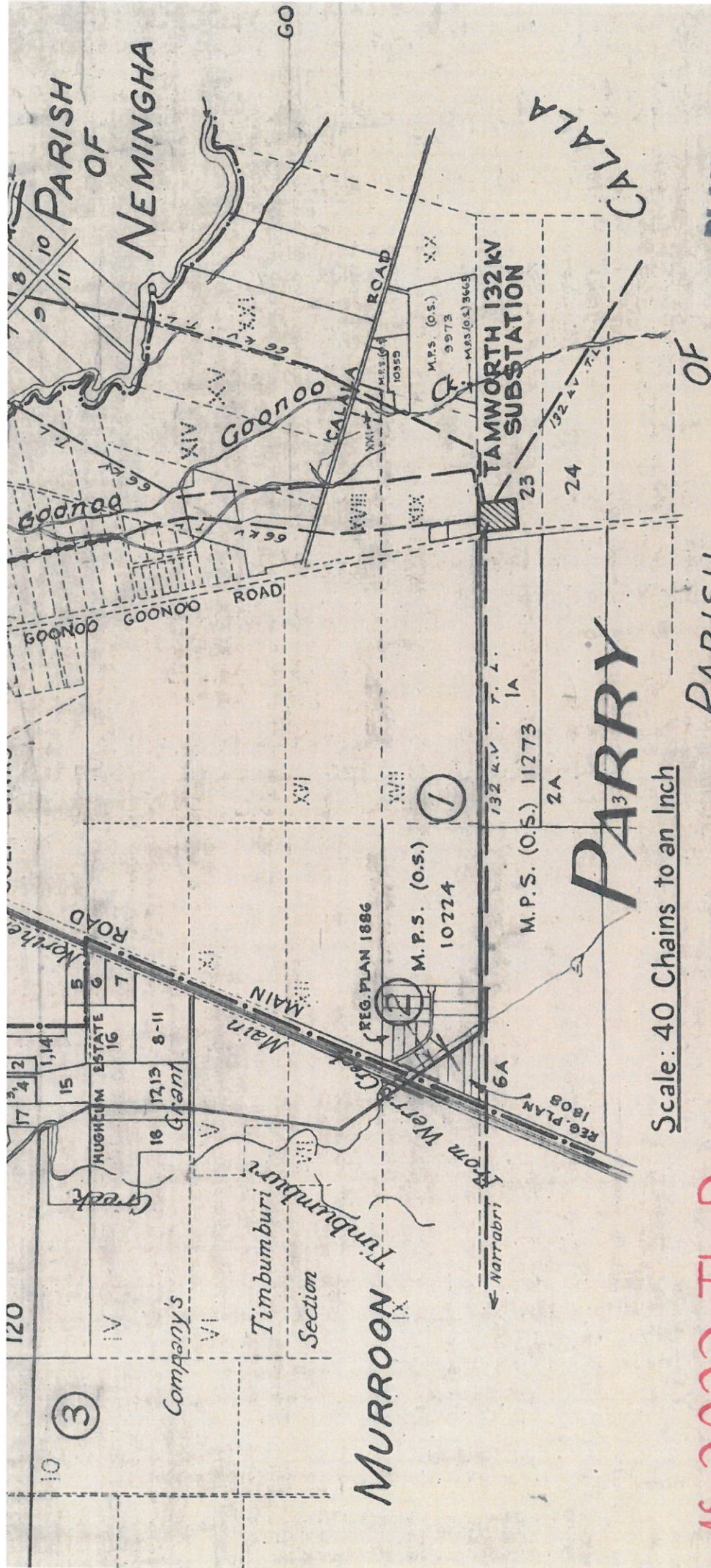
I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 31st day of March, 1978





WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

1[illegible]



PLAN ...
NO ADDITIONS OR AMENDMENTS TO

Scale: 40 Chains to an Inch

PARISH

2032-3100

Vs 2032 Th R

NEW SOUTH WALES

C **STATE OF TITLE**
PROPERTY ACT, 1900



12399064

IVA No.14155



Vol. **12399** Fol. **64**

Edition issued 17-4-1974

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.

Jawatson
Registrar General.



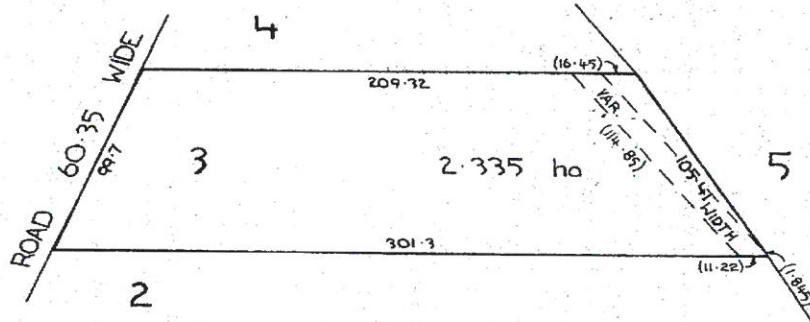
CANCELLED



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



IVA 14155 1/20
LA

REDUCTION RATIO 1:2500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 38808 at Tamworth in the City of Tamworth Parish of Calala and County of Parry being part of 1268 square kilometres granted to Australian Agricultural Company on 20-11-1847.

FIRST SCHEDULE

~~PHILLIP RALPH-BUTTON and JONATHAN-THOMAS-DIXON, both of Parramatta, Solicitors, as Tenants in Common in Equal Shares.~~ *ntge*

SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No. N767651 pursuant to Section 283 Real Property Act, 1900 Wob 302
3. Caveat No. N767652 by the Registrar General. Withdrawn. 5541484

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

REGISTERED PROPRIETOR

CT 11.12.76
Sincere
SS544505
S-S-M
VS61685X
VS88460M
—62T
WF66302T

PARTICULARS

Registered 31-7-1905

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

10/3/2014 8:43AM

FOLIO: 3/38808

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

Prior Title(s): VOL 12399 FOL 64

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/2/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/10/1991	Z977352	MORTGAGE	EDITION 1
5/7/1993	I456820	TRANSFER OF MORTGAGE	EDITION 2
8/12/1997	3645843	DEPARTMENTAL DEALING	
22/12/1997	3683212	REQUEST	
15/6/2000	6863220	DISCHARGE OF MORTGAGE	
15/6/2000	6863221	TRANSFER	
15/6/2000	6863222	MORTGAGE	EDITION 3
24/4/2012	AG942959	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/38808

SEARCH DATE	TIME	EDITION NO	DATE
10/3/2014	8:42 AM	3	15/6/2000

LAND

LOT 3 IN DEPOSITED PLAN 38808
AT TAMWORTH
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP38808

FIRST SCHEDULE

SAMANTHA MARGARET NEWMAN (T 6863221)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Q12414 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THAT
PART OF THE LAND WITHIN DESCRIBED SHOWN AS VAR WIDTH
IN DP118856
- * 3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 3/7/1964 FOLIO 2097/8:
EASEMENT FOR TRANSMISSION LINE AFFECTING THE LAND SHOWN SO
BURDENED IN SDB 64/97 PLAN 1
3683212 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY
TRANSMISSION AUTHORITY
- 4 6863222 MORTGAGE TO NORTHERN INLAND CREDIT UNION LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 10/3/2014

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

NEW SOUTH WALES

C
STATE OF TITLE
PROPERTY ACT, 1900



12399065

IVA No.14155



Vol. 12399 Fol. 65
Edition issued 17-4-1974

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.

Jonathan
Registrar General.

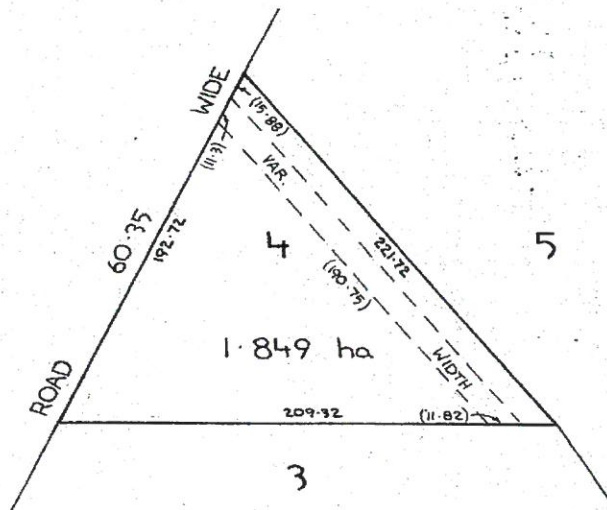


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

SEE AUTO FOLIO



IVA 14155 1/9
LN

REDUCTION RATIO 1:2500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 38808 at Tamworth in the City of Tamworth Parish of Calala and County of Parry being part of 1268 square kilometres granted to Australian Agricultural Company on 20-11-1847.

FIRST SCHEDULE

~~PHILIP RALPH-BUTTON and JONATHAN THOMAS DIXON, both of Parramatta, Solicitors, as Tenants in Common in Equal Shares.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION No. N767651 pursuant to Section 28J Real Property Act, 1900. W166302
3. Caveat No. N767652 by the Registrar General. V111111, 5541484.

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

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Butter Pty. Limited by Transfer S541484. Registered 29-6-1984.
Inghams Enterprises Pty. Limited by Transfer V888460. Registered 18-10-1985.
A.A. Tegel Pty. Limited by Transfer W666302. Registered 18-12-1986.

CT 11276
S1241476
S541484
S-5414
V866302
V888460
W666302

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NATURE	NUMBER					ENTERED	DATE
Transfer		812414		Easement for Electricity purposes affecting that part of the land within described shown as 'var. width' on the plan hereon.	in DP 118856 1-3-10-77			
S541485	Mortgage		29-6-1984	to Phillip Ralph Button and Richard Deyne Chadwick as joint tenants.	Registered			
W661685	Caveat by Inghams Enterprises Pty. Limited			Registered 31-7-1985			Discharged V888460	
							Lapsed V888462	
CANCELLED								
SEE AUTO FOLD								

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

10/3/2014 8:43AM

FOLIO: 4/38808

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

Prior Title(s): VOL 12399 FOL 65

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/2/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/10/1991	Z977352	MORTGAGE	EDITION 1
5/7/1993	I456820	TRANSFER OF MORTGAGE	EDITION 2
8/12/1997	3645843	DEPARTMENTAL DEALING	
22/12/1997	3683212	REQUEST	
22/3/2000	6661174	DEPARTMENTAL DEALING	
1/6/2000	6828903	DEPARTMENTAL DEALING	EDITION 3
15/6/2000	6863220	DISCHARGE OF MORTGAGE	
15/6/2000	6863221	TRANSFER	
15/6/2000	6863222	MORTGAGE	EDITION 4
24/4/2012	AG942959	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/38808

SEARCH DATE	TIME	EDITION NO	DATE
10/3/2014	8:42 AM	4	15/6/2000

LAND

LOT 4 IN DEPOSITED PLAN 38808
AT TAMWORTH
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP38808

FIRST SCHEDULE

SAMANTHA MARGARET NEWMAN

(T 6863221)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Q12414 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THAT
PART OF THE LAND WITHIN DESCRIBED SHOWN AS VAR WIDTH
IN DP118856
- * 3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 3/7/1964 FOLIO 2097/8:
EASEMENT FOR TRANSMISSION LINE AFFECTING THE LAND SHOWN SO
BURDENED IN SDB 64/97 PLAN 1
3683212 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY
TRANSMISSION AUTHORITY
- 4 6863222 MORTGAGE TO NORTHERN INLAND CREDIT UNION LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 10/3/2014

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

10/03/2014

NEW SOUTH WALES

Application No. 45467

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10680192



MA

Vol. 10680 Fol. 192

Edition issued 15-11-1967

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

Witness *Walter*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 1 to 32 inclusive in Deposited Plan 233288 at Calala in the Shire of Peel Parish of Calala and County of Parry being part of 313298 acres granted to the Australian Agricultural Company on 20-11-1847.

FIRST SCHEDULE (continued overleaf)

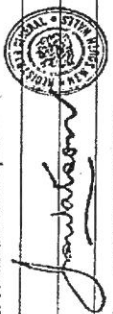
GROVELEIGH PTY. LIMITED.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Transmission Line created by the notification in the Government Gazette dated 3-7-1964 Folio 2098 affecting the part of the land above described shown as "Easement for Power Transmission Line 57.6 Links Wide" in Deposited Plan 233288.
3. Easement for Transmission Line created by the notification in the Government Gazette dated 2-12-1966 Folio 4935 affecting the part of the land above described shown as "Easement for Power Transmission Line 48.5 and 90.9 Links Wide" in Deposited Plan 233288.

Jawatson
Registrar General.

FIRST SCHEDULE (continued)				
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR-GENERAL
NATURE	NUMBER	DATE	ENTERED	
This deed is cancelled as to <u>the whole</u> New Certificates of Title have issued on <u>6-12-1967</u> for lots in <u>subdivided Plan No. 253388</u> as follows:- Lots <u>1 to 32</u> Vol. <u>10696</u> Fol. <u>12 to 13</u> respectively.				
 <u>J. A. R.</u> REGISTRAR GENERAL				

SECOND SCHEDULE (continued)				
INSTRUMENT		PARTICULARS		SIGNATURE OF REGISTRAR-GENERAL
NATURE	NUMBER	DATE	ENTERED	
Mortgage	K730010	22-6-1967		
Deed	K454445	24-8-1967	5-11-1967	J. A. R.
Grant	K783715	29-8-1967		
			15-11-1967	J. A. R.

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

K730010
 K783715
 K6X 107512
 4-4 F-10
 19/26, 3132
 D.P. 2312/1
 J.A.R.

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 10696 Fol. 75

Edition issued 6-12-1967



Application No. 45467
Prior Title Vol. 10680 Fol. 192

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 ^{2nd} Second Schedule.

Witness

mit alter

of the undermentioned estate
shown in the Second Schedule

CANCELLED

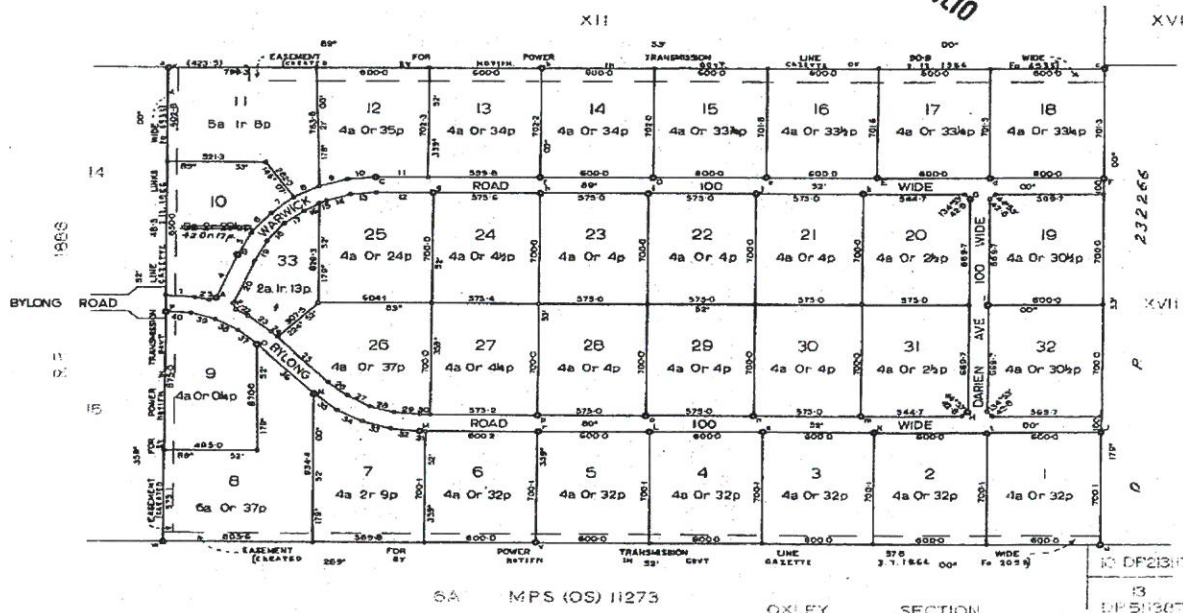
[Signature]
Registrar General

SEE AUTO FOLIO

AND



PLAN SHOWING LOCATION OF LAND



1	80° 59' 30"	156.83	21	160° 59' 00"	446.00
2	102° 44' 30"	76.30	22	162° 59' 00"	76.30
3	64° 33' 00"	446.01	23	128° 14' 30"	156.83
4	52° 32' 00"	1079.10	24	134° 32' 00"	456.03
5	102° 44' 30"	156.83	25	162° 59' 00"	76.30
6	29° 14' 30"	156.83	26	125° 14' 30"	157.22
7	50° 29' 30"	156.83	27	117° 59' 30"	137.22
8	102° 44' 30"	156.83	28	162° 59' 00"	76.30
9	72° 59' 30"	156.83	29	183° 29' 30"	137.22
10	84° 14' 30"	156.83	30	89° 39' 00"	456.03
11	102° 44' 30"	156.83	31	162° 59' 00"	76.30
12	26° 59' 00"	299.00	32	275° 29' 30"	156.83
13	26° 59' 14' 30"	137.22	33	275° 44' 30"	156.83
14	26° 59' 30"	137.22	34	275° 59' 30"	156.83
15	241° 44' 30"	42.40	35	260° 14' 30"	156.83
16	241° 44' 30"	93.80	36	314° 54' 30"	423.30
17	241° 44' 30"	137.22	37	314° 54' 30"	423.30
18	0119° 14' 30"	137.23	38	275° 59' 30"	137.22
19	207° 59' 30"	137.22	39	288° 44' 30"	137.22

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 233288 at Calala in the Shire of Peel, Parish of Calala and County of Parry being part of 313298 acres granted to the Australian Agricultural Company on 20-11-1847.

FIRST SCHEDULE (continued overleaf)

~~GROVELEIGH PTY. LIMITED~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Transmission Line created by the notification in the Government Gazette dated 3-7-1964 Folio 2098 affecting the part of the land above described shown as "Easement for Power Transmission Line 57.6 Wide" in the plan hereon. DP233288
3. Mortgage No. K730010 to the Commercial Banking Company of Sydney Limited. Entered 15-11-1967 Discharged
4. caveat No. K783915 by the Registrar General. Entered 15-11-1967. Withdrawn 12-1-19 12-1-17

J. Watson
Registrar General

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR				INSTRUMENT		ENTERED	Signature of Registrar-General
NATURE	NUMBER	DATE					
Edward John Jeannette of South Tamesworth, Butcher.	121119	24-11-63	7-5-1963			Jeannette	
William John Balf of Nunbur, Farmer and George and Evelyn Jeannette Balf his wife as tenants in common in equal shares.	12286777	30-8-1172	15-9-1972			Jeannette	
Evelyn Jeannette Balf, Widow, as to ten undivided one twelfth shares, Susan Jeannette Balf, Laboratory Assistant, as to one undivided one twelfth share, both of Tamworth and Marjorie Elaine Balf, of Meadowbank, Laboratory Assistant, as to the one remaining undivided one twelfth share, as TENANTS IN COMMON							
Transmission	P952552				8-11-1976	Jeannette	

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
	NUMBER						
Lovecraft	L21619P			Created by Transfer L21619	7-5-1965	<i>Jackson</i>	
Mortgage	L21620		2-4-1965	1st Charge to Pigeonhole	7-5-1965	<i>Jackson</i>	Discharged M193429
CANCELLED							
SEE AUTO-FOLIO							

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

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

10/3/2014 8:43AM

FOLIO: 4/233288

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

Prior Title(s): VOL 10696 FOL 75

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/6/1989	Y411232	TRANSFER	
8/6/1989	Y411233	MORTGAGE	EDITION 1
28/11/1989	Y719991	MORTGAGE	EDITION 2
6/4/1994		AMENDMENT: LOCAL GOVT AREA	
19/7/1996	2317585	REQUEST	
20/5/2013	AH738919	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/233288

SEARCH DATE	TIME	EDITION NO	DATE
10/3/2014	8:41 AM	2	28/11/1989

LAND

LOT 4 IN DEPOSITED PLAN 233288
AT CALALA
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF CALALA COUNTY OF PARRY
TITLE DIAGRAM DP233288

FIRST SCHEDULE

BARRY JAMES BLACK
JOY ELIZABETH BLACK
AS JOINT TENANTS

(T Y411232)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 EASEMENT FOR TRANSMISSION LINE IN GOV GAZ DATED 3.7.1964 FOL 2098
AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT
FOR POWER TRANSMISSION LINE 57.6 WIDE IN DP233288
- * 2317585 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY
TRANSMISSION AUTHORITY
- 3 L21619 COVENANT
- 4 Y411233 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 5 Y719991 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 10/3/2014

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

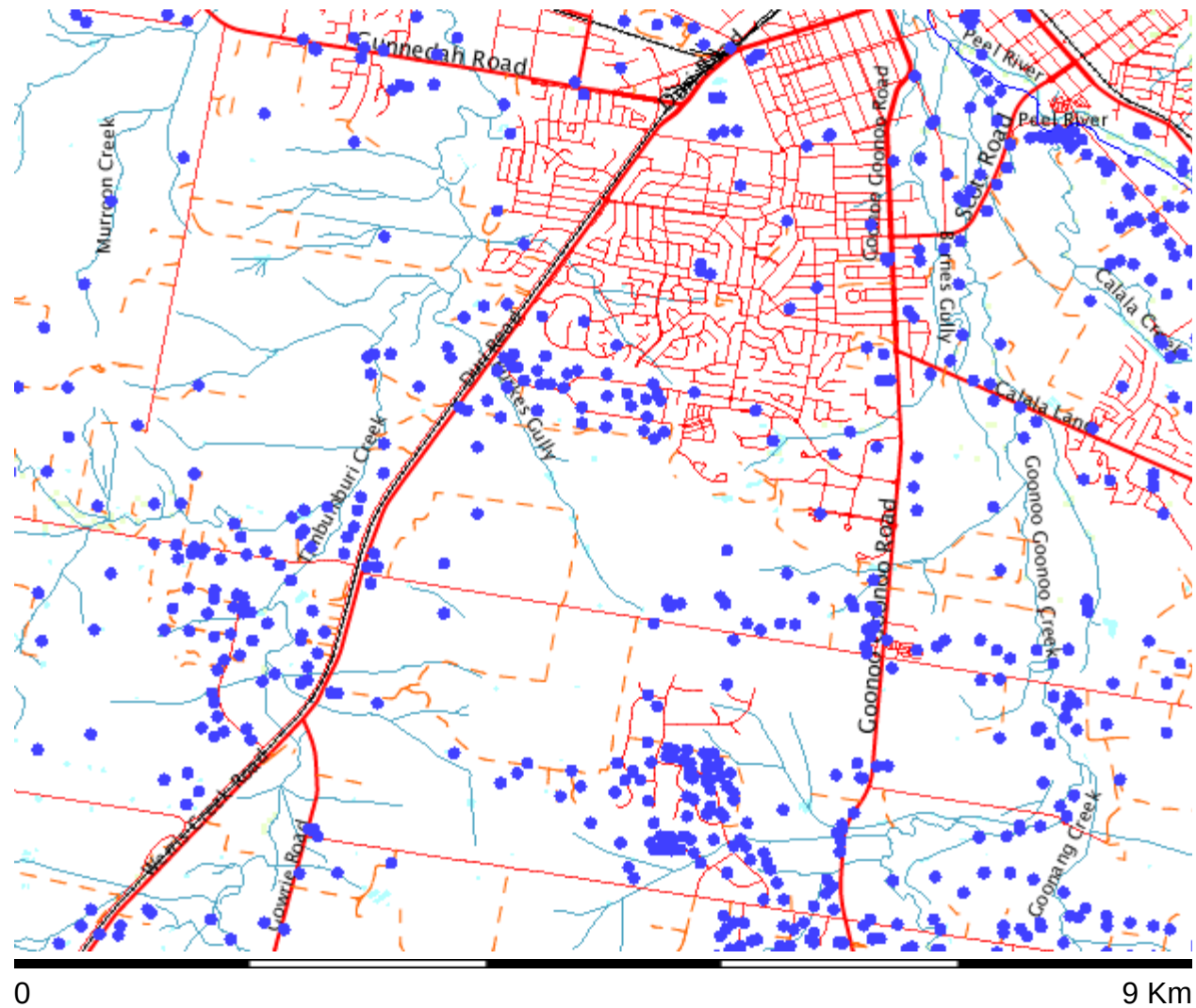


Appendix C Groundwater Bore Search

Map from the NSW Natural Resource Atlas

Map created with NSW Natural Resource Atlas - <http://nratlas.nsw.gov.au>

Wednesday, February 19, 2014



Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	



Topographic base map

Copyright © 2014 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.