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Report on
Preliminary Site Investigation for Contamination

Proposed Residential Subdivision
7 Icton Place, Yass

Prepared for
Hugh Dennett Pty Ltd

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Integrated Practical Solutions



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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Report on Preliminary Site Investigation for Contamination

Proposed Residential Subdivision

7 Iceton Place, Yass

1. Introduction

This report presents the results of a preliminary site investigation for contamination undertaken by Douglas Partners Pty Ltd (DP) for a proposed residential subdivision at 7 Iceton Place, Yass (hereinafter referred to as the 'site'). The investigation was commissioned in an email dated 29 July 2019 by Chelsea Newman of Hugh Dennett Pty Ltd (Hugh Dennett) on behalf of Iceton Investments Pty Ltd (Iceton Investments) and was undertaken in general accordance with DP's proposal CAN190175 dated 19 July 2019.

It is understood that the development of the site will include the subdivision and the development of low density residential properties. The individual residential lots are understood to be approximately 2 hectares in size and there will be approximately 70 individual lots.

To support the development application process, DP was engaged to conduct a PSI for contamination. The objectives of the PSI were to:

- Assess the potential for contamination at the site based on past and present site uses;
- Identify potential areas of environmental concern (PAEC);
- Determine the associated contaminants of potential concern (CoPC);
- Identify potential human and ecological receptors; and
- Provide comments on the likely suitability of the site for its intended land-use.

This PSI comprised a review of selected historical information and a site walkover inspection. No sampling or intrusive investigations were undertaken during this investigation.

This report must be read in conjunction with the notes entitled '*About this Report*' in Appendix A and other explanatory notes, and the report should be kept in its entirety without separation of individual pages or sections.

2. Scope of Works

The following scope of works was conducted to meet the project objectives:

- A desktop study of available topographic, geological and hydrogeological maps and plans;
- Review of site history incorporating the following sources of information:
 - o NSW Government records through the NSW Environment's Contaminated Land Register;
 - o SafeWork NSW records pertaining to the storage of hazardous chemicals;

- o Any existing reports including the Section (2 and 5) Planning Certificate for the site;
- o Historical title deed information; and
- o Selected historical aerial photography.
- Site walkover inspection by a senior environmental scientist to validate the findings of the desktop assessment;
- Development of a conceptual site model (CSM) to identify potential contamination sources, affected media, potential receptors and potential migration pathways; and
- Preparation of this report describing the investigation, identification of potential sources of contamination, and an assessment of the need, if any, for further investigations and/or management.

This investigation was completed with reference to the following guidance documents:

- National Environment Protection Council (NEPC) (1999) National Environment Protection (Assessment of Site Contamination) Measure (NEPM), as amended 2013 (NEPM ASC 2013); and
- NSW Office of Environment and Heritage (OEH) (2011) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites.

3. Site Identification and Description

3.1 Site Identification

The site identification information is summarised in Table 1.

Table 1: Site Identification Details

Item		Details
Site Owner		Iceton Investments Pty Ltd
Site Address		7 Iceton Place, Yass
Current land use		Residential and Agricultural
Lot and DP Number (see Drawing 1, Appendix B)		Lot 2, DP1243702 and Lots 13 and Lot 14, DP786575
State Plan Zoning		R5: Large Lot Residential
Council		Yass Valley Council
Approximate Site Area		170 ha
Proposed future land-use		Residential
Surrounding Land Use	North:	Residential and open space (environmental management land)
	South:	Agricultural land use
	East:	Residential
	West:	Residential and agricultural land use

3.2 Site Layout and Description

The site comprises a large irregular area of approximately 170 ha. The site is moderately to heavily grassed with sporadic trees located across the site. An unnamed creek is located through the middle of the site running in a south to north orientation, small tributaries converge into the creek at various locations. Unsealed tracks are located within the south-western, eastern and central portions of the site. A barn and stockyard are located within the western portion of the site along the western boundary, at the end of Iceton Place. Two small farm dams are located within the south-western portion of the site. The site generally slopes south to north following the unnamed creek line. The western portion of the site is moderately sloped, sloping west to north-east and the eastern portion of the site is moderately sloped, sloping east to west, both towards the unnamed creek.

The highest elevation point is approximately 560 m relative to Australian Height Datum (AHD) within the south-western area and the lowest elevation point is approximately 504 m AHD the northern area of the site. The maximum north-south dimensions and east-west dimensions are approximately 1.7 km and 2.0 km, respectively.

The site location and layout are presented in Drawing 1, Appendix B.

4. Regional Soils, Geology and Hydrogeology

4.1 Regional Soils

Reference to the 1:250 000 'Goulburn Soil Landscape' (1983) indicated that the site is mapped as being on the Boorowa Soil Landscape (majority of the site) and Binalong Soil Landscape (eastern side of the site).

The Boorowa Soil Landscape is characterised by gently undulating to undulating rises near Boorowa and between Yass and Murrumbateman. Soils are moderately deep, moderate to imperfect drained, yellow to pale red with grey-yellow mottling. Slope gradients range from 1 – 10%. This soil group is limited by its minor gullying of drainage lines and sheet and wind erosion during dry times and following cultivation and potential for seasonal water-logging.

The Binalong Soil Landscape is characterised by undulating low hills between Yass and Boorowa. Soils are moderately deep, impeded (podzolic) to rapidly drained (lithosols), bright yellow-brown or red and are weakly to moderately structured. Slope gradients range from 3 – 10% and soils have formed *in-situ* and from alluvial-colluvial material derived from the parent rock. There may be aeolian influences. This soil group is limited by its erodible and dispersible nature, its acidity, potential for seasonal water-logging and localised flooding hazard.

4.2 Geology

Reference to the Yass 1:100 000 Geological Sheet 8628 (2003) indicates that the site is underlain by Quaternary age alluvial and residual deposits (predominantly adjacent to the unnamed creek and its tributaries). The western portion of the site comprises unnamed members of the Yanawe Formation. The eastern and northern portions of the site comprise the O'Briens Creek Sandstone Member of the

Yass Formation of the Douro Group. The unnamed sandstones of the Yanawe Formation are described to be quartzlithic volcanic and arkosic-volcanic ash sandstones (with limestone and calcareous mudstone). The O'Briens Creek Sandstone is described as a quartzofeldspathic sandstone with siltstone and mudstone.

4.3 Acid Sulfate Soil Risk

Reference to the Acid Sulfate Soil (ASS) Risk Map published by the Department of Land and Water Conservation indicates that the site is located within an area of no known occurrence of acid sulfate soil conditions.

4.4 Hydrology

Surface water features on the site consist of an un-named creek and two dams located within the site with several un-named dams being located on neighbouring properties. In addition, Yass River is located approximately 630 m north/north-west of the site at its closest point. Inspection of the topographic map indicates that the likely direction of surface water drainage would be towards the north.

4.4.1 Groundwater Bore Search

A search of the groundwater bore database was conducted through the NSW Department of Primary Industries. The search indicated that there were 18 registered groundwater bores within a 500 m radial search area of the site boundary and the results are summarised in Table 2. Further information was available through the database for the bores and is presented in Appendix C.

Table 2: Groundwater Bores Attribute Data

Groundwater Bore Number	Distance to site (m)	Date Installed	Private/Public	Purpose	Depth (m)	Depth to standing water level (m)	Yield (L/s)
GW035916	0	01/12/1973	Private	Stock	22.8	Unknown	Unknown
GW403844	90 W	01/06/2006	Local Government	Town Water Supply	110	Unknown	20
GW403843	90 W	01/03/2006	Local Government	Town Water Supply	120	Unknown	11.5
GW058194	165 W	01/01/1969	Private	Unknown	21.3	Unknown	Unknown
GW402437	200 N	06/03/2003	Unknown	Test Bore, Stock and Domestic	72	25	0.188

Groundwater Bore Number	Distance to site (m)	Date Installed	Private/Public	Purpose	Depth (m)	Depth to standing water level (m)	Yield (L/s)
GW415062	230 NW	01/11/2011	Private	Stock and Domestic	40	6	1
GW402436	230 N	06/03/2003	Unknown	Test Bore, Stock and Domestic	55	Unknown	Unknown
GW401848	230 E	21/12/2001	Unknown	Domestic	78	21	0.25
GW401892	330 E	20/01/2001	Unknown	Farming, Irrigation	104	Unknown	1.26
GW056131	330 W	01/02/1982	Private	Stock	36	Unknown	Unknown
GW403450	360 W	01/03/2006	Unknown	Stock and Domestic	72	Unknown	Unknown
GW066487	400 W	14/03/1989	Private	Stock and Domestic	60	20	0.5
GW064251	400 N	01/06/1987	Unknown	Stock and Domestic	75.60	Unknown	Unknown
GW402759	400 E	01/03/2004	Unknown	Stock and Domestic	70	41	0.5
GW404660	460 E	01/06/2005	Private	Domestic	81	Unknown	0.642
GW404311	500 SW	15/04/2004	Private	Stock and Domestic	39	3.6	0.391
GW100202	500 SW	10/03/1993	Private	Domestic	33	8	1.7
GW402471	500 E	15/04/2003	Unknown	Domestic	61	Unknown	0.754

5. Site History

The following sections describe the methodology and outcomes of the site history review. Records obtained during the site history search are presented in Appendix C.

5.1 Regulatory Notice Search under the CLM and POEO Acts

The list of contaminated sites held by the NSW EPA was searched on 10 September 2019, and no record of the site was found. The nearest site on the list was the TransGrid Depot located on Perry Street, approximately 1.5 km to the north-west of the site. Given the distance between the Depot and the site, it is considered unlikely that any impacts from the Depot would be affecting the site.

A search for Environment Protection licenses, applications, notices or audits under the Protection of the Environment Operations Act indicated that there were no records found for the site. The closest record was for an Environmental Protection licence issued for the TransGrid Depot. The licence was for transport of trackable waste activities and is no longer in force.

5.2 Section 10.7 (2 and 5) Planning Certificate

The site is located within the local government area of Goulburn Mulwaree Council. Lot 2 DP1232721 is zoned as R5: Large Lot Residential. This is understood to be consistent with the proposed development at the site.

According to the Section 10.7 (2 and 5) Planning Certificate, the land to which this Certificate relates is:

- Not significantly contaminated within the meaning of that Act;
- Not subject to a management order within the meaning of that Act;
- Not subject of an approved voluntary management proposal within the meaning of that Act;
- Not subject to an ongoing maintenance order within the meaning of that Act; and
- Not subject of a site audit statement within the meaning of that Act.

A copy of the Section 10.7 (2 and 5) Planning Certificate is included in Appendix C.

5.3 Dangerous Goods Search

A search of the SafeWork NSW records on Storage of Hazardous Chemicals under the current dangerous substances register was requested. At the time of writing, DP had not received a response from SafeWork NSW. When a response is received, DP will review and if required, update this report.

5.4 Historical Title Search

Historical Title records were reviewed to identify any previous land owners and/or site uses that may indicate a potential for contamination. Information regarding current and previous owners is presented in Tables 3 – 7.

Table 3: Summary of Historical Titles (As Regards Lot 2 in D.P. 1243702 and Lots 13 and 14 in D.P. 786575)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
22.03.1928 (1928 to 1928)	Mary Maria Friggs (Married Woman)	Unknown
22.06.1928 (1928 to 1932)	Joshua Charles Armstrong (Grazier)	Agricultural
03.06.1932	Charles Henry Hearne (Grazier)	Agricultural

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
(1932 to 1933)	(Transfer Under Power of Sale not investigated)	
02.11.1933 (1933 to 1966)	George Burwood Lucas (Grazier) Michael James Humphries (Labourer) (Transmission Application not investigated)	Agricultural
03.06.1966 (1966 to 1966)	Michael James Humphries (Labourer)	Unknown
03.06.1966 (1966 to 1968)	Michael James Humphries (Labourer) Theophilus Charles Hearne (Grazier) Donald Richard Hearne (Grazier)	Agricultural
09.08.1968 (1968 to 1970)	Michael James Humphries (Labourer) Theophilus Charles Hearne (Grazier) Donald Richard Hearne (Grazier) Reuben Henry Hearne (Grazier)	Agricultural
23.02.1970 (1970 to 1972)	Donald Richard Hearne (Grazier) Reuben Henry Hearne (Grazier) Keith Beresford Hearne (Grazier)	Agricultural
(1972 to 1989)	Wells Investments Pty. Limited	Unknown

Table 4: Summary of Historical Titles (Continuing as Regards Lot 13 in D.P. 786575)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
10.03.1989 (1989 to 2018)	Bruce William Turton (Shearing Contractor) Dulcie Edna Turton (Married Woman)	Unknown
24.08.2018 (2018 to date)	# Icton Investments Pty Ltd	Unknown

Denotes current registered proprietor

Table 5: Summary of Historical Titles (continuing as regards Lot 14 in D.P. 786575)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
10.03.1989 (1989 to 1996)	John Robert Whinfield Bradley (Company Director) Judith Anne Bradley (Married Woman)	Unknown
28.03.1996 (1996 to 2002)	John Robert Whinfield Bradley (Company Director)	Unknown
31.07.2002	Bruce William Turton Dulcie Edna Turton	Unknown

(2002 to 2018)		
24.08.2018 (2018 to date)	# Icton Investments Pty Ltd	Unknown

Denotes current registered proprietor

Table 6: Summary of Historical Titles (continuing as Regards Lot 2 in D.P. 1243702 – the part tinted yellow on the attached Cadastral Records Enquiry Report)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
10.03.1989 (1989 to 1995)	John Robert Whinfield Bradley (Company Director) Judith Anne Bradley (Married Woman)	Unknown
28.08.1995 (1995 to 2002)	John Robert Whinfield Bradley (Company Director)	Unknown
31.07.2002 (2002 to 2018)	Bruce William Turton Dulcie Edna Turton	Unknown
24.08.2018 (2018 to date)	# Icton Investments Pty Ltd	Unknown

Denotes current registered proprietor

Table 7: Summary of Historical Titles (continuing as Regards Lot 2 in D.P. 1243702 – the part tinted green on the attached Cadastral Records Enquiry Report)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
10.03.1989 (1989 to 2018)	Bruce William Turton (Shearing Contractor) Dulcie Edna Turton (Married Woman)	Unknown
24.08.2018 (2018 to date)	# Icton Investments Pty Ltd	Unknown

Denotes current registered proprietor

No potentially contaminating activities were able to be identified following review of the historical titles.

5.5 Historical Aerial Photography

Four historical aerial photographs available from NSW Land and Property Information and two satellite images obtained from Google Earth were reviewed (refer to Aerial Photograph Plates D1 to D6 presented in Appendix D).

The images were examined for signs of PAEC such as planting patterns, previous structures which may have subsequently been removed, existing structures, stripped soil or areas of fill or disturbance or other signs of potentially contaminating activities. Findings of the review are summarised in Table 8.

Table 8: Summary of Historical Aerial Photography Review

Aerial Photograph	On-site Conditions	Surrounding Area
1973 Photograph	<p>The site appeared to be open agricultural land with sporadic trees located across the site, two lines of planted trees were noted in the southern portion of the site.</p> <p>An unnamed creek was located within the central portion of the site, running in a south to north orientation.</p> <p>Two dams were present within the south-western portion of the site.</p> <p>An area of pasture within the southern portion of the site appeared to be a different shade of colour compared to the rest of the site. The area could possibly have been used as arable land.</p> <p>An area of disturbed ground was noted in the northern portion of the site, it appeared to be gully erosion.</p> <p>An area of disturbed ground was noted in the south-western corner of the site.</p>	<p>Open agricultural land was present to the north, south and west of the site. Yass Valley Way/Hume Highway boarded the northern boundary of the site.</p> <p>Residential properties and farm dams were sporadically located around the site.</p> <p>The electrical substation was located approximately 1.5 km to the north-west of the site.</p> <p>Yass township was located approximately 1.5 km north/north-west of the site.</p>
1983 Photograph	<p>Largely unchanged from the previous aerial photograph.</p> <p>Pasture with some different shade of colour within the west and east of the site was noted, possibly another area of arable land.</p>	<p>Largely unchanged from the previous aerial photograph.</p>
1989 Photograph	<p>Largely unchanged from the previous aerial photograph. What appeared to be a dam was present in the eastern part of the site, adjacent to the creek.</p>	<p>Iceton Place had been constructed to the west of the site.</p> <p>A residential property had been established on the western boundary of the site, just south of Iceton Place</p>
1997 Photograph	<p>Largely unchanged from the previous aerial photograph.</p> <p>A barn and small stockyard appeared to have been constructed at the end of Iceton Place within the western portion of the site.</p>	<p>Largely unchanged from the previous aerial photograph. A number of residential properties had been constructed to the west of the site.</p>

Aerial Photograph	On-site Conditions	Surrounding Area
2004 Google Earth Image	Largely unchanged from the previous aerial photograph. However, some disturbed ground was noted within the south-western corner of the site.	A number of residential properties had been constructed to the west, north and east of the site.
2014 Google Earth Image	<p>An area of pasture within the southern portion (As 1973 Photograph) of the site appeared to be a different shade of colour compared to the rest of the site. The area could possibly be an area of arable land.</p> <p>Disturbed ground appeared south of the barn area and within the south-eastern corner of the site.</p>	Largely unchanged from the previous aerial photograph.

6. Site Inspection and Interview Information

6.1 Site Inspection

A site inspection was undertaken on 10 September 2019 by an experienced senior environmental scientist. The inspection was undertaken to check and identify (where possible) the likely presence, or otherwise, of sources of potential contamination. Reference was made to the site history review, in order to identify and comment on additional potential sources of contamination which were encountered or observed. Drawing 1, Appendix B, and Photographs 1 to 16, Appendix E show the observed features of the site.

The following observations were made during the site inspection:

- The site is part of a large residential lot. The lot is moderately grassed with sporadic mature trees located across the site;
- Access to the site was via Iceton Place, located west of the site and ends on the western boundary;
- At the end of Iceton Place a barn (comprised of corrugated steel sheet roof, steel and timber) and livestock pens were located. The ground around the barn was hummocky and was noted as potential fill, possibly associated with the construction of the barn. A toilet was located on the northern side of the barn. The barn appeared to be an area for medicating or sorting out livestock, several empty medical containers for animals were noted in a bin. No obvious signs of chemical storage/pesticide treatment for livestock was noted during the walkover;
- A concrete slab was noted south of the barn and pen area. It is not known whether the slab is part of a previous structure;
- Two small un-named dams are located within the south-western portion of the site. No anthropogenic inclusions were noted in the dam embankments.
- Several areas of fill of unknown origin were noted across the site. Two areas of fill placed within gully/drainage lines were observed in the south-western portion of the site (within the drainage line towards one of the dams) and the northern portion of the site. Areas of fill were noted within the south-western corner of the site in minor drainage line areas. The fill appeared to have minor anthropogenic inclusions within it, including tiles, brick, asphalt and concrete fragments, plastic and some scrap metal;
- Stripped topsoil was observed across the mid-eastern and mid-western portions of the site;
- Grain silos, water troughs and tanks were noted on the site, sheep corpses were noted within and around the water tank in the south-eastern portion of the site;
- A small shed was located in the southern portion of the site approximately 70 m west of the creek line. The shed appeared to house an old bore/water pump and fuel tank. Various plastic and metal oil/fuel storage containers were noted in the shed;
- Sporadic and small quantities of waste material (e.g. roof tiles, plastic containers, irrigation pipe etc.) was scattered across the site surface;
- No evidence of underground storage tanks was noted during the inspection;
- No obvious evidence of stressed vegetation was noted during the site inspection;

- No obvious evidence of the presence of potential asbestos-containing material was noted. It should be noted that the walkover undertaken does not constitute one undertaken for an asbestos assessment as per the NEPM (2103); and
- No evidence (e.g. stained or odorous soil) of contamination was noted at the site surface during the site inspection.

7. Proposed Development

It is proposed to subdivide the open land into smaller residential lots. It is currently unknown how many lots the site will be divided into, nor the proposed lot sizes.

8. Potential for Contamination

The site history review indicated that the site has been open land since at least 1973. The site layout has resembled its current layout since the first available historical aerial photograph in 1967. A barn and livestock pens were constructed at the end of Iceton Place sometime between 1989 and 1997. Land use prior to 1973 is unknown, however, historical land titles indicate that the site was owned by graziers from approximately 1928. Areas of potential cropping on arable land was noted in the 1973, 1983 and 2014 historical aerial photographs.

The site inspection confirmed that the barn was once a possible livestock processing/medicating area. Areas of placed fill of unknown quality and origin were observed within several drainage/gully lines and around the barn. Anthropogenic inclusions were noted within the drainage and gully line fill during the site inspection.

Based on the site history review and observations made during the site inspection, the following potential areas of environmental concern (AEC) are considered:

- **PAEC1:** Imported fill of unknown origin and quality within some of the drainage/gully lines and around the barn. CoPC are considered to be metals/metalloids: arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni), zinc (Zn); total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAH); organochloride pesticides and organophosphate pesticides (OCP/OPP) and asbestos;
- **PAEC2:** potential impacts from agricultural land use where potential arable land was located. Potential contaminants associated with the use of pesticides, herbicides and fertilisers are: metals: As, Cd, Cr, Cu, Pb, Hg, Ni, Zn; OCP and OPP;
- **PAEC3:** potential impacts from fuel and oil storage around the water/bore pump station. Potential contaminants associated with fuel and oil storage are TRH, BTEX, PAH and metals; and
- **PAEC4:** Potential zinc leaching from galvanized corrugated roof sheeting on site sheds. Potential contaminant associated with this is zinc

9. Conceptual Site Model

A Conceptual Site Model (CSM) has been prepared for the site and off-site areas with reference to the National Environment Protection (Assessment of Site Contamination) Measure Schedule B2. The CSM identifies potential contaminant sources and CoPC, contaminant release mechanisms, exposure pathways and potential receptors. The CSM is presented in Table 9 below.

Based on Section 9, the identified potential contamination sources are as follows:

- S1 – Fill of unknown origin and quality
- S2 – Potential impacts from agricultural land use
- S3 – Spills and leaks of hydrocarbon fuels and oils around the pump station
- S4 – Galvanized zinc roofs

9.1 Potential Receptors

9.1.1 Human Health Receptors

Potential human health receptors include the following:

- R1 – Current users (residential/agricultural workers)
- R2 – Construction and maintenance workers
- R3 – Land users in adjacent areas (neighbouring residents)

9.1.2 Environmental Receptors

Potential environmental receptors include the following:

- R4 – Groundwater
- R5 – Surface water
- R6 – Flora and fauna (including livestock)

9.2 Potential Pathways

Potential pathways for contamination include the following:

- P1 – Ingestion and dermal contact of soil and dust particulates.
- P2 – Outdoor Inhalation of dust particulates
- P3 – Indoor/outdoor Inhalation of vapours.
- P4 – Surface water run-off.
- P5 – Leaching of contaminants and vertical migration into groundwater.
- P6 – Lateral migration of groundwater providing base-flow to watercourses.
- P7 – Direct contact with ecology

9.3 Summary of Potential Complete Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human, water or environmental receptors from contamination sources on, or in the vicinity of, the site, via transport pathways (potential complete pathways). The possible pathways between the above sources (S1 to S3) and receptors (R1 to R6) are provided in Table 9.

Table 9: Summary of Potentially Complete Pathways

Source	Receptor	Transport Pathway	Comments
S1 – Filling	R1	P1, P2 and P3	Fill is present in the eastern part of the site where the drainage and gully lines are located. During the site inspection, sporadic fragments of bricks, asphalt, tiles, concrete and plastic were observed on the ground surface.
	R2		
	R3		
	R4	P5 and P6	An intrusive investigation is required to assess possible site contamination, including chemical testing of the soils.
	R5	P4 and P6	
	R6	P7	
S2 – Potential historical use of pesticides/herbicides	R1	P1 and P2	An intrusive investigation is required to assess possible site contamination, including chemical testing of the soils.
	R2	P1 and P2	
	R3	P1 and P2	
	R4	P5 and P6	
	R5	P4 and P6	
	R6	P7	
S3 – Spills and leaks of hydrocarbon fuels and oils around the pump station	R1	P1, P2 and P3	An intrusive investigation is required to assess possible site contamination, including chemical testing of the soils.
	R2	P1, P2 and P3	
	R4	P5 and P6	
	R5	P4 and P6	
	R6	P7	
S4 – Potential zinc leaching from galvanized corrugated roof sheeting	R1	P1 and P2	An intrusive investigation is required to assess possible site contamination, including chemical testing of the soils.
	R2	P1 and P2	
	R3	P1 and P2	
	R4	P5 and P6	
	R5	P4 and P6	
	R6	P7	

10. Conclusions and Recommendations

A PSI for a proposed residential subdivision at 7 Icton Place, Yass has been undertaken. Sources of contamination were identified on the basis of the available site information and a subsequent site inspection. Based on the findings of the PSI, it is therefore considered that the likelihood for gross

chemical contamination to be present across the site is low with localised areas of moderate gross chemical contamination being more likely.

The in-filled gullies/drainage lines in the north-eastern and south-western portions of the site, the fill located around the barn in the western portion of the site and storage of minor amounts of chemicals and fuel around the pump station are sources of potential contamination. The areas of potential arable land noted in the historical aerial photographs are also a source of potential contamination, as is potential zinc leaching from corrugated steel sheeting used in site sheds. It is recommended that further intrusive assessment be carried out using a targeted sampling regime in the identified areas. This intrusive investigation would include the collection of soil samples from targeted areas across the site and submission of selected soil samples to a National Association of Testing Authorities (NATA) accredited laboratory for analysis of the listed CoPC. Laboratory results should then be compared against relevant health based and ecological criteria to assess the compatibility of the site with the proposed residential development.

Any filling material requiring excavation and off-site disposal during the proposed development works must be sampled, and subjected to a formal waste classification assessment in accordance with the NSW's EPA Waste Classification Guidelines.

Based on the assessment findings, it is considered that the site could be rendered suitable for the proposed residential development, subject to the subsurface investigation recommended above being undertaken. The investigation should focus particularly on the potential source of contamination identified and the development, implementation and efficacious validation of appropriate remediation action, if required.

11. References

1. C. Hird (1983) 'Goulbourn Soil Landscape Series Sheet SI 55-12 1:250 000', Soil Conservation Service of N.S.W;
2. G.P. Colquhoun, A.Y.E. Warren, R.G. Cameron, A.J. Johnston and D.J. Johnston, (2003) *Yass 1:100 000 Geological Sheet 8628, Provisional 2nd edition*, Geological Survey of New South Wales, Orange;
3. National Environment Protection Council (NEPC) (1999) *National Environment Protection (Assessment of Site Contamination) Measure (NEPM)*, as amended 2013 (NEPM ASC 2013);
4. NSW Office of Environment and Heritage (OEH) (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*;
5. New South Wales Environmental Protection Authority (2014) *Waste Classification Guidelines: Part 1: Classifying Waste*, dated November 2014

12. Limitations

Douglas Partners (DP) has prepared this report for this project at 7 Iceton Place, Yass in accordance with DP's proposal CAN190175 dated 19 July 2019 and acceptance received from Chelsea Newman Hugh Dennett Pty Ltd on behalf of Iceton Investments Pty Ltd dated 29 July 2019. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Hugh Dennett Pty Ltd and Iceton Investments Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

About This Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

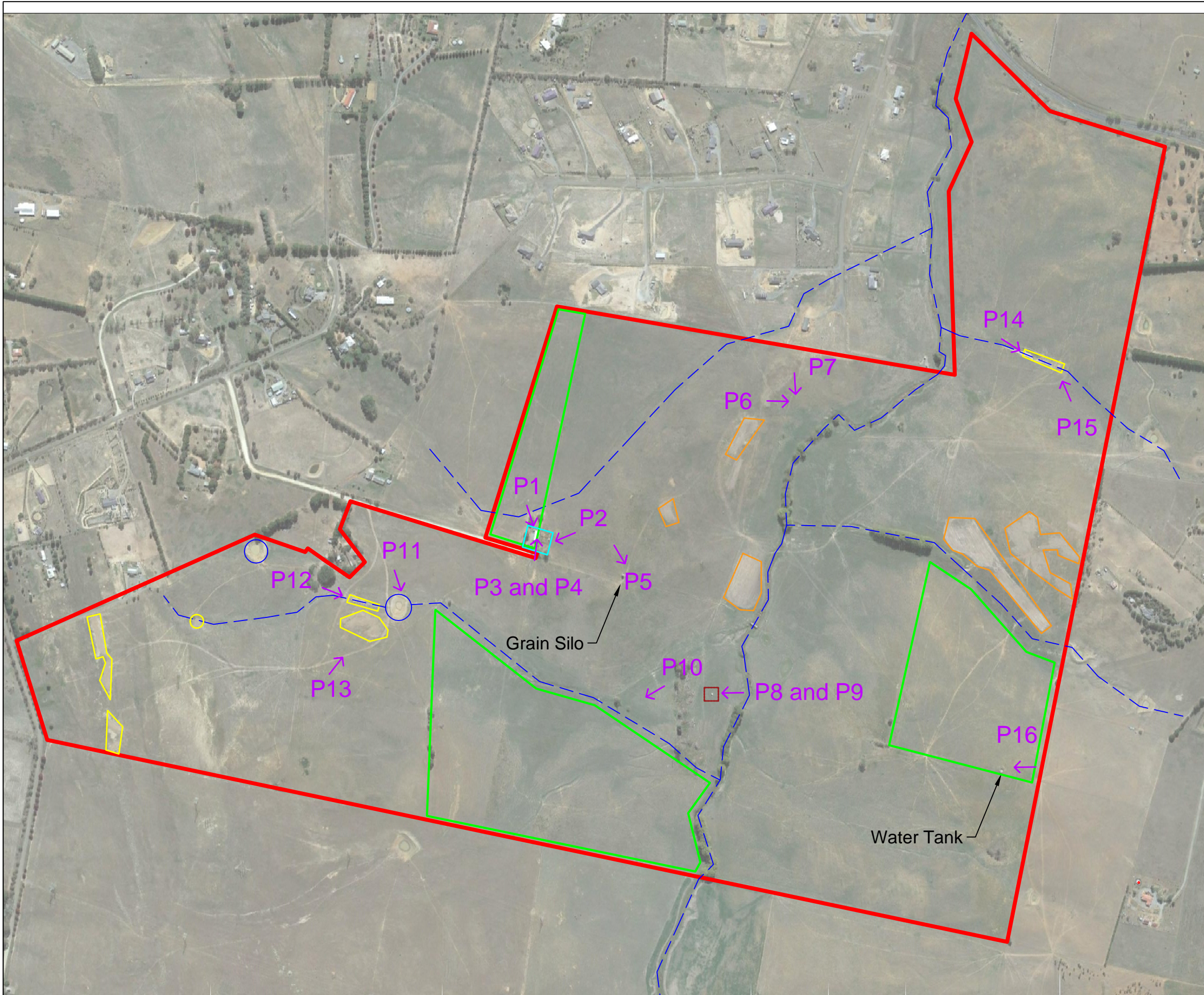
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix B

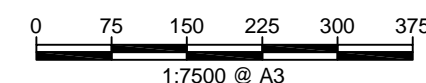
Drawings



Locality Plan

LEGEND

- Approximate Site Boundary
- Creek Line and Drainage/Gully Lines
- Dam
- ▭ Barn and Livestock Area
- ▭ Approximate Area of Fill
- ▭ Approximate Area of Stripped Grass/Topsoil
- ▭ Water Pump Station
- Potential Previous Arable Land Use
- ↖ P16 Photograph Location and Direction



NOTE: Base drawing from Google Earth Pro, dated 12 August 2019)



Appendix C

Site History Searches

SECTION 10.7(2) & (5) PLANNING CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979 &
Schedule 4 Environmental Planning and Assessment Regulation 2000

Application Details

Name: Ms Shannon Goodsell

Address: PO Box 1487
FYSHWICK ACT 2609

Certificate No: 190907

Fees paid: \$133.00

Receipt no: 25772

Applicant's ref: 94291.00

Pages in certificate: 7

Pursuant to section 10.7 of the Act, it is advised that as of the date of this certificate, the subject land was affected by the matters indicated below and in the attachments to this certificate. Information is given only to the extent that Council has been notified by the NSW Department of Planning and Environment and other relevant State Agencies

Property Details

Address: 7 Iceton Place
YASS NSW 2582

Property description: PARISH: HUME,
LOTS: 13 & 14, DP: 786575, LOT: 2,
DP: 1243702 (SUBJECT TO PIPELINE
AGREEMENT WITH COUNCIL)

Area: 173.3 Hectares

Assessment no: 100503

Owner recorded by Council: Iceton Investments Pty Ltd

Prescribed Matters

Information relating to planning instruments and DCPs that apply to the land

<i>Local Environmental Plan</i>	Yass Valley Local Environmental Plan 2013
<i>Yass Valley LEP 2013 Map Reference</i>	Maps for this property can be viewed at: www.planningportal.nsw.gov.au/find-a-property Instrument and maps can be viewed at: www.legislation.nsw.gov.au
<i>Draft Local Environmental Plan</i>	Nil
<i>Development Control Plan</i>	Draft Yass Valley DCP 2018 currently being prepared.
<i>State Environmental Planning Policies</i>	Refer to Schedule A attached
<i>Draft State Environmental Planning Policies</i>	Refer to Schedule B attached

Information relating to zoning and land use under relevant LEP's

<i>Zoning of the property</i>	R5 Large Lot Residential
<i>Purposes for which development may be carried out without the need for Development Consent</i>	Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations.
<i>Purposes for which development may be carried out with Development Consent</i>	Animal boarding or training establishments; Bed and breakfast accommodation; Bee keeping; Camping grounds; Caravan parks; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Exhibition homes; Farm buildings; Group homes (transitional); High technology industries; Home industries; Information and education facilities; Recreation areas; Respite day care centres; Roads; Signage; Truck depots; Veterinary hospitals.
<i>The purposes for which development is prohibited.</i>	Any development not specified in item 2 or 3.
<i>Yass Valley LEP 2013 Lot Size Map</i>	10 hectares. Part 4 - Principal Development Standards in the Yass Valley LEP 2013 outlines the requirements for the subdivision of the land.
<i>Is this property identified on any other Yass Valley LEP 2013 map</i>	Yes, this land is identified as having potential Biodiversity values on the Yass Valley LEP 2013 Biodiversity Map. Clause 6.3 Terrestrial Biodiversity applies to this land. Yes, this land is identified as being within an area of Groundwater Vulnerability on the Yass Valley LEP 2013 Groundwater Vulnerability Map. Clause 6.4 Groundwater Vulnerability applies to this land. Yes, this land is identified as being subject to Dryland Salinity on the Yass Valley LEP 2013 Natural Resources Land Map. Clause 6.6 Salinity applies to this land.

Does this zone specify minimum land dimensions or area for the erection of a dwelling-house

The lands dimensions do not prohibit the erection of a dwelling house, in respect of any development standard prescribing minimum land dimensions or area.

Does the land include or comprise critical habitat

No

Is the land in a Conservation Area

No

Is there an item of Environmental Heritage situated on the land

No

Can complying development be carried out on the land under the provisions of clauses 1.17(A), 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

General Housing Code

Not applicable.

Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on this land.

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

Complying Development under the Commercial and Industrial Alterations Code may only be carried out on a building used as a specified non-residential purpose.

Commercial and Industrial (New Buildings and Additions) Code

Not applicable.

Fire Safety Code

Complying Development under the Fire Safety Code may only be carried out on an existing building used for a residential care facility or other specified non-residential use.

Demolition Code

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

Subdivisions Code

Complying Development for strata subdivision under the Subdivisions Code may be carried out on this land.

Disclaimer: This certificate only addresses matters raised in Clauses 1.17A, 1.18 and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

Note: Clause 1.9 of State Environmental Planning Policy (Exempt and Complying SEPP) specifies its relationship to local environmental plans (LEPs), development control plans (DCPs) and other State environmental planning policies (SEPPs). Please refer to Clauses 1.8 and 1.9 of this SEPP to determine the applicability of exempt and complying provisions of this SEPP, and other applicable LEPs, DCPs and SEPPs.

<i>Is the land affected by the operation of the Coastal Protection Act 1979</i>	No
<i>Are annual charges applicable to this land under the Local Government Act 1993 for coastal protection services that relate to existing coastal protection work</i>	The land within the Yass Valley LGA is not affected by the Coastal Protection Act 1979 being an inland Council. As such, no annual charges apply to this land.
<i>Is the land proclaimed to be in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961</i>	No
<i>Is the land affected by any road widening or road re-alignment proposals under:</i>	
<i>Division 2 or Part 3 of the Roads Act 1993</i>	No
<i>Any Environmental Planning Instrument</i>	No
<i>Any resolution of the Council</i>	No
<i>Is the land affected by a policy adopted by the Council or by any other public authority that restricts the development of the land because of the likelihood of:</i>	
<i>Land slip</i>	No
<i>Bush fire</i>	Planning for Bush Fire Protection (2006) applies to all land identified below as bushfire prone. This document can be found at: http://www.rfs.nsw.gov.au under Publications.
<i>Tidal inundation</i>	No
<i>Subsidence</i>	No
<i>Acid sulphate soils</i>	No
<i>Any other risk</i>	No
<i>Is development of the land subject to flood related development controls</i>	Clause 6.2 'Flood Planning' of the Yass Valley LEP 2013 applies to land at or below the 1:100 ARI flood event level (plus 0.5 metre freeboard).
<i>Does any Environmental Planning Instrument or Draft Environmental Planning Instrument applying to the land provide for the acquisition of the land by a public authority as referred to in Section 27 of the Act</i>	No
<i>Contributions plans applying to the land</i>	Yass Valley Development Contributions Plan 2018, Yass Valley Council Development Servicing Plan 2013 for Water, Yass Valley Council Development Servicing Plan 2013 for Sewer.
<i>Does the property include or comprise biodiversity certified land (within the meaning of Part 7AA of the <u>Threatened Species Conservation Act 1995</u>)</i>	No
<i>Is the property subject to a biobanking agreement under part 7A of the <u>Threatened Species Conservation Act 1995</u></i>	No

<i>Is the land identified as Bush Fire Prone</i>	No
<i>Does any Property Vegetation Plan under the <u>Native Vegetation Act 2003</u> apply to this land</i>	No
<i>Has an order been made under the Trees (Disputes Between Neighbours) Act 2006</i>	No
<i>Has a site compatibility certificate been issued for seniors housing, infrastructure or affordable rental housing</i>	No
<i>Is the land significantly contaminated within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land subject to a management order within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land the subject of a site audit statement (if a copy of such a statement has been provided to Council) within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is there any paper subdivision applicable to this land</i>	No
<i>Has a site verification certificate been issued that the land is land is biophysical strategic agricultural land or critical industry cluster land</i>	No
<i>Is the land listed on the Loose-fill asbestos insulation register of the NSW Fair Trading</i>	No
<i>Is there any affected building notice of which the Council is aware that is in force in respect of the land</i> Note: affecting building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.	No
<i>Is there any building product rectification order of which the Council is aware that is in force in respect of the land and has not been fully complied with</i> Note: building product rectification order has the same meaning as in Building Products (Safety) Act 2017.	No
<i>Is there any notice of intention to make a building product rectification order of which the Council is aware has been given in respect of the land and is outstanding</i>	No

Note: Houses built prior to 1982 may contain loose fill asbestos. For further information contact WorkCover on 131 050 or www.workcover.nsw.gov.au.

Note: The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.

Council draws your attention to section 10.7(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Interested persons should make their own enquiries as to whether any development consent mentioned in this certificate has lapsed.

Additional Advice

(Issued under section 10.7(5) of the Environmental Planning and Assessment Act, 1979)

Information relating to current Council studies and planning proposals

Further information about current Council Studies and Planning Proposals can be found at:

<https://www.yassvalley.nsw.gov.au/our-services/planning-and-building/lep-amendments/>

<https://www.yassvalley.nsw.gov.au/our-services/planning-and-building/controls-policies-and-strategies/>

Any other risk

No

Information relating to tree removal

Clause 5.9 of the Yass Valley LEP 2013 outlines the requirements for the removal of trees and/or vegetation.

Further information about tree removal under the Native Vegetation Act 2003 can be found at <http://www.environment.nsw.gov.au/vegetation/selfassess.htm>

Information relating to major projects

Details relating to NSW Major Projects on exhibition or determined within the Yass Valley LGA can be viewed at www.majorprojects.planning.nsw.gov.au

Information relating to Council services and assets

Yass Valley Council policies may apply to this site, they can be viewed at www.yassvalley.nsw.gov.au

Information relating to Development Consents & Building Applications

Can be obtained by lodging an 'Informal Request to View a Property File'.

Relevant documents (if in Council records) will be scanned and accessible on Council's online portal.

<https://myportal.yass.nsw.gov.au/download/258389/dccbd5e4a9ae48c4a4a1d2d41302a11e>

Note: Council draws your attention to section 10.7(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Interested persons should make their own enquiries as to whether any development consent mentioned in this certificate has lapsed.



Judith Field

Customer Services Officer

1 August 2019

SCHEDULE A

The following State Environmental Planning Policies (SEPPs) apply to the Yass Valley Local Government Area. These policies can be viewed online at www.legislation.nsw.gov.au

Title	Abstract
SEPP No. 21 Caravan Parks	This policy provides for the development of land for a caravan park catering for short-term residents (such as tourists) or for long-term residents.
SEPP No. 30 Intensive Agriculture	This policy relates to cattle feedlots and piggeries, outlining matters for consideration within the development assessment.
SEPP No. 33 Hazardous and Offensive Development	This policy relates to hazardous and offensive development, outlining matters for consideration in a development assessment, and that any measures proposed to be employed to reduce the impact of the development are taken into account
SEPP No. 36 Manufactured Home Estates	This policy helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations.
SEPP No. 44 Koala Habitat Protection	This policy encourages the conservation and management of areas of natural vegetation that provide habitat for koalas.
SEPP No. 55 Remediation of Land	This policy promotes the remediation of contaminated land, specifying considerations for rezoning land and determining development applications. It also requires that remediation work meet certain standards and notification requirements
SEPP No. 64 Advertising and Signage	This policy encourages signage which is compatible with the desired amenity and visual character of an area, and provides effective communication in suitable locations. This policy does not regulate the content of signage.
SEPP No. 65 Design Quality of Residential Flat Development	This policy aims to improve the design quality of residential flat development to achieve better built form and aesthetics of buildings and streetscapes. It also aims to maximise amenity, safety and security and minimise consumption of energy.
SEPP (Affordable Rental Housing) 2009	This policy encourages a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing.
SEPP (Building Sustainability Index: BASIX) 2004	This policy ensures state-wide consistency in the implementation of the BASIX scheme to encourage sustainable residential development.

<p>SEPP</p> <p>Educational Establishments and Child Care Facilities 2017</p>	<p>This policy sets out design requirements and planning approval pathways for child care centres, school, universities and TAFE establishments.</p>
<p>SEPP</p> <p>(Exempt and Complying Development Codes) 2008</p>	<p>This policy provides exempt and complying development codes that have State-wide application. It specifies types of development that are of minimal environmental impact that may either be carried out without the need for development consent, <u>or</u> may be carried out in accordance with a complying development certificate as defined in the Act.</p>
<p>SEPP</p> <p>(Housing for Seniors or People with a Disability) 2004</p>	<p>This policy aims to increase the supply, quality and diversity of residences to meet the needs of seniors or people with a disability.</p>
<p>SEPP</p> <p>(Infrastructure) 2007</p>	<p>This policy provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. It supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.</p>
<p>SEPP</p> <p>(Mining, Petroleum Production and Extractive Industries) 2007</p>	<p>This policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. The policy establishes appropriate planning controls to encourage ecologically sustainable development.</p>
<p>SEPP</p> <p>(Miscellaneous Consent Provisions) 2007</p>	<p>This policy is to ensure that suitable provisions are made for ensuring the safety of persons using temporary structures, and to encourage the protection of the environment at the location, by managing noise, parking and traffic impacts and ensuring heritage protection.</p>
<p>SEPP</p> <p>(Rural Lands) 2008</p>	<p>This policy provides a consistent approach to rural planning across NSW. It provides rural planning principles and matters for consideration in approving rural subdivisions and dwellings.</p>
<p>SEPP</p> <p>(State and Regional Development) 2011</p>	<p>This policy identifies development that is State significant development, State significant infrastructure and critical State significant infrastructure. The Department of Planning and Infrastructure - through Joint Regional Planning Panels, is predominantly responsible for assessing these projects whose size, complexity, importance or potential impacts mean they are of State, rather than Local or Regional significance.</p>
<p>SEPP</p> <p>Vegetation in Non-Rural Areas 2017</p>	<p>This policy seeks to protect the amenity and biodiversity values of trees in urban areas of the State.</p>

SCHEDULE B

The following draft State Environmental Planning Policies which relate to the Yass Valley Local Government Area and which have been exhibited by the NSW Department of Planning and Environment between 1 September 2010 to date:

Title	Abstract
SEPP Primary Production and Rural Development (EIE exhibited 2017)	This policy is intended to consolidate and replace five existing SEPP's including the Rural Lands SEPP 2008 and Intensive agriculture SEPP No 30

WaterNSW

Work Summary

GW035916

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK
Work Type: Bore open thru rock	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 22.80 m
Completion Date: 01/12/1973	Drilled Depth: 22.90 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description: Good
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 22
Region: 40 - Murrumbidgee	CMA Map: 8628-2S		
River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6139066.000 Easting: 676961.000	Latitude: 34°52'31.4"S Longitude: 148°56'10.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.MAP	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Opening	Slots	0.00	1.20	152		1	A: 1.58mm
1	1	Casing	Welded Steel	0.00	5.10	152			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
4.80	5.40	0.60	Fractured	3.00		0.76			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.52	1.52	Clay Black	Clay	

1.52	4.57	3.05	Clay Yellow	Clay	
4.57	22.86	18.29	Basalt Water Supply	Basalt	

*** End of GW035916 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW056131

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK
Work Type: Bore open thru rock	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 36.00 m
Completion Date: 01/02/1982	Drilled Depth: 36.00 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre L5 (14)
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6139953.000 Easting: 675708.000	Latitude: 34°52'03.4"S Longitude: 148°55'20.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.MAP	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	0.00	12.00	165			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
30.00	32.00	2.00	Fractured	15.00		0.50			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	11.00	11.00	Slate Clay	Slate	
11.00	36.00	25.00	Slate Water Supply	Slate	

WaterNSW

Work Summary

GW058194

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): NOT KNOWN
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 21.30 m
Completion Date: 01/01/1969	Drilled Depth:
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description: 0-500 ppm
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 22
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6140300.000 Easting: 676883.000	Latitude: 34°51'51.4"S Longitude: 148°56'06.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.MAP	

Remarks

17/01/1985: TDS = 287 MG/L

*** End of GW058194 ***

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*** End of GW056131 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW064251

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 75.60 m
Completion Date: 01/06/1987	Drilled Depth:
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description: 0-500 ppm
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 32
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6140310.000 Easting: 677976.000	Latitude: 34°51'50.4"S Longitude: 148°56'49.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.MAP	

*** End of GW064251 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW066487

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type:	
Work Status:	Supply Obtained
Construct.Method:	
Owner Type:	Private
Commenced Date:	Final Depth: 60.00 m
Completion Date:	14/03/1989 Drilled Depth: 60.00 m
Contractor Name:	(None)
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m): 20.000
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 0.500

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre LT11
Region:	40 - Murrumbidgee	CMA Map:	
River Basin:	410 - MURRUMBIDGEE RIVER	Grid Zone:	Scale:
Area/District:			
Elevation:	520.00 m (A.H.D.)	Northing:	6140046.000
Elevation Source:	Est. Contour >15M.	Easting:	675684.000
		Latitude:	34°52'00.4"S
		Longitude:	148°55'19.3"E
GS Map:	-	MGA Zone:	55
		Coordinate Source:	GD.,ACC.MAP

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
40.00	60.00	20.00	Fractured	20.00		0.50			

Remarks

20/11/2009: Updated details as per existing data.

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW100202

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): DOMESTIC
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 33.00 m
Completion Date: 10/03/1993	Drilled Depth: 33.00 m
Contractor Name: WINDLEY'S WATER WELLS PTY LTD	
Driller: Phillip Arthur Windley	
Assistant Driller:	
Property:	Standing Water Level (m): 8.000
GWMA:	Salinity Description: Good
GW Zone:	Yield (L/s): 1.700

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 34//754884
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6138900.000		Latitude: 34°52'38.0"S
Elevation Source: Unknown	Easting: 674913.000		Longitude: 148°54'49.8"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	33.00	180			Rotary Air
1	1	Casing	P.V.C.	0.00	5.00	160			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
11.00	11.50	0.50	Fractured	8.00	11.50	0.50	12.00	01:00:00	
24.00	25.00	1.00	Fractured	8.00	10.00	1.20	33.00	01:00:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

0.00	1.00	1.00	FILL	Fill	
1.00	5.00	4.00	SOIL & CLAY	Soil	
5.00	33.00	28.00	SHALE	Shale	

Remarks

29/01/2013: Nat Carling, 29-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW100202 ***

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WaterNSW

Work Summary

GW401848

Licence:

Licence Status:

Authorised Purpose(s):
Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status:

Construct.Method: Rotary Air

Owner Type:

Commenced Date:
Completion Date: 21/12/2001

Final Depth: 78.00 m
Drilled Depth: 78.00 m

Contractor Name: J & L Drilling Pty Ltd

Driller: Leon Thomas Sharp

Assistant Driller:

Property:
GWMA:
GW Zone:

Standing Water Level (m): 21.000
Salinity Description:
Yield (L/s): 0.250

Site Details

Site Chosen By:

County
Form A: MURRAY
Licensed:

Parish
HUME

Cadastre
LT 14 DP 884010

Region: 40 - Murrumbidgee

CMA Map: 8628-2N

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6139565.000
Easting: 677643.000

Latitude: 34°52'14.8"S
Longitude: 148°56'36.8"E

GS Map: -

MGA Zone: 55

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	78.00	177			Rotary Air
1	1	Casing	Pvc Class 9	0.00	78.00	139	125		Seated, Seated on Bottom, Screwed and Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
39.00	39.50	0.50	Unknown	21.00		0.50			
58.00	58.50	0.50	Unknown	21.00		0.10			
72.00	73.00	1.00	Unknown	21.00		0.10			

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments
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(m)	(m)	(m)			
0.00	1.00	1.00	Top soil	Topsoil	
1.00	8.00	7.00	Brown shale	Invalid Code	
8.00	20.00	12.00	Grey shale	Invalid Code	
20.00	78.00	58.00	Granodiorite	Granodiorite	

*** End of GW401848 ***

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WaterNSW

Work Summary

GW401892

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): FARMING, IRRIGATION
Work Type: Bore	
Work Status:	
Construct.Method: Rotary Air	
Owner Type:	
Commenced Date:	Final Depth: 104.00 m
Completion Date: 20/01/2001	Drilled Depth: 104.00 m
Contractor Name: Watermin Drillers Pty Ltd	
Driller: Ernest Maxwell Jones	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description: Good
GW Zone:	Yield (L/s): 1.260

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre LT17 DP879780
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: - Unknown Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6138844.000 Easting: 677571.000	Latitude: 34°52'38.2"S Longitude: 148°56'34.5"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GPS - Global	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	24.00	177			Rotary Air
1		Hole	Hole	24.00	104.00	127			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.30	24.00	125			Driven into Hole, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
93.00	94.00	1.00	Unknown			1.26	95.00		

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

0.00	1.00	1.00	Topsoil	Topsoil	
1.00	3.00	2.00	Shale, light brown	Shale	
3.00	27.00	24.00	Shale, fractured brown	Shale	
27.00	104.00	77.00	Granite	Granite	

Remarks

20/01/2001: Form A Remarks:
Very good choice of drilling company. Drilling team was fantastic and Mr Max Jones' experience and support was very invaluable. I would recommend this company to anyone.

*** End of GW401892 ***

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WaterNSW

Work Summary

GW402436

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): TEST BORE, STOCK, DOMESTIC

Work Type: Bore

Work Status: Filled

Construct.Method: Rotary - Percussion (Down Hole Hammer)

Owner Type:

Commenced Date:

Completion Date: 06/03/2003

Final Depth: 55.00 m

Drilled Depth: 55.00 m

Contractor Name: Central West Water Drillers

Driller: Michael Patrick O'neill

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: MURRAY

HUME

LT23 DP853134

Licensed:

Region: 40 - Murrumbidgee

CMA Map: 8628-2N

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6140742.000

Latitude: 34°51'36.8"S

Elevation Source: (Unknown)

Easting: 677210.000

Longitude: 148°56'18.8"E

GS Map: -

MGA Zone: 55

Coordinate Source: Map Interpre

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	55.00	150			Rotary - Percussion (Down Hole Hammer)

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	Clay	Clay	
1.00	15.00	14.00	Granite, decomposed	Granite	
15.00	55.00	40.00	Granite	Granite	

*** End of GW402436 ***

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WaterNSW

Work Summary

GW402437

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): TEST BORE, STOCK, DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method: Rotary - Percussion (Down Hole Hammer)	
Owner Type:	
Commenced Date:	Final Depth: 72.00 m
Completion Date: 06/03/2003	Drilled Depth: 72.00 m
Contractor Name: Central West Water Drillers	
Driller: Michael Patrick O'neill	
Assistant Driller:	
Property:	Standing Water Level (m): 25.000
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 0.188

Site Details

Site Chosen By:		
County	Parish	Cadastre
Form A: MURRAY	HUME	LT23 DP853134
Licensed:		
Region: 40 - Murrumbidgee	CMA Map: 8628-2N	
River Basin: - Unknown	Grid Zone:	Scale:
Area/District:		
Elevation: 0.00 m (A.H.D.)	Northing: 6140729.000	Latitude: 34°51'37.4"S
Elevation Source: (Unknown)	Easting: 677071.000	Longitude: 148°56'13.4"E
GS Map: -	MGA Zone: 55	Coordinate Source: Map Interpre

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	72.00	150			Rotary - Percussion (Down Hole Hammer)
1	1	Casing	Pvc Class 9	-0.30	72.00	125	111		Driven into Hole, Riveted
1	1	Opening	Slots - Vertical	45.00	55.00	125		0	Casing - Hand Sawn Slot, PVC Class 9, SL: 200.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
50.00	52.00	2.00	Unknown	25.00		0.19			

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments
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(m)	(m)	(m)			
0.00	3.00	3.00	Clay	Clay	
3.00	13.00	10.00	Shale, soft	Shale	
13.00	19.00	6.00	Shale, grey	Shale	
19.00	72.00	53.00	Granite	Granite	

Remarks

06/03/2003: Form A Remarks:
Sump installed from 52 metres to 72 metres.

*** End of GW402437 ***

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WaterNSW

Work Summary

GW402471

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): DOMESTIC
Work Type: Bore	
Work Status:	
Construct.Method: Rotary Air	
Owner Type:	
Commenced Date:	Final Depth: 61.00 m
Completion Date: 15/04/2003	Drilled Depth: 61.00 m
Contractor Name: J & L Drilling Pty Ltd	
Driller: Leon Thomas Sharp	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 0.754

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre LT7 DP879780
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: - Unknown Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6139589.000 Easting: 677958.000	Latitude: 34°52'13.8"S Longitude: 148°56'49.2"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Map Interpre	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	61.00	177			Rotary Air
1	1	Casing	Pvc Class 9	0.00	61.00	139	125		Seated on Bottom, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
32.00	33.00	1.00	Unknown			0.25			
56.00	57.50	1.50	Unknown			0.50			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

0.00	0.20	0.20	Topsoil	Topsoil	
0.20	20.00	19.80	Granite, weathered	Granite	
20.00	61.00	41.00	Granite, grey	Granite	

Remarks

15/04/2003: Form A Remarks:
Sump installed from 56 metres to 61 metres.

*** End of GW402471 ***

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WaterNSW

Work Summary

GW402759

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore	
Work Status:	
Construct.Method: Rotary Air	
Owner Type:	
Commenced Date:	Final Depth: 70.00 m
Completion Date: 01/03/2004	Drilled Depth: 70.00 m
Contractor Name: MT MCKECHNIE DRILLING & PUMPING	
Driller: Malcolm Dexter Mckechnie	
Assistant Driller:	
Property:	Standing Water Level (m): 41.000
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 0.500

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre LT19 DP879780
Region: 40 - Murrumbidgee	CMA Map: 8628-2S		
River Basin: - Unknown Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6139003.000 Easting: 677692.000	Latitude: 34°52'33.0"S Longitude: 148°56'39.1"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Map Interpre	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	70.00	200			Rotary Air
1		Annulus	Waterworn/Rounded	0.00	70.00				Q:2.000m3
1	1	Casing	Pvc Class 9	0.00	70.00	125	117		Riveted
1	1	Opening	Slots	50.00	70.00	125		0	Casing - Machine Slotted, PVC Class 9

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
60.00	60.30	0.30	Unknown	41.00		0.50			

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments
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(m)	(m)	(m)			
0.00	1.00	1.00	TOPSOIL	Topsoil	
1.00	3.00	2.00	CLAY	Clay	
3.00	70.00	67.00	DAYCITE	Dacite(Tonalite)	

*** End of GW402759 ***

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WaterNSW

Work Summary

GW403450

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 72.00 m
Completion Date: 01/03/2006	Drilled Depth: 72.00 m
Contractor Name: Central West Water Drillers	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County	Parish	Cadastre
	Form A: Licensed:	UNKNOWN	
Region: 40 - Murrumbidgee	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6139793.000	Latitude: 34°52'08.9"S	
Elevation Source: Unknown	Easting: 675127.000	Longitude: 148°54'57.6"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Map Interpre	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	-0.40	72.00	125			Unknown

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	Clay and Shale	Clay	
3.00	72.00	69.00	Shale, black and grey	Shale	

Remarks

03/11/2009: Updated coordinates as per existing Eastings and Northings.

*** End of GW403450 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW403843

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): TOWN WATER SUPPLY
Work Type: Bore	
Work Status: New Bore	
Construct.Method: Rotary - Air/Foam	
Owner Type: Local Govt	
Commenced Date:	Final Depth: 120.00 m
Completion Date: 01/03/2006	Drilled Depth: 120.00 m
Contractor Name: Bungendore Water Bores	
Driller: Daniel Robert Hill	
Assistant Driller: G Hill	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 11.500

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 22//1092801
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6140102.000 Easting: 676987.000	Latitude: 34°51'57.8"S Longitude: 148°56'10.6"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GIS - Geogra	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	98.00	300			Rotary - Air/Foam
1		Hole	Hole	98.00	120.00	200			Rotary - Air/Foam
1		Annulus	Waterworn/Rounded	0.00	98.00				Graded, Q:6.000m3
1	1	Casing	Pvc Class 9	0.50	98.00	225	202		Riveted and Glued
1	1	Opening	Slots - Vertical	50.00	98.00	225		0	Casing - Hand Sawn Slot, PVC Class 9, Riveted and Glued, SL: 100.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
50.00	59.00	9.00	Unknown			4.50			
68.00	75.00	7.00	Unknown						
81.00	85.00	4.00	Unknown			7.00			218.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	SOIL AND WEATHERED ROCK	Soil	
3.00	47.90	44.90	CALCEOUS SHALES WITH MINOR LIMESTONE INTERVALS	Calcarenite	
47.90	120.00	72.10	VOLCANIS	Volcanic	

Remarks

01/03/2006: Form A Remarks:
ENTERED BY PATRICIA EWERS 8TH NOVEMBER 2007.

INFORMATION NOT INCLUDED ON FORM:

NO INFORMATION ON STANDING WATER LEVEL AND DRAWDOWN LEVEL
NO INFORMATION ON WATER TASTE
NO INFORMATION ON WHO CHOSE BORE LOCATION

*** End of GW403843 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW403844

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): TOWN WATER SUPPLY
Work Type: Bore Work Status: New Bore Construct.Method: Rotary - Air/Foam Owner Type: Local Govt	
Commenced Date: Completion Date: 01/03/2006	Final Depth: 110.00 m Drilled Depth: 110.00 m
Contractor Name: Bungendore Water Bores Driller: Daniel Robert Hill Assistant Driller: G Hill	
Property: GWMA: GW Zone:	Standing Water Level (m): Salinity Description: Yield (L/s): 20.000

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 22//1092801
Region: 40 - Murrumbidgee River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	CMA Map: 8628-2N Grid Zone:		Scale:
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6139967.000 Easting: 676991.000		Latitude: 34°52'02.1"S Longitude: 148°56'10.8"E
GS Map: -	MGA Zone: 55		Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	85.00	300			Rotary - Air/Foam
1		Hole	Hole	85.00	110.00	200			Rotary - Air/Foam
1		Annulus	Waterworn/Rounded	0.00	8.50				Graded, Q:5.000m3
1	1	Casing	Pvc Class 9	0.50	85.00	225	202		Riveted and Glued
1	1	Opening	Slots - Vertical	43.00	85.00	225		0	Casing - Louvre Slot, PVC Class 9, Riveted and Glued, SL: 100.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
12.00	15.00	3.00	Unknown			0.25			
49.00	50.00	1.00	Unknown			4.25			
69.00	81.00	12.00	Unknown			15.00		05:00:00	203.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	SOIL AND WEATHERED BEDROCK	Soil	
3.00	48.00	45.00	CALCAREOUS SHALES, WITH MINOR LIMESTONE INSETS	Invalid Code	
48.00	110.00	62.00	VOLCANICS	Volcanic	

Remarks

01/03/2006: Form A Remarks:
ENTERED BY PATRICIA EWERS 8TH NOVEMBER 2007.

INFORMATION NOT INCLUDED ON FORM:

NO INFORMATION ON STANDING WATER LEVEL AND DRAWDOWN LEVEL
NO INFORMATION ON WATER TASTE

*** End of GW403844 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW404311

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore	
Work Status: New Bore	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 39.00 m
Completion Date: 15/04/2004	Drilled Depth: 39.00 m
Contractor Name: J & L Drilling Pty Ltd	
Driller: Leon Thomas Sharp	
Assistant Driller:	
Property:	Standing Water Level (m): 3.600
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 0.391

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 1//591850
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6139134.000 Easting: 674884.000	Latitude: 34°52'30.5"S Longitude: 148°54'48.5"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GIS - Geogra	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	39.00	150			(Unknown)
1	1	Casing	Pvc Class 9	-0.50	39.00	150			Seated on Bottom,
1	1	Opening	Slots	27.00	39.00	150		0	PVC Class 9, ()

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
12.00	12.50	0.50	Unknown	3.60					
33.00	34.00	1.00	Unknown	3.60		0.39			

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments
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(m)	(m)	(m)		
0.00	3.00	3.00	TOPSOIL	Topsoil
3.00	39.00	36.00	SHALE - GREY	Shale

Remarks

15/04/2004: Form A Remarks:
ENTERED BY PATRICIA EWERS ON 19TH MARCH 2008.

FORM AG - VERY FEW DETAILS PROVIDED.

INFORMATION NOT PROVIDED ON FORM:

NO INFORMATION ON BORE CONSTRUCTION METHOD
NO INFORMATION ON DRAWDOWN LEVEL
NO INFORMATION ON SALINITY AND WATER TASTE
NO INFORMATION ON PUMPING TESTS ON BORE COMPLETION
NO DETAILS ON CASING ATTACHMENT METHOD
NO DETAILS ON SLOT OPENING TYPE, ATTACHMENT METHOD AND APERTURE SIZE
NO DETAILS ON GRAVEL PACK
NO INFORMATION ON WHO CHOSE BORE LOCATION

*** End of GW404311 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW404660

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): DOMESTIC
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 81.00 m
Completion Date: 01/06/2005	Drilled Depth: 81.00 m
Contractor Name: J & L Drilling Pty Ltd	
Driller: Leon Thomas Sharp	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 0.642

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 12//879780
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6139441.000 Easting: 677824.000	Latitude: 34°52'18.7"S Longitude: 148°56'44.0"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GIS - Geogra	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	81.00	177			(Unknown)
1	1	Casing	Pvc Class 9	0.00	81.00	177			Seated on Bottom,
1	1	Opening	Slots	62.00	80.00	177		0	PVC Class 9, ()

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
39.00	74.00	35.00	Unknown			0.64			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

0.00	0.30	0.30	TOPSOIL	Topsoil	
0.30	30.00	29.70	GRANITE - WEATHERED	Granite	
30.00	81.00	51.00	GRANITE - GREY	Granite	

Remarks

01/06/2005: Form A Remarks:
ENTERED BY PATRICIA EWERS ON 19TH AUGUST 2008. FORM AG VERY FEW DETAILS PROVIDED.

*** End of GW404660 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW415062

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 40.00 m
Completion Date: 01/11/2011	Drilled Depth: 40.00 m
Contractor Name: CAPITAL DRILLING SERVICES	
Driller: Grant Adlington	
Assistant Driller:	
Property:	Standing Water Level (m): 6.000
GWMA:	Salinity Description: Good
GW Zone:	Yield (L/s): 1.000

Site Details

Site Chosen By:			
	County Form A: MURRAY Licensed:	Parish HUME	Cadastre 24//853134
Region: 40 - Murrumbidgee	CMA Map: 8628-2N		
River Basin: 410 - MURRUMBIDGEE RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6140667.000 Easting: 676873.000	Latitude: 34°51'39.5"S Longitude: 148°56'05.7"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GPS - Global	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	40.00	200			Rotary Air
1		Annulus	Waterworn/Rounded	9.00	40.00				Graded, Q:1.000m3
1	1	Casing	Pvc Class 9	9.00	12.00	125			Seated on Bottom, Riveted and Glued
1	1	Opening	Slots - Horizontal	9.00	12.00	125		0	Casing - Hand Sawn Slot, PVC Class 9, Riveted and Glued, SL: 100.0mm, A: 1.00mm
1	1	Casing	Pvc Class 9	24.00	32.00	125			Riveted and Glued, S: 26.00-32.00m
1	1	Opening	Slots - Horizontal	24.00	32.00	125		0	Casing - Hand Sawn Slot, PVC Class 9, Riveted and Glued, SL: 100.0mm, A: 1.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
9.00	9.20	0.20	Unknown	20.00		0.20		02:00:00	

25.00	25.10	0.10	Unknown	20.00		0.40			
30.00	30.10	0.10	Unknown	20.00		0.40			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	topsoil	Topsoil	
0.30	2.00	1.70	clay, red	Clay	
2.00	9.00	7.00	shale, brown and grey	Shale	
9.00	20.00	11.00	shale, hard, grey	Shale	
20.00	40.00	20.00	slate, hard, black	Slate	

Remarks

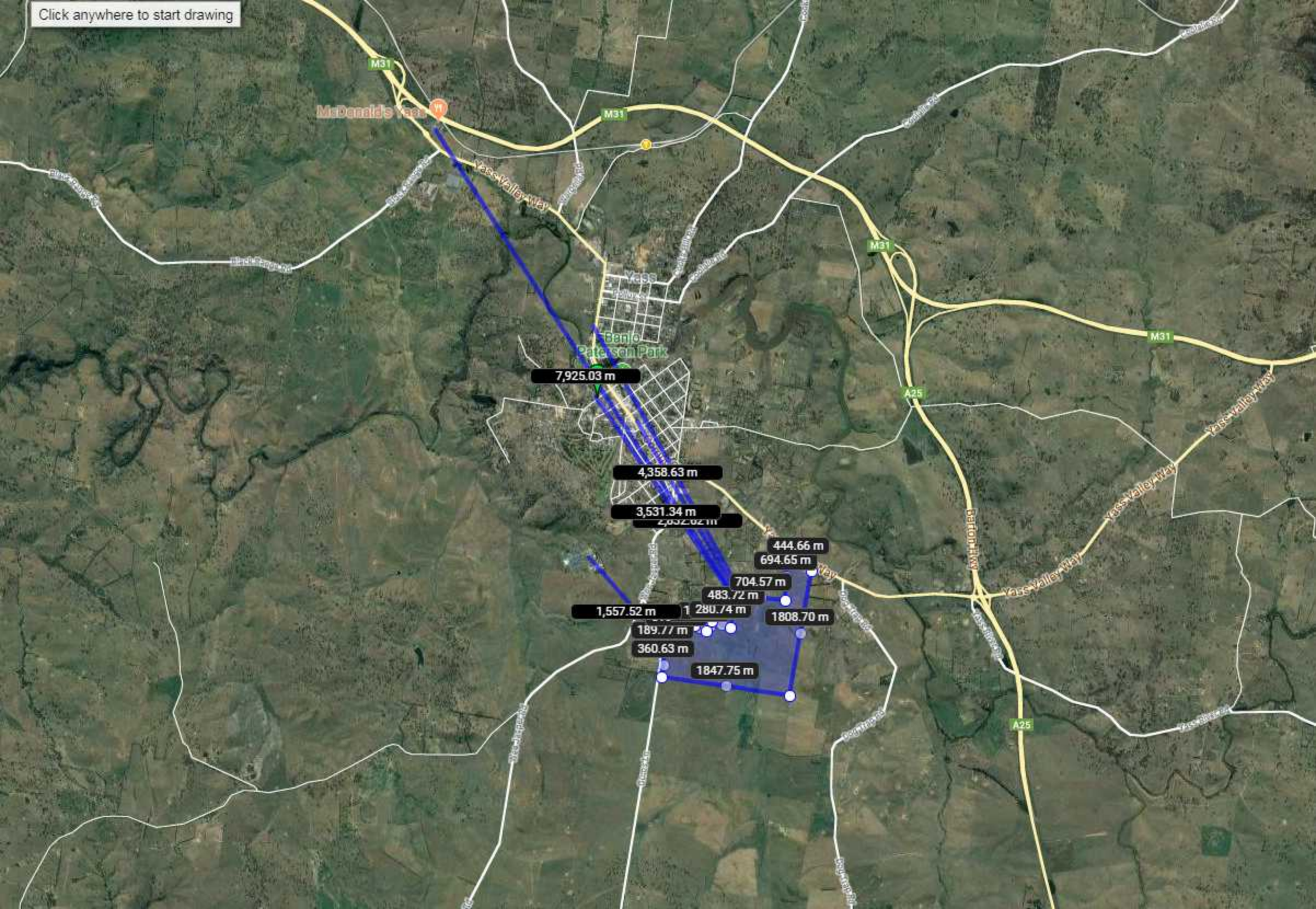
01/11/2011: Form A Remarks:
Helen Lester: Coordinates based on location map provided with the Form A.
Amended on 17/4/2015 off Driller's Invoice with coordinates, SWL and supply. Can't find original Form A that was entered under GW415062.

*** End of GW415062 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Suburb	SiteName	Address	Contamination Activity Type	ManagementClass	Latitude	Longitude
WYONG	Caltex Service Station	M1 Pacific (Southbound) MOTORWAY	Service Station	Regulation under CLM Act not required	-33.25330747	151.4053862
WYONG	IXOM Facility	8 Pavitt CRESCENT	Other Industry	Regulation under CLM Act not required	-33.26379108	151.4485113
YAGOONA	Galserv Galvanising Services	117-153 Rookwood ROAD	Metal Industry	Contamination currently regulated under POEO Act	-33.89493085	151.0388013
YAGOONA	BP Service Station Potts Hill (Yagoona)	155 Rookwood ROAD	Service Station	Regulation under CLM Act not required	-33.89330525	151.0390969
YAGOONA	7-Eleven (former Mobil) Service Station	519 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.90760623	151.0207783
YAGOONA	Shell Coles Express Service Station	112 Rookwood ROAD	Service Station	Regulation under CLM Act not required	-33.89856213	151.0370458
YAGOONA	Sydney Water Corporation Potts Hill Complex	91 Brunner ROAD	Other Industry	Regulation under CLM Act not required	-33.89887589	151.0289165
YALLAH	Tallawarra Power Station site	Princes HIGHWAY	Unclassified	manage residual contamination (CLM Act)	-34.52412143	150.8062159
YAMBA	Caltex Service Station	22 Treelands DRIVE	Service Station	Regulation under CLM Act not required	-29.42701701	153.3279204
YANCO	Former Service Station	14 Main AVENUE	Service Station	Contamination formerly regulated under the CLM Act	-34.60356494	146.4105016
YASS	Caltex Service Station	228 Comur STREET	Service Station	Regulation under CLM Act not required	-34.84440036	148.9140179
YASS	Caltex Service Station	1715 Yass Valley WAY	Service Station	Regulation under CLM Act not required	-34.80708856	148.8824228
YASS	Former Mobil Depot Yass and adjacent land	54-58 Laidlaw STREET	Service Station	Contamination currently regulated under CLM Act	-34.83252976	148.9068888
YASS	Former Gasworks	Dutton STREET	Gasworks	Contamination currently regulated under CLM Act	-34.83982614	148.9060029
YASS	Transgrid Depot Yass	Perry STREET	Unclassified	Under assessment	-34.86238341	148.9052809
YENNORA	Former Alcoa Australia Rolled Products Facility - Area 3	1 Kiora CRESCENT	Metal Industry	Regulation under CLM Act not required	-33.86568158	150.9649297
YENNORA	Spicer Axle Australia Manufacturing Facility	205-231 Fairfield ROAD	Other Industry	Regulation under CLM Act not required	-33.85655114	150.9579167
YENNORA	Former Caltex Service Station	137-141 Fairfield STREET	Service Station	Regulation under CLM Act not required	-33.86824768	150.9706137
YENNORA	Former Metal Plant	44 Larra STREET	Metal Industry	Contamination formerly regulated under the CLM Act	-33.86340576	150.9764349
YENNORA	TetraPak Site	6 Foray STREET	Other Industry	Contamination formerly regulated under the CLM Act	-33.8557183	150.9561605
YENNORA	19 Pine Road, Yennora	Pine ROAD	Metal Industry	Contamination currently regulated under CLM Act	-33.86713232	150.9621172
YETHOLME	Yetholme CCA Timber Treatment Plant	351 Eusdale ROAD	Other Industry	Contamination formerly regulated under the CLM Act	-33.45386256	149.8537787

Click anywhere to start drawing





10383068

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Application No. 27058

Prior Title Volume 4538 Folio 249

Vol. **10383** Fol. **68**

Edition issued 25-8-1966



EH

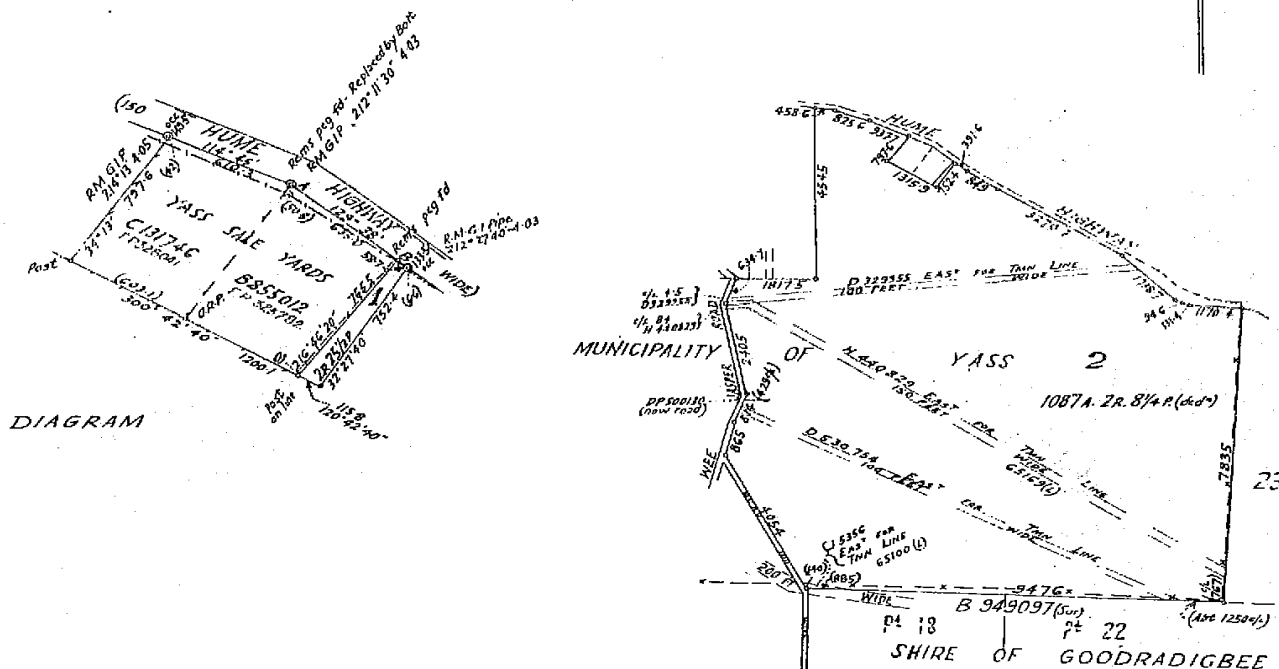
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *D. O'Sullivan*.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 230230 at Yass in the Municipality of Yass and Shire of Goodradigbee Parish of Hume and County of Murray being part of Portions 22, 14, 20, 18 and 21 granted to Henry O'Brien on 8-4-1834, 15-12-1835, 24-11-1837, 27-2-1839 and 7-3-1839 respectively.

FIRST SCHEDULE (continued overleaf)

~~GEORGE BURWOOD LUCAS, of Kangaroo, Grazier and MICHAEL JAMES HUMPHRIES, of Yass, Labourer, as Joint Tenants~~

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Gazet No. 6213174 by the Registrar General. Entered 23-11-1933. withdrawn K449162~~
3. Easement for Transmission Line created by Resumption No.D329955 affecting the piece of land shown as "D329955 East. for Tmn. Line 100 feet wide" in the plan hereon.
4. Easement for Transmission Line created by Resumption No.D530754 affecting the piece of land shown as "D530754 East. for Tmn. Line 100 feet wide" in the plan hereon.
5. Easement for Transmission Line created by Resumption No.H440829 affecting the piece of land shown as "H440829 East. for Tmn. Line 150 feet wide" in the plan hereon.
6. Easement for Transmission Line created by Resumption No.J5356 affecting the piece of land shown as "J5356 East. for Tmn.line" in the plan hereon.

Jawatson
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

Vol. 10383 Fol 68

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(Page 2 of 2 pages)

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

NEW SOUTH WALES



CIFICATE OF TITLE
 PROPERTY ACT, 1900, as amended.



11203231

Application No. 27058
 Prior Title Volume 10383 Folio 68

Vol. 11203 Fol. 231

CANCELLED

Edition issued 4-12-1969



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.

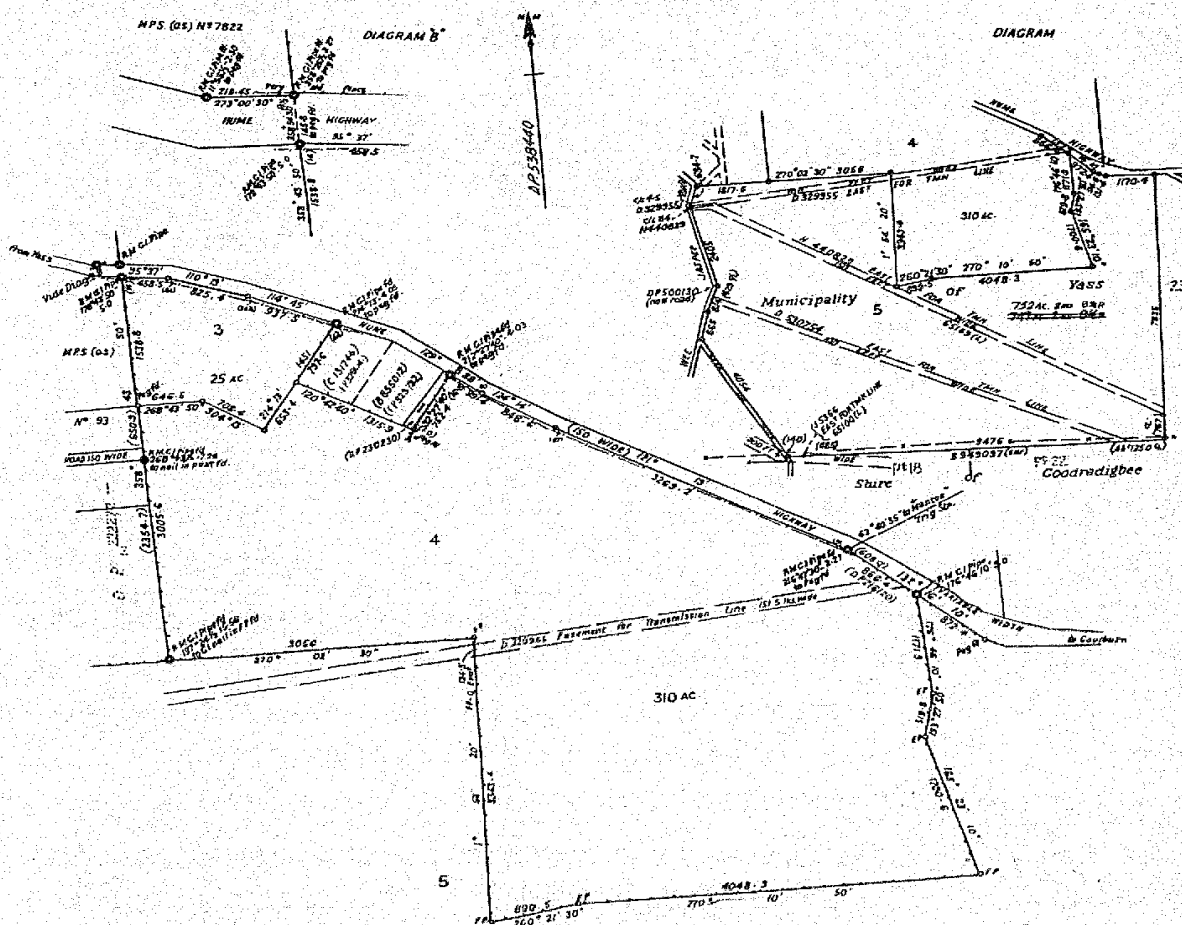
Witness

L. Huchtopp

Jawatson
 Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 538440 at Yass in the Municipality of Yass and the Shire of Goodradigbee Parish of Hume and County of Murray being part of Portion 22 granted to Henry O'Brien on 8-4-1834, part of Portion 14 granted to Henry O'Brien on 15-12-1835, part of Portion 20 granted to Henry O'Brien on 24-11-1837, part of Portion 18 granted to Henry O'Brien on 27-2-1839 and part of Portion 21 granted to Henry O'Brien on 7-3-1839.

FIRST SCHEDULE

~~THEOPHILUS CHARLES HEARNE, REUBEN HENRY HEARNE, KETH BERESFORD HEARNE and DONALD RICHARD HEARNE, all of Yass, Graziers, as Tenants in Common in equal shares.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easement for Transmission Line created by Resumption No.D329955 affecting the piece of land shown as "D329955 East. for Tmn. Line 100 feet wide" in the plan hereon.
3. Easement for Transmission Line created by Resumption No.D530754 affecting the piece of land shown as "D530754 East. for Tmn. Line 100 feet wide" in the plan hereon.
4. Easement for Transmission Line created by Resumption No.H440829 affecting the piece of land shown as H440829 East. for Tmn. Line 150 feet wide" in the plan hereon.
5. Easement for Transmission Line created by Resumption No. J5356 affecting the piece of land shown as J5356 East. for Tmn. Line " in the plan hereon.

Jawatson
 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 TILES OFFICE.

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

(Page 1) Vol. 11203 Fol. 231

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

*Heather Henry Heane, Keith Bedford Heane and Donald Richard Heane all of Yass,
 Messrs Heane Brothers in common in equal shares
 Wells Investment Pty. Limited*

INSTRUMENT

NATURE NUMBER DATE ENTERED Signature of Registrar General

Transfer *1767-265* *23-2-1970* *8-6-1970* *Jaworski*
M998455 *26-10-1972* *5-12-1972* *Jaworski*

This deed is cancelled as to *Whole*
 New Certificates of Title have issued on *3-5-1973*
 for lots in *Deposits* Plan No. *561225* as follows:-
 Lots *6 and 7* Vol. *12099* Fol *208-209* respectively.

Jaworski
 REGISTRAR GENERAL

1767-265
M998455
Legal
M998455
-6M
ct 12/3/73
DP 561225
5/12/72
prog prog
Whole
DP 561225

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
<i>Caveat</i>	<i>M920015</i>	<i>28-6-1972</i>	<i>to Commonwealth Trading Bank of Australia</i>	<i>1-8-1972</i>	<i>Jaworski</i>	<i>Refused</i>	<i>M998455</i>
<i>Mortgage</i>	<i>M998456</i>	<i>25-10-1972</i>		<i>5-12-1972</i>	<i>Jaworski</i>		

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

IFICATE OF TITLE

12099 Fol. 209

Appln. No. 27058

Prior Title Vol.11203 Fol.231



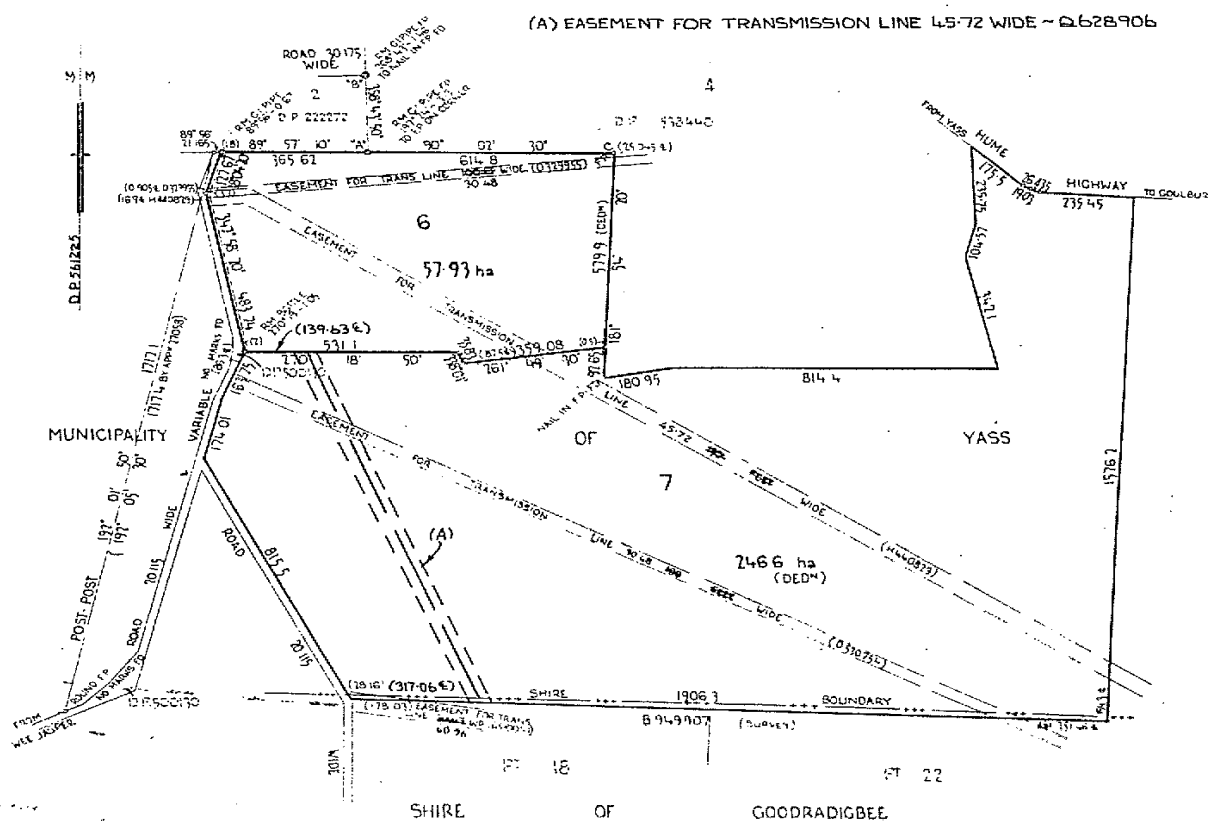
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within-described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Jawatson
REGISTERED GENERAL
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 561225 at Yass in the Municipality of Yass and Shire of Goodradigbee Parish of Hume and County of Murray being part of Portion 22 granted to Henry O'Brien on 8-4-1834, part of Portion 14 granted to Henry O'Brien on 15-12-1835, part of Portion 18 granted to Henry O'Brien on 27-2-1839 and part of Portion 21 granted to Henry O'Brien on 7-3-1839.

FIRST SCHEDULE

WELLS INVESTMENTS PTY. LIMITED.

SECOND SCHEDULE

- ET(58) 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
ET(58) 2. Easement for Transmission Line created by Resumption No. D530754 affecting the piece of land shown as "Easement for Transmission Line 30.48 wide (D530754)" in the plan hereon.
ET(58) 3. Easement for Transmission Line created by Resumption No. H440829 affecting the piece of land shown as "Easement for Transmission Line 45.72 wide (H440829)" in the plan hereon.
ET(58) 4. Easement for Transmission Line created by Resumption No. J53556 affecting the piece of land shown as "Easement for Trans. Line 60.96 wd J53556" in the plan hereon.
m 5. Mortgage No. M998454 to Commonwealth Trading Bank of Australia. Entered 5-12-1972.

m 5. Mortgage No.M998456 to Commonwealth Trading Bank of Australia. Entered 5-12-1972.

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)[illegible]

SECOND SCHEDULE (continued)

[illegible]

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/8/2019 10:47AM

FOLIO: 7/561225

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

Prior Title(s): VOL 12099 FOL 209

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/11/1988	X981313	DISCHARGE OF MORTGAGE	
14/11/1988	X981314	DISCHARGE OF MORTGAGE	EDITION 1
24/2/1989	DP786575	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS
1/7/1994		AMENDMENT: LOCAL GOVT AREA	
8/11/2005	AB889663	DEPARTMENTAL DEALING	
7/11/2013	AI146807	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

yass

PRINTED ON 2/8/2019



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/8/2019 10:47AM

FOLIO: 13/786575

First Title(s): OLD SYSTEM

Prior Title(s): 7/561225

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/2/1989	DP786575	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/4/1989	Y287398	DISCHARGE OF MORTGAGE	
10/4/1989	Y287399	TRANSFER	EDITION 2
2/9/1996	2393352	REQUEST	
26/5/2004	AA669585	DEPARTMENTAL DEALING	
5/2/2007	AC874759	TRANSFER OF EASEMENT IN GROSS	
24/8/2018	AN508743	TRANSFER	
24/8/2018	AN508744	MORTGAGE	EDITION 3 CORD ISSUED
6/5/2019	AP233043	MORTGAGE	EDITION 4 CORD ISSUED

*** END OF SEARCH ***

yass

PRINTED ON 2/8/2019

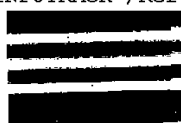
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Received: 02/08/2019 10:47:20

RP 13

STAMP DUTY



(1)



Y287399

TRANSFER
REAL PROPERTY ACT, 1900

T

3	2 of 4	X
\$	42	

12/4

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 13/786575	WHOLE	COUNTY OF MURRAY PARISH OF HUME

TRANSFEROR
Note (b)

WELLS INVESTMENTS PTY LIMITED

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$105,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

BRUCE WILLIAM TURTON of Plunkett Street, Yass
Shearing Contractor and **DULCIE EDNA TURTON**
of the same address, his Wife.

OFFICE USE ONLY

TT2

TENANCY
Note (e)

as joint tenants/~~as tenants in common~~

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE **10th March 1989**

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

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

GALLOWAY & CO.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

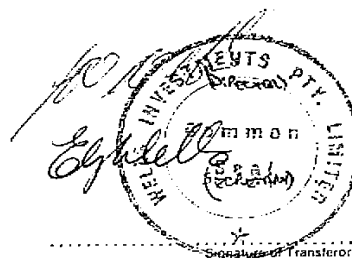
Signed in my presence by the transferee who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Note (g)



Signature of Transferee

22/12/88

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

LODGED BY		LOCATION OF DOCUMENTS	
GALLOWAY & CO.		CT	OTHER
233-1011 Fax: 232-6391 L.T.O. Delivery 26A		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Delivery Box Number			Herewith.
			In L.T.O. with
			Produced by
Checked EC9/R2	Passed	REGISTERED	-19
		10 APR 1989	
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	CT 28A

OFFICE USE ONLY

NSW 4-*****

1.00 STAMP-DUTY 23/12/88

37282

Y

MLT

DF76



FOLIO: 13/786575

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2019	11:07 AM	4	6/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 13 IN DEPOSITED PLAN 786575
AT YASS
LOCAL GOVERNMENT AREA YASS VALLEY
PARISH OF HUME COUNTY OF MURRAY
TITLE DIAGRAM DP786575

FIRST SCHEDULE

ICETON INVESTMENTS PTY LTD

(T AN508743)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM CREATED BY:
 - D530754 FOR TRANSMISSION LINE 30.48 WIDE
 - H440829 FOR TRANSMISSION LINE 45.72 WIDE
 - 2393352 EASEMENT H440829 NOW VESTED IN NEW SOUTH WALES
ELECTRICITY TRANSMISSION AUTHORITY
 - AC874759 EASEMENT H440829 NOW VESTED IN COUNTRY ENERGY
- 3 AN508744 MORTGAGE TO WESTPAC BANKING CORPORATION
- 4 AP233043 MORTGAGE TO DULCIE EDNA TURTON & BRUCE WILLIAM
TURTON

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

yass

PRINTED ON 2/8/2019



SEARCH DATE

2/8/2019 10:47AM

FOLIO: 14/786575

First Title(s): OLD SYSTEM

Prior Title(s): 7/561225

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/2/1989	DP786575	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/4/1989	Y263779	DISCHARGE OF MORTGAGE	
10/4/1989	Y263781	TRANSFER	EDITION 2
15/8/1991	Z825619	MORTGAGE	EDITION 3
15/8/1991	Z825620	MORTGAGE	
28/3/1996	2048166	NOTICE OF DEATH	EDITION 4
2/9/1996	2393352	REQUEST	
15/6/1999	5900768	DISCHARGE OF MORTGAGE	
15/6/1999	5900769	DISCHARGE OF MORTGAGE	
15/6/1999	5900771	MORTGAGE	EDITION 5
22/6/1999	5919124	WRIT	
9/9/1999	6177674	APPLICATION TO CANCEL RECORDING OF WRIT	
29/8/2000	7051682	CAVEAT	
26/11/2001	8146736	WRIT	
27/6/2002	8720590	CAVEAT	
2/8/2002	8833333	WITHDRAWAL OF CAVEAT	
2/8/2002	8833334	WITHDRAWAL OF CAVEAT	
2/8/2002	8833335	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 6
26/5/2004	AA669585	DEPARTMENTAL DEALING	
6/2/2007	AC875069	TRANSFER OF EASEMENT IN GROSS	
24/8/2018	AN508743	TRANSFER	
24/8/2018	AN508744	MORTGAGE	EDITION 7 CORD ISSUED

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

2/8/2019 10:47AM

FOLIO: 14/786575

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
6/5/2019	AP233043	MORTGAGE	EDITION 8 CORD ISSUED

*** END OF SEARCH ***

yass

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Received: 02/08/2019 10:47:20

Form: 01TP
Licence: 01-05-047
Licensee: Davis Faulkner & Co

**TRANSFER UNDER
POWER OF SALE**



8833335T

New South Wales

Section 58 Real Property Act 1900

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

STAMP DUTY

Office of State Revenue use only

\$200

81p

3-8-02

2

(A) **TORRENS TITLE**

14/786575

(B) **LODGED BY**

Delivery
Box

28

Name, Address or DX and Telephone

DAVIS FAULKNER & CO

Level 11, 233 Pitt St, Sydney NSW 2000
Tel: (02) 233 1011 Fax: (02) 8222 6491
DX 340, CITY NEWS LTD, Delivery 28

Reference (optional):

DAVIS-TURTON

CODE

TP

(C) **REGISTERED
PROPRIETOR**

JOHN ROBERT WHINFIELD BRADLEY

(D) **TRANSFEROR
(MORTGAGEE)**

CRK HOLDINGS PTY LTD ACN 001 820 042

(E) The transferor being the mortgagee in MORTGAGE 5900771 dated 12 May 1999 from the registered proprietor of the above land, acknowledges receipt of the consideration of \$252,000.00 and in exercise of power of sale under that mortgage transfers an estate in fee simple in the above land to the transferee.

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

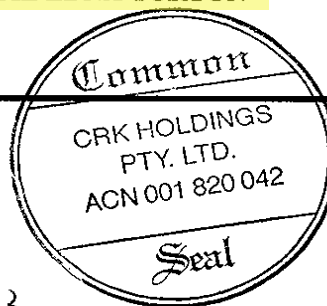
(G) **TRANSFeree**

BRUCE WILLIAM TURTON AND DULCIE EDNA TURTON

(H) **TENANCY: Joint Tenants**

DATE

31 / 7 / 2002
dd mm yyyy



(I) Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appears(s) below.
Corporation: **CRK HOLDINGS PTY LTD ACN 001 820 042**
Authority: Director

Signature of authorised person:

IAN KATHEFELDT
DIRECTOR

Name of authorised person:

Office held:

Signature of authorised person:

John R MASSEY

Name of authorised person:

Office held:

SOLICITOR

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

Signature:

Anthony John Davis

Signatory's name: **ANTHONY JOHN DAVIS**
Signatory's capacity: **Solicitor for Transferee**

OFF (M) 5900771

OFF (W) 8146736

Rel 10



FOLIO: 14/786575

SEARCH DATE	TIME	EDITION NO	DATE
2/8/2019	11:07 AM	8	6/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 14 IN DEPOSITED PLAN 786575
AT YASS
LOCAL GOVERNMENT AREA YASS VALLEY
PARISH OF HUME COUNTY OF MURRAY
TITLE DIAGRAM DP786575

FIRST SCHEDULE

ICETON INVESTMENTS PTY LTD

(T AN508743)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM CREATED BY:
 - H440829 FOR TRANSMISSION LINE 45.72 WIDE
 - 2393352 EASEMENT H440829 NOW VESTED IN NEW SOUTH WALES
ELECTRICITY TRANSMISSION AUTHORITY
 - AC875069 EASEMENT H440829 NOW VESTED IN COUNTRY ENERGY
- 3 AN508744 MORTGAGE TO WESTPAC BANKING CORPORATION
- 4 AP233043 MORTGAGE TO DULCIE EDNA TURTON & BRUCE WILLIAM
TURTON

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

yass

PRINTED ON 2/8/2019



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/8/2019 2:10PM

FOLIO: 12/786575

First Title(s): OLD SYSTEM

Prior Title(s): 7/561225

Recorded	Number	Type of Instrument	C.T. Issue
28/2/1989	DP786575	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/4/1989	Y263779	DISCHARGE OF MORTGAGE	
10/4/1989	Y263780	TRANSFER	EDITION 2
18/7/1989	Y488754	MORTGAGE	EDITION 3
16/9/1991	Z919884	MORTGAGE	EDITION 4
28/8/1995	O473073	NOTICE OF DEATH	
29/8/1995	DP852240	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

yass

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Received: 02/08/2019 14:10:37

HP 13

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OFF



①



Y263780

TRANSFER

REAL PROPERTY ACT, 1900

T	3	2 ⁰¹ 3	x
	\$	42	

R2/3

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference

If Part Only, Delete Whole and Give Details

Location

FOLIO IDENTIFIER

WHOLE

PARISH OF HUME

COUNTY OF MURRAY

12/786575

TRANSFEROR
Note (b)WELLS INVESTMENTS PTY LIMITEDESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 95,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

JOHN ROBERT WHINFIELD BRADLEY of Mount Street, Yass in the State
of New South Wales, Company Director and JUDITH ANNE BRADLEY
of the same address, his Wife.

OFFICE USE ONLY

JTB

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 10th MARCH 1989

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

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

Director

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



Signature of Transferor

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

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

[Signature]
Adrian P. PARKER

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

LODGED BY

CALLOWAY & CO.

Delivery Box Number

LOCATION OF DOCUMENTS

CT OTHER

2

Herewith.

In L.T.O. with

Produced by

OFFICE USE ONLY

Checked

Passed

REGISTERED

-19

Signed

Extra Fee



10 APR 1989

Secondary
DirectionsDelivery
Directions

CT 28A

STAMP-DUTY 17/03/89 11660 5



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/8/2019 2:10PM

FOLIO: 2/852240

First Title(s): OLD SYSTEM

Prior Title(s): 12/786575

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
29/8/1995	DP852240	DEPOSITED PLAN	FOLIO CREATED EDITION 1
15/11/1995	0690537	DISCHARGE OF MORTGAGE	EDITION 2
31/5/1996	2154859	REQUEST	
11/6/1996	2196972	REQUEST	
15/6/1999	5900770	DISCHARGE OF MORTGAGE	
15/6/1999	5900771	MORTGAGE	EDITION 3
29/8/2000	7051682	CAVEAT	
26/11/2001	8146736	WRIT	
27/6/2002	8720590	CAVEAT	
2/8/2002	8833357	WITHDRAWAL OF CAVEAT	
2/8/2002	8833358	WITHDRAWAL OF CAVEAT	
2/8/2002	8833359	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	EDITION 4
26/5/2004	AA669585	DEPARTMENTAL DEALING	
19/6/2018	DP1243702	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

yass

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Received: 02/08/2019 14:09:57

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 Licensee: Davis Faulkner & Co

TRANSFER UNDER POWER OF SALE



8833359D

New South Wales

Section 58 Real Property Act 1900

STAMP DUTY

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

Office of State Revenue use only

CLIENT No. 145244

STAMP No. 211

STAMP DUTY

TRANSACTION No.

SIGNATURE

DATE

ASSIGNMENT DETAILS:

(A) TORRENS TITLE

2/852240

(B) LODGED BY

Delivery Box

28A

Name, Address or DX and Telephone

28A GALLAGHER & CO

Phone: (02) 8523 0111 Fax: (02) 8523 0111

CRK HOLDINGS PTY LTD, Delivery 28A

Reference (optional): DAVIS-TURTON

CODE

TP

(C) REGISTERED PROPRIETOR

JOHN ROBERT WHINFIELD BRADLEY

(D) TRANSFEROR (MORTGAGEE)

CRK HOLDINGS PTY LTD ACN 001 820 042

(E)

The transferor being the mortgagee in MORTGAGE 5900771 dated 1 May 1999 from the registered proprietor of the above land, acknowledges receipt of the consideration of \$138,500.00 and in exercise of power of sale under that mortgage transfers an estate in fee simple in the above land to the transferee.

(F)

Encumbrances (if applicable) 1. 2. 3.

(G) TRANSFEREE

BRUCE WILLIAM TURTON AND DULCIE EDNA TURTON

(H)

TENANCY: Joint Tenants

DATE

31 / 7 / 2002
dd mm yyyy

(I)

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appears(s) below.
 Corporation: CRK HOLDINGS PTY LTD ACN 001 820 042
 Authority: Director

Signature of authorised person:

Name of authorised person:

Office held:

DAN KAHLEFELDT
DIRECTOR



Signature of authorised person:

Name of authorised person:

Office held:

JOHN R. MASON
SOLICITOR

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

Signature:

Signatory's name: Anthony John Davis

Signatory's capacity: Solicitor for Transferee

OFF (M) 5900771

OFF (W) 8146736

1/2/10



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/8/2019 10:47AM

FOLIO: 15/786575

First Title(s): OLD SYSTEM

Prior Title(s): 7/561225

Recorded	Number	Type of Instrument	C.T. Issue
28/2/1989	DP786575	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/4/1989	Y287398	DISCHARGE OF MORTGAGE	
10/4/1989	Y287400	TRANSFER	
10/4/1989	Y287401	MORTGAGE	EDITION 2
12/8/1994	U525418	DISCHARGE OF MORTGAGE	
12/8/1994	U525419	MORTGAGE	EDITION 3
2/9/1996	2393352	REQUEST	
23/5/1997	3086017	DISCHARGE OF MORTGAGE	
23/5/1997	3086018	MORTGAGE	EDITION 4
26/5/2004	AA669585	DEPARTMENTAL DEALING	
6/2/2007	AC875069	TRANSFER OF EASEMENT IN GROSS	
1/5/2018	AN303923	DISCHARGE OF MORTGAGE	EDITION 5
19/6/2018	DP1243702	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

yass

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RP 13

STAMP DUTY

81-
81

Y287400

TRANSFER

REAL PROPERTY ACT, 1900

T

CB	3 ⁰¹	A
\$ 42		

R3/4

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 15/786575	WHOLE	Parish of Hume County of Murray
TRANSFEROR Note (b) <u>WELLS INVESTMENTS PTY LIMITED</u>		

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 105,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

BRUCE WILLIAM TURTON of Plunkett Street, Yass
Shearing Contractor and DULCIE EDNA TURTON
of the same address, his wife.

OFFICE USE ONLY

TENANCY
Note (e)

as joint tenants

TT2

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

2. 3.

DATE 10th March 1989

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

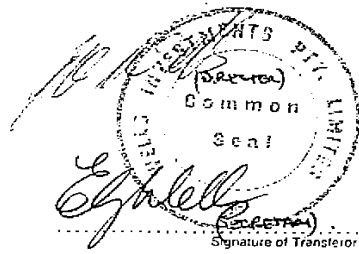
EXECUTION
Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness



Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

22/12/88

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

LODGED BY		LOCATION OF DOCUMENTS	
		CT	OTHER
		<input checked="" type="checkbox"/>	Herewith.
		<input type="checkbox"/>	In L.T.O. with
		<input type="checkbox"/>	Produced by
Delivery Box Number		Secondary Directions	
Checked EC9/22 K	Passed	Delivery Directions	
Signed	Extra Fee		

REGISTERED -19
10 APR 1989

OFFICE USE ONLY

DEF 6



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/8/2019 10:47AM

FOLIO: 2/1243702

First Title(s): OLD SYSTEM

Prior Title(s): 15/786575

2/852240

Recorded	Number	Type of Instrument	C.T. Issue
19/6/2018	DP1243702	DEPOSITED PLAN	FOLIO CREATED EDITION 1
24/8/2018	AN508742	TRANSFER	
24/8/2018	AN508744	MORTGAGE	EDITION 2 CORD ISSUED
6/5/2019	AP233043	MORTGAGE	EDITION 3 CORD ISSUED

*** END OF SEARCH ***

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Received: 02/08/2019 10:47:20



FOLIO: 2/1243702

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
2/8/2019	11:07 AM	3	6/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 2 IN DEPOSITED PLAN 1243702
AT YASS
LOCAL GOVERNMENT AREA YASS VALLEY
PARISH OF HUME COUNTY OF MURRAY
TITLE DIAGRAM DP1243702

FIRST SCHEDULE

ICETON INVESTMENTS PTY LTD

(T AN508742)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D530754 EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 3 J5356 EASEMENT FOR TRANSMISSION LINE 60.96 METRE(S)
WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE
TITLE DIAGRAM
- 2154859 EASEMENT NOW VESTED IN NEW SOUTH WALES
ELECTRICITY TRANSMISSION AUTHORITY
- 4 Q628906 EASEMENT FOR TRANSMISSION LINE 45.72 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 2196972 EASMENT NOW VESTED IN THE NEW SOUTH WALES
ELECTRICITY TRANSMISSION AUTHORITY
- 5 H440829 EASEMENT FOR TRANSMISSION LINE 45.72 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 2393352 EASEMENT NOW VESTED IN NEW SOUTH WALES
ELECTRICITY TRANSMISSION AUTHORITY
- AC875069 EASEMENT NOW VESTED IN COUNTRY ENERGY
- 6 DP852240 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 AN508744 MORTGAGE TO WESTPAC BANKING CORPORATION
- 8 AP233043 MORTGAGE TO DULCIE EDNA TURTON & BRUCE WILLIAM
TURTON

END OF PAGE 1 - CONTINUED OVER

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FOLIO: 2/1243702

PAGE 2

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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* 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 D

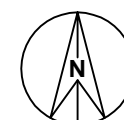
Historical Aerial Photographs













Appendix E

Site Photographs



Photo 1: View of the barn looking south-east



Photo 2: View of the stock pens, looking south-west



Photo 3: View of the medicine applying/weigh station area



Photo 4: View of inside the barn



Photo 5: View from the central portion of the site, looking south-east



Photo 6: View from the central portion of the site, looking east



Photo 7: View from the north-west of the site looking south



Photo 8: The pump station



Photo 9: Contents within the pump station



Photo 10: Area of water main works within the south-central portion of the site



Photo 11: View of one of the dam embankments



Photo 12: View of fill placement within the drainage line towards the dam



Photo 13: View of fill placement near the dam



Photo 14: View of fill placement in the drainage line within the north-eastern portion of the site



Photo 15: View of fill placement in the drainage line within the north-eastern portion of the site



Photo 16: View from the south-eastern corner of the site, looking west (water tank to the left)