



Douglas Partners

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Report on
Preliminary Site Investigation for Contamination

Proposed Commercial/Industrial and Residential
Development
12 Tait Crescent, Goulburn

Prepared for
Mr James Fitch

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Integrated Practical Solutions



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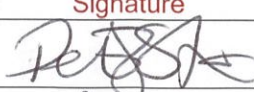

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Report on Preliminary Site Investigation for Contamination Proposed Commercial/Industrial and Residential Development 12 Tait Crescent, Goulburn

1. Introduction

This report presents the results of a preliminary site investigation for contamination (PSI) undertaken by Douglas Partners Pty Ltd (DP) for a proposed commercial/industrial and residential development at 12 Tait Crescent, Goulburn. The investigation was commissioned in an email dated 29 July 2019 by Greg Todd of Southern Region Land Engineering (SRLE) on behalf of Mr James Fitch and was undertaken in accordance with DP's proposal CAN190073 dated 1 April 2019.

It is understood that SLRE are seeking to rezone the site to allow for the development of industrial / commercial and large lot residential properties. Goulburn Mulwaree Council (Council) records indicate that uncontrolled waste may have been dumped at the site. In order to satisfy conditions of a possible future Development Applications (DA), SLRE require a PSI.

To support the DA process, DP was engaged to prepare 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 concern;
- 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 historical information and a site walkover inspection. No sampling or intrusive investigations were undertaken during this assessment.

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 in order 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 section 10.7 planning certificate for the site;
- o Historical title deed information; and
- o Selected historical aerial photography.
- Site inspection by a senior environmental scientist;
- 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		Mr James Finch
Site Address		12 Tait Crescent, Goulburn
Current land use		Agricultural
Block and Section Number (see Drawing 1, Appendix B)		Lot 2, DP1238214
State Plan Zoning		IN1: General Industrial RU2: Rural Landscape (Extract of NSW ePlanning Spatial View is presented in Appendix C).
Council		Goulburn Mulwaree Council
Approximate Site Area		13 ha
Proposed future land-use		Unspecified commercial/industrial and large lot residential use.
Surrounding Land Use	North:	Industrial
	South:	Hume Highway and undeveloped open land beyond
	East:	Undeveloped open land with industrial/commercial properties beyond.

Item		Details
	West:	Undeveloped open land with light industrial/commercial properties beyond.

3.2 Site Layout and Description

The site comprises an irregular area of approximately 13 ha. Part of a construction site for a road is present and splits the site into two parcels of land in the north-western part of the site. The parcels of land are of unequal size, with the smaller parcel present to the north of the road construction site and the larger parcel to the south-east of the road construction site.

A storage shed is located to the south of the construction site along the south-western boundary. The land to the east of the construction site and storage shed is undeveloped with several dams across the drainage line present within the site. Three large stockpiles are located within the northern and central portions of the site and one smaller stockpile is located in the north-west corner of the site. Access to the site is via Tait Crescent.

The highest elevation point is approximately 691 m Australian Height Datum (AHD) within the western area and the lowest elevation point is approximately 654 m AHD the south-east corner of the site. The maximum north-south dimensions and east-west dimensions are approximately 325 m and 470 m, 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 Series Sheet indicates that the site lies within the Bullamalita Soil Group.

The Bullamalita Soil Group is characterised by undulating rises formed on Upper Silurian and Lower Devonian sediments. Commonly acid to neutral yellow soils with bleached A2 horizons that set very hard on drying, which occur on lower sideslopes and footslopes and drainage lines. On upper slopes, red podzolic soils are generally present.

4.2 Geology

Reference to the Goulburn 1:100,000 Geological Sheet 8828 indicates that the site is underlain by Quaternary age colluvial gravel and sand residual deposits. Beneath the residual deposits, the Covan Creek Formation of the Mount Fairy Group is indicated to be present. The Covan Creek Formation is described as a medium to coarse grained well-sorted lithic quart to quartzose sandstone with variable percentages of siltstone, mudstone and shale.

4.3 Hydrology

Surface water features in the form of five farm dams of various sizes are located within the site. The nearest off-site surface water feature is an unnamed creek located 30 m south of the site. In addition, the Mulwaree River is located approximately 600 m south 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 south to south-east.

4.4 Hydrogeology

The 'Hydrogeological Landscape for the Hawkesbury Nepean Catchment Management Authority, Goulburn Region' (NSW DECCW, 2011) indicates that the site lies within the Mulwaree Hydrogeological Landscape. The Mulwaree Hydrogeological Landscape is characterised by unconfined aquifers in fractured rocks. Flow also occurs through colluvial and alluvial sediments, with hydraulic conductivity typically being low to moderate. Depths to water are generally shallow to intermediate ranging from less than 2 m to 8 m below ground level with aquifers generally providing low yields. Groundwater quality is marginal to brackish (800 $\mu\text{S}/\text{cm}$ to 4800 $\mu\text{S}/\text{cm}$). The low yield together with high salinity indicates that extractive uses of groundwater in the surrounding area are unlikely to be realised.

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 17 registered groundwater bores within a 1 kilometre radial search area of the site and the results are summarised in Table 2. Further information was available through the database for the 17 bores and is presented in Appendix C.

Table 2: Groundwater Bores Attribute Data

Groundwater Bore Number	Distance / Direction from site (m)	Date Installed	Private/Public	Groundwater Usage	Depth (m)	Depth to standing water level (m)	Yield (L/s)
GW105739	800 SE	26/02/2004	-	Stock, Domestic	78	2.0	0.5
GW114237	800 N	10/08/2011	Private	Monitoring Bore	10.4	5.1	Unknown
GW114238	700 N	10/08/2011	Private	Monitoring Bore	8.8	4.9	Unknown
GW114240	700 N	10/08/2011	-	Monitoring Bore	9.5	Unknown	Unknown
GW114239	700 N	10/08/2011	Private	Monitoring Bore	10.3	Unknown	Unknown

Groundwater Bore Number	Distance / Direction from site (m)	Date Installed	Private/Public	Groundwater Usage	Depth (m)	Depth to standing water level (m)	Yield (L/s)
GW109374	400 NW	29/09/2008	Private	Recreation (Groundwater)	62	15	0.76
GW110505	900 NE	18/03/2009	Private	Monitoring Bore	1.75	1.07	Unknown
GW110506	900 NE	18/03/2009	Private	Monitoring Bore	1.9	0.9	Unknown
GW110507	900 NE	18/03/2009	Private	Monitoring Bore	1.75	1.17	Unknown
GW110508	900 NE	18/03/2009	Private	Monitoring Bore	2.9	1.87	Unknown
GW110500	850 NE	18/03/2009	Private	Monitoring Bore	2.1	1.31	Unknown
GW110499	850 NE	18/03/2009	Private	Monitoring Bore	12	11.7	Unknown
GW110503	900 NE	18/03/2009	Private	Monitoring Bore	2	1.32	Unknown
GW110504	900 NE	18/03/2009	Private	Monitoring Bore	73.2 (drilled depth)	0.59	Unknown
GW110502	900 NE	18/03/2009	Private	Monitoring Bore	1.6	1.4	Unknown
GW110501	850 NE	18/03/2009	Private	Monitoring Bore	3.1 (Drilled depth)	0.56	Unknown
GW038917	1000 W	01/01/1974	Private	General Use	76.2	Unknown	Unknown

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 6 September 2019, and no record of the site was found. The nearest site on the list was a Caltex Depot located 13 Sloane Street,

approximately 470 m to the east of the site. Given the distance between the Depot and the site and the fact that the Depot is topographically down-gradient of the site, it is considered unlikely that any impacts from the Depot would be impacting 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 67 Braidwood Road, located approximately 700 m to the north-east of the site. The licence was for Wood Preservation activities and was issued to CF Rail Services Goulburn (CFRS). CFRS operate a rail maintenance and freight terminal. The EPL indicates that bromomethane is used to treat wood products.

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 DP1238214 is zoned as IN1: General Industry and RU2: Rural Landscape.

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

- Not significantly contaminated land within the meaning of that Act. However, the land has been identified as potential contaminated due to previous uses operating on the land;
- 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.

The Planning Certificate indicated that “*the land has been identified as potentially contaminated due to previous uses operating at the land*”. Further correspondence with Council indicates that the site was identified as potentially contaminated due to the previous use of the site for the storage and disposal of demolition material for a period of 12 months in 1976.

The Section 10.7 (2 and 5) Planning Certificate and correspondence with Council 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 to 7.

Table 3: Summary of Historical Titles (As regards the part within the tinted pink on the attached Cadastral Records Enquiry Report)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations	Inferred Land Use
03.11.1924 (1924 to 1984 ?)	Council of the Municipality of Goulburn Now Council of the City of Goulburn (The sales from the Council to Elder's Properties may be defective in view of Deed of Confirmation Book 2905 No. 104)	Unknown
23.10.1963 (1963 to 1983)	The Farmers and Graziers Co-Operative Grain Insurance and Agency Company Limited	Agriculture (Grazing)
30.11.1983 (1983 to 1986)	Dalgety Australia Limited Now Dalgety Farmers Limited	Unknown

Table 4: Summary of Historical Titles (As regards the part within the part edged with yellow tint on the attached Cadastral Records Enquiry Report)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
07.09.1925 (1925 to 1937)	Willie Roy Wheatley (Grazier)	Agriculture (Grazing)
23.10.1937 (1937 to 1947)	Francis Grigg (Grazier)	Agriculture (Grazing)
08.09.1947 (1947 to 1985)	The Farmers and Graziers Co-Operative Grain Insurance and Agency Company Limited Now The Farmers and Graziers Co-Operative Company Limited	Agriculture (Grazing)
30.11.1983 (1983 to 1986 – part) (1983 to 1991 – part)	Dalgety Australia Limited Now Dalgety Farmers Limited	Unknown

Table 5: Summary of Historical Titles (Search continued as regards the part tinted pink and the part within the areas edged with yellow tint and numbered (1) on the attached Cadastral Records Enquiry Report)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
02.07.1986 (1986 to 1989)	Charles David Pty Limited	Unknown
08.11.1989 (1989 to 1992)	Richard Ian Carter (Grazier) Jane Lethbridge Carter (Married Woman)	Agriculture (Grazing)
10.03.1992 (1992 to 1998)	Peter Leslie Bladwell Merridee May Bladwell (Married Woman)	Unknown
04.02.1998 (1998 to 2002)	James Peter Bladwell	Unknown
25.11.2002 (2002 to date)	James Andrew Fitch#	Agriculture (Grazing)

Denotes current registered proprietor

Table 6: Summary of Historical Titles (Search continued as regards the part within the area edged with yellow tint and numbered (2) on the attached Cadastral Records Enquiry Report)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
02.07.1986 (1986 to 1989)	Charles David Pty Limited	Unknown
08.11.1989 (1989 to 1992)	Richard Ian Carter (Grazier) Jane Lethbridge Carter (Married Woman)	Agriculture (Grazing)
10.03.1992 (1992 to 1998)	Peter Leslie Bladwell Merridee May Bladwell (Married Woman)	Unknown
04.02.1998 (1998 to 2002)	James Peter Bladwell	Unknown
25.11.2002 (2002 to date)	James Andrew Fitch#	Agriculture (Grazing)

Denotes current registered proprietor

Table 7: Summary of Historical Titles (Search continued the part within the areas edged with yellow tint and numbered (3) on the attached Cadastral Records Enquiry Report)

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
02.07.1986 (1986 to 1989)	Charles David Pty Limited	Unknown
08.11.1989 (1989 to 1992)	Richard Ian Carter (Grazier) Jane Lethbridge Carter (Married Woman)	Agriculture (Grazing)
10.03.1992	Peter Leslie Bladwell	Unknown

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations Where Available	Inferred Land Use
(1992 to 1998)	Merridee May Bladwell (Married Woman)	
04.02.1998 (1998 to 2000)	James Peter Bladwell	Unknown
06.04.2000 (2000 to 2019)	Council of the City of Goulburn Now Goulburn Mulwaree Council	Unknown
23.05.2019 (2019 to date)	James Andrew Fitch#	Agriculture (Grazing)

Denotes current registered proprietor

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

5.5 Historical Aerial Photography

Three 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 D5 presented in Appendix D).

The images were examined for signs of potential areas of environmental concern 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
1967 Photograph 1428_05_128 Dec 1967	<p>The site was undeveloped and appeared to be open agricultural land.</p> <p>A dam was located on the northern boundary of the site and two additional dams were located within the central portion of the site.</p> <p>A drainage/gully line runs in a north to south orientation towards an unnamed creek south of the site. The drainage/gully line converges with the dams.</p> <p>A few sporadic mature trees are located across the site.</p>	<p>Open agricultural land was present to portions of the north, east and west of the site and to the entire portion south of the site. Residential and commercial/industrial properties were located beyond.</p> <p>A warehouse building was present to the north of the site. The land to the west of the building appeared to be disturbed and bare ground was present.</p> <p>The land directly north-east of the site appeared to be disturbed</p> <p>Army barracks were present on a portion of land directly west of the site.</p>

Aerial Photograph	On-site Conditions	Surrounding Area
		Further to the north-east (approximately 300 m), a cattle sale yard was present.
1978 Photograph 2726_03_115 October 1978	An unsealed track appeared to have been formed from the south-west corner running to the central portion of the site. The northern end of the drainage/gully line (between the northern-most dam and the central dams) had potentially been filled in.	Largely unchanged from the previous aerial photograph.
1987 Photograph 3563_05_165 7 March 1987	Largely unchanged from the previous aerial photograph.	Largely unchanged from the previous aerial photograph.
1997 Photograph 4345_04_246 21 January 1997	A larger dam appeared to be constructed within the southern portion of the site. Swales appeared to have been constructed as well across the south-eastern corner of the site.	Largely unchanged from the previous aerial photograph. The Hume Highway had been constructed south of the site.
2006 Google Earth Image	Largely unchanged from the previous aerial photograph. Some ground disturbance was noted in the north-west of the site.	Largely unchanged from the previous aerial photograph.
2015 Satellite Image	Largely unchanged from the previous aerial photograph. A shed was established in the south-west corner of the site with some ground disturbance noted around it.	Development of commercial/industrial units was occurring immediately to the north/north-west of the site. This included the construction of a road and small warehouse buildings.

6. Site Inspection and Interview Information

6.1 Site Inspection

A site inspection was undertaken on 30 September 2019. The inspection was undertaken to check and identify (where possible) the likely presence, or otherwise, of potential sources of 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 20, Appendix E show the observed features of the site.

The following observations were made during the site inspection:

- The north-west corner of the site was part of a construction site for the link road between Lockyer Street and Tait Crescent and the rest of the site appeared to be open agricultural land;

- The construction site comprised a road cutting and some disturbed ground and stripped soils as well as the storage of concrete and PVC pipes across the site. One minor oil spill was noted on the ground surface;
- A stockpile was located within the construction site area. The stockpile appeared to comprise of soil and rock removed from the road cutting area. Minor anthropogenic materials were noted in the stockpile including star pickets, concrete fragments and plastic trench tape;
- A storage shed was located in the south-west corner of the site. The shed was approximately 20 m long and 10 m wide and constructed from corrugated sheet metal. A septic system appeared to be connected to the shed and was located approximately 30 m to the east of the shed. A small stockpile of soil was adjacent to the septic system, likely produced from the construction site;
- Further east, the site was open agricultural land. The area was moderately to heavily grassed with several sporadic mature and semi-mature trees located across the site;
- A drainage line was located within the middle of the site, running in a north to south orientation. Four dams were located along the drainage line. No anthropogenic inclusions were noted in the dam embankments;
- There was no visual evidence of the potential location of where demolition waste may have been stored or deposited as indicated by Council following receipt of the planning certificate;
- Several earth bunds were located within the south-eastern portion of the site. No anthropogenic materials were noted within the earth bunds;
- A small pond was located within the southern portion of the site at the end of the drainage line. A fragment of pipe made of potential asbestos containing material (PACM) was observed on the surface of the pond embankment within the southern portion of the site. It should be noted that the walkover undertaken does not constitute one undertaken for an asbestos assessment as per the NEPM (2013);
- Three large stockpiles were located across the open agricultural area. One stockpile was located within the northern portion and the other two were located within the central portion of the site, one on either side of the drainage line. The stockpiles comprised clay, gravel and cobbles as well as anthropogenic inclusions including asphalt, concrete fragments, scrap metal and plastic pieces (paraweb fence and general plastic waste);
- A stockpile of inert waste was located within the northern portion of the site. The waste material comprised scrap metal, concrete fragments, a fridge and a microwave;
- Several areas of fire locations were located across the site;
- No evidence of underground storage tanks was noted during the inspection;
- No evidence of staining or odours was noted during the inspection except for the one minor oil spill that was noted on the ground surface of the construction area; and
- No evidence of stressed vegetation was noted.

6.2 Site Interview

An interview was undertaken with Mr James Fitch, the current site owner on 30 September 2019 during the site inspection. The following information was provided:

- The site has been owned by Mr James Fitch since 2002 and no knowledge of the site's use/activities is known prior 2002;
- The site is currently used for grazing, except for the area that is now under construction for the link road;
- Minor 'spot' use of herbicide (flupropanate) have been used on the site to control African Lovegrass;
- The shed is used for storage of equipment and vehicles and no chemicals have been stored in the shed;
- The land is proposed to be developed into RU5 (large residential lot) and industrial land uses; and
- It is understood that the stockpiles are from the construction site of the link road between Lockyer Street and Tait Crescent and it is proposed that the stockpile material will be used to in-fill the dams within the site. Mr Fitch indicated that one stockpile consisted of stripped topsoil and two stockpiles consisted of soil and rock excavated to achieve the designed level of the road. It is understood that Mr Fitch was in correspondence with Council for them to provide certification that the material was suitable to be used to in-fill the on-site dams.

7. Proposed Development

It is proposed to subdivide the current site. Part of the site will be used for commercial and industrial land use and another part of the site will be used for large lot residential land use. It was not known at the time of writing this report which areas of the site would be zoned for each intended land use.

8. Potential for Contamination

The site history review indicated that the site has been open land since at least 1967. The site layout has resembled its current layout since the first available historical aerial photograph in 1967. Land use prior to 1967 is unknown, however, historical land titles indicate that parts of the site were owned by graziers from approximately 1925.

Filled land was potentially present within the northern part of the drainage line between the northern most dam and the central dams, as noted in the 1978 Aerial Photograph.

Three stockpiles noted on site are understood to have been produced from the construction work associated with the link road within the site. Inert anthropogenic inclusions were noted in the stockpiles, it is not known where these inclusions have originated from. It should also be noted that the site was used for the storage and disposal of demolition material for a period of 12 months in 1976. It is not known where the material was stored or the exact nature of the demolition material.

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

- PAEC1: Imported filling (potentially within the drainage line and stockpiles). Contaminants of potential concern are considered to be metals: 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; and
- PAEC2: Hazardous building material contamination associated with the PACM pipe fragment observed on the pond embankment and potentially from the stored demolition material from 1976.

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 contaminants of concern, contaminant release mechanisms, exposure pathways and potential receptors. The CSM is presented in Table 7 below.

Based on discussion in Section 8, the potential contamination sources are as follows:

- S1 – Filling
- S2 – Hazardous building materials

9.1 Potential Receptors

9.1.1 Human Health Receptors

Potential human health receptors include the following:

- R1 – Current users (graziers)
- R2 – Construction and maintenance workers
- R3 – Land users in adjacent areas (neighbouring businesses)

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 – Outdoor Inhalation of vapours.

P4 – Surface water run-off.

P5 – Leaching of contaminants and vertical mitigation into groundwater.

P6 – Lateral migration of groundwater providing base-flow to watercourses.

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 S2) and receptors (R1 to R6) are provided in Table 9.

Table 9: Summary of Potentially Complete Pathways

Source	Receptor	Transport Pathway	Comments
S1 – Fill	R1	P1, P2 and P3	Fill was positively observed in the form of five stockpiles in the north-west corner of the site, east of the storage shed, two either side of the drainage line and one within the northern portion of the site.
	R2		
	R3		
	R4	P5 and P6	<p>The fill was understood to have originated from earthworks associated with the link road between Lockyer Street and Tait Crescent. During the site inspection, sporadic fragments of concrete, asphalt, bricks, plastic and scrap metal were observed on stockpile surfaces. It is understood that the stockpiled material is proposed to be used to in-fill the on-site dams.</p> <p>It is considered that the potential for chemical contamination associated with fill at the site is low, however, due to the presence of anthropogenic material, it cannot be considered to meet the requirements of Virgin Excavated Natural Material. Further assessment required to verify that it is suitable for reuse on site.</p> <p>Possible fill may be present in the drainage line. An intrusive investigation is required to assess possible site contamination, including chemical testing of the soils.</p>
	R5	P4	
S2 – Hazardous building materials	R2	P2	<p>PACM was observed on the surface of an earth bund within the southern portion of the site. DP recommends that the PACM should be removed from site by a licensed asbestos removalist.</p> <p>The site was once used for the storage and disposal of demolition material for a period of 12 months in 1976.</p> <p>An intrusive investigation is required to assess possible contamination including chemical testing of the soils.</p>

Source	Receptor	Transport Pathway	Comments
			For any future development an asbestos finds protocol should be enacted and any fill requiring off-site disposal should be subject to a waste classification assessment.

10. Conclusions and Recommendations

A PSI for a proposed commercial/industrial and large lot residential development at 12 Tait Crescent, Goulburn was undertaken. Sources of contamination were identified on the basis of the available site information and site inspections. Based on the findings of the PSI, it is therefore considered that the likelihood for gross chemical contamination to be present on the site is low with localised areas of moderate risk.

Fill was identified in the form of stockpiles around the site, reportedly originating from the current construction works associated with the earthworks from the link road within the north-west portion of the site and further west of the site. However, inert anthropogenic materials were observed on the surface of the stockpiles. It is understood that the stockpiles are proposed to be used to in-fill the dams on site.

A pipe fragment of potential asbestos containing material was also observed on the surface of an earth bund and historical aerial photographs indicate that the fill placement may have occurred in some sections of the drainage line sometime between 1967 and 1978. Information from the Goulburn-Mulwaree Council also indicated that the site had been used for the storage and disposal of demolition material for a period of 12 months in 1976.

The site is to be subdivided for commercial/industrial and large lot residential use, based on the assessment findings, it is considered that the site could be made suitable for the proposed development, subject to the implementation of the below recommendations.

For the purposes of the proposed development, further intrusive investigation may be considered to be necessary, depending on the areas that the large lot residential lots are to be developed.

DP also recommends that the following measures are undertaken at the site during any future development works:

- The identified fragment of PACM should be removed by a licensed asbestos removalist prior to commencement of earthworks;
- Prior to using the material in the stockpiles to backfill the on-site dams, an assessment with reference to the Excavated Natural Material Order 2014 should be undertaken, due to the presence of anthropogenic material within the stockpiles. It is noted that DP have been engaged by Council to undertake such an assessment.
- A Construction Environment Management Plan including an unexpected finds protocol and an asbestos finds protocol should be prepared and implemented during construction work;

- Should suspected asbestos be encountered at the site, the affected area should be fenced off and assessed by an NSW licensed asbestos assessor; and
- Should any fill material be required to be disposed off-site, the material must be assessed in accordance with NSW EPA Waste Classification Guidelines Part 1 Classifying Waste (2014) and assigned a waste classification prior to off-site disposal.

11. References

C. Hird (1983) 'Goulbourn Soil Landscape Series Sheet SI 55-12 1:250 000', Soil Conservation Service of N.S.W;

NSW Department of Environment, Climate Change and Water (2011) *Hydrogeological Landscapes for the Hawkesbury Nepean Catchment Management Authority, Goulburn Region*;

NSW EPA *Resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014 - The excavated natural material order 2014*

National Environment Protection Council (NEPC) (1999) *National Environment Protection (Assessment of Site Contamination) Measure (NEPM)*, as amended 2013 (NEPM ASC 2013);

NSW Office of Environment and Heritage (OEH) (2011) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*;

O.D. Thomas, A.J. Johnston, M.M. Scott, D.J. Pogson, L. Sherwin and G.P. MacRae (2002) *Goulburn 1:100,000 Geological Sheet 8828, Provisional 1st edition*, Geological Survey of New South Wales;

Goulburn Mulwaree Council (2009), *Local Environment Plan*

12. Limitations

Douglas Partners (DP) has prepared this report for this project at 12 Tait Crescent, Goulburn in accordance with DP's proposal CAN190073 dated 1 April and acceptance received from Greg Todd of Southern Region Land Engineering on behalf of Mr James Fitch dated 26 August 2019. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Southern Region Land Engineering and Mr James Fitch 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

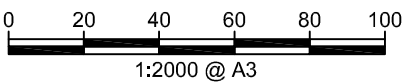
Drawings



Locality Plan

LEGEND

- Approximate Site Boundary
- Stockpile of Scrap Metal
- Earth Bund
- Stockpile Location
- Potential Fill Area (1975 Aerial Photograph)
- Construction Site Area
- Drainage Line
- Dam/Pond Location
- Potential Asbestos Containing Material
- Storage Shed and Septic System
- Slope Direction



NOTE: Base drawing from nearmap.com.au, dated 9 April 2019)



Appendix C

Site History Searches

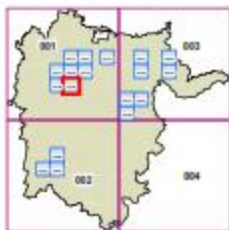
Land Zoning Map - Sheet LZN_001E

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Business
- B6 Enterprise Corridor
- E1 National Parks & Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU5 Village
- RU6 Transition
- SP2 Infrastructure

Cadastre

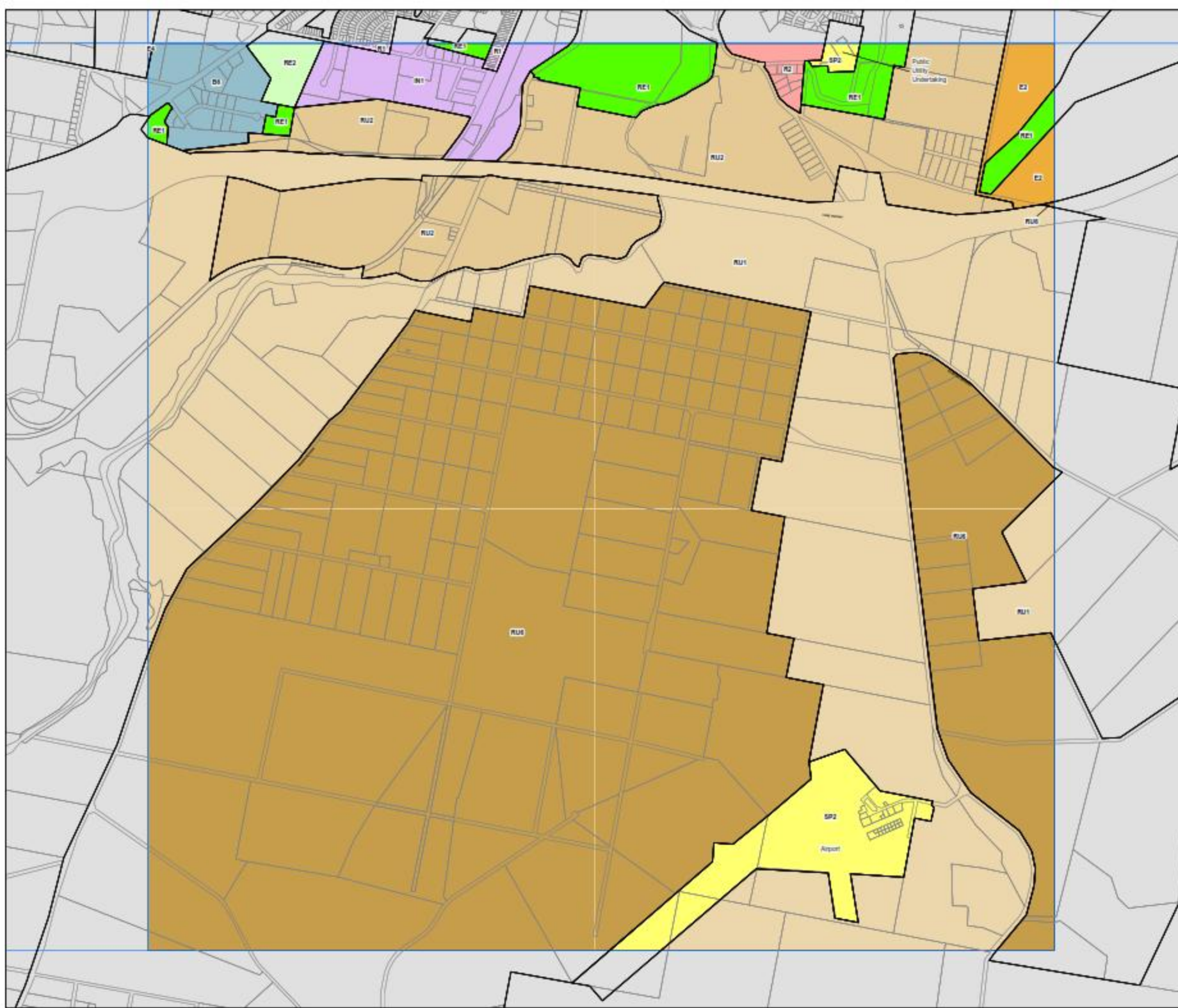
Cadastre 1/3/10 © Land and Property Information (LPI)



Projection: GDA 1994
Zone 55



Scale 1: 20000 @ A3



Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
GOOLMANGAR	Goolmangar General Store	851 Nimbin ROAD	Service Station	Regulation under CLM Act not required	-28.74694441	153.225401
GOONELLABA	Former Invercauld Road Cattle Dip	161 Invercauld ROAD	Cattle Dip	Contamination formerly regulated under the CLM Act	-28.8308417	153.3098878
GOOSFORD	United (former Mobil) Depot	Corner Merinee Road and Bowen CRESCENT	Other Petroleum	Regulation under CLM Act not required	-33.41523225	151.3257069
GOULBURN	Former Goulburn Gasworks	1 Blackshaw ROAD	Gasworks	Contamination currently regulated under CLM Act	-34.75237525	149.725507
GOULBURN	Goulburn Tannery	13 Gibson STREET	Other Industry	Regulation under CLM Act not required	-34.73756525	149.72059
GOULBURN	Caltex Depot	13 Sloane STREET	Other Petroleum	Regulation under CLM Act not required	-34.77423152	149.7088626
GOULBURN	Metro Goulburn Depot	23 Braidwood ROAD	Other Petroleum	Regulation under CLM Act not required	-34.76217302	149.7170897
GOULBURN	Caltex Service Station	72-74 Clinton STREET	Service Station	Regulation under CLM Act not required	-34.75728157	149.7135824
GOULBURN	Caltex Service Station	68 Goldsmith STREET	Service Station	Regulation under CLM Act not required	-34.75054432	149.7192098
GOULBURN	Former Shell Autoport Service Station	Corner Bruce Street and Lagoon STREET	Service Station	Regulation under CLM Act not required	-34.74807885	149.7266246
GOULBURN	Coles Express Service Station	90 Cowper (Corner Clinton Street) STREET	Service Station	Regulation under CLM Act not required	-34.75566648	149.7107831
GOULBURN	Mobil Service Station	129 Lagoon STREET	Service Station	Contamination formerly regulated under the CLM Act	-34.74618793	149.7330484
GOULBURN	Caltex Service Station	315 Auburn, corner Bradley STREET	Service Station	Regulation under CLM Act not required	-34.74942293	149.7232692
GOULBURN	Former Mobil Service Station	422-426 Auburn STREET	Service Station	Regulation under CLM Act not required	-34.74869879	149.7229392
GRAFTON	Former General Store and Service Station Grafton	161 Turf STREET	Service Station	Regulation under CLM Act not required	-29.67412811	152.9336609
GRAFTON	Lowes Petroleum (BP-Branded) Depot, Grafton	13 Orara STREET	Other Petroleum	Regulation under CLM Act not required	-29.67016421	152.918161
GRAFTON	Former Shell Depot	2 Milton STREET	Other Petroleum	Regulation under CLM Act not required	-29.67723019	152.9205374
GRAFTON	Grafton Works Depot	26-28 Bruce STREET	Other Petroleum	Regulation under CLM Act not required	-29.67975507	152.9249357
GRAFTON	Former BP Service Station (Reliance Petroleum)	202 Queen STREET	Service Station	Regulation under CLM Act not required	-29.67645469	152.9423977
GRAFTON	Woolworths Petrol	75 - 77 Fitzroy Street Cnr of Duke STREET	Service Station	Regulation under CLM Act not required	-29.6921713	152.9343562
GRAFTON	Caltex Service Station	Corner Villiers St and Fitzroy STREET	Service Station	Regulation under CLM Act not required	-29.69296308	152.9366431
GRAFTON	BP Service Station (Reliance Petroleum)	14 Villiers (Cnr Fitzroy) STREET	Service Station	Regulation under CLM Act not required	-29.69345456	152.9373123

WaterNSW

Work Summary

GW114240

Licence:

Licence Status:

Authorised
Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 10/08/2011

Final Depth: 9.50 m

Drilled Depth: 9.50 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property:

GWMA:
GW Zone:

Standing Water Level
(m):

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
1//1046498

Region: 10 - Sydney South Coast

River Basin: - Unknown
Area/District:

CMA Map:

Grid Zone:

Scale:

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

Northing: 6149536.000
Easting: 747084.000

Latitude: 34°45'59.2"S
Longitude: 149°41'59.0"E

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method & depth.

*** End of GW114240 ***

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

GW114239

Licence:

Licence Status:

Authorised
Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 10/08/2011

Final Depth: 10.30 m

Drilled Depth: 10.30 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property:

GWMA:
GW Zone:

Standing Water Level
(m):

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
1//1046498

Region: 10 - Sydney South Coast

River Basin: - Unknown
Area/District:

CMA Map:

Grid Zone:

Scale:

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

Northing: 6149523.000
Easting: 747077.000

Latitude: 34°45'59.6"S
Longitude: 149°41'58.7"E

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method & depth.

*** End of GW114239 ***

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

GW114238

Licence:

Licence Status:

Authorised
Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 10/08/2011

Final Depth: 8.80 m

Drilled Depth: 8.80 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property:

Standing Water Level 4.900
(m):

GWMA:
GW Zone:

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
1//1046498

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149505.000
Easting: 747056.000

Latitude: 34°46'00.2"S
Longitude: 149°41'57.9"E

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method & depth.

*** End of GW114238 ***

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

GW114237

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 10/08/2011

Final Depth: 10.40 m

Drilled Depth: 10.40 m

Contractor Name: Macquarie Drilling

Driller: Douglas Stephen Miller

Assistant Driller:

Property:

Standing Water Level 5.100

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
1//1046498

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149548.000

Latitude: 34°45'58.9"S

Elevation Unknown

Easting: 746915.000

Longitude: 149°41'52.3"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

Remarks

04/08/2014: Nat Carling, 4-Aug-2014; Added status, drill method & depth.

*** End of GW114237 ***

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

GW110508

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 2.90 m

Drilled Depth: 2.90 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 1.870
(m):

GWMA:

GW Zone:

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Elevation Unknown

Source:

Northing: 6149224.000

Easting: 746279.000

Latitude: 34°46'10.0"S

Longitude: 149°41'27.7"E

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	2.90	90			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots - Diagonal	0.40	2.90	40		0	Sawn, PVC Class 12, SL: 2.5mm

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)
1.87	2.90	1.03	Unknown	1.87					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	FILL, SHALE FRAGMENTS	Fill	
0.20	0.90	0.70	FILL. BROWN CLAY	Fill	
0.90	1.40	0.50	FILL YELLOW CLAY	Fill	
1.40	2.20	0.80	FILL. BROWN CLAY, SHALE	Fill	
2.20	2.70	0.50	FILL, YELLOW CLAY AND SILTSTONE	Fill	
2.70	2.90	0.20	YELLOW CLAY NATURAL	Unknown	

*** End of GW110508 ***

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

GW110507

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 1.75 m

Drilled Depth: 1.75 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 1.170

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149227.000

Latitude: 34°46'09.9"S

Elevation Unknown

Easting: 746267.000

Longitude: 149°41'27.2"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	1.75	0			Unknown
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots - Diagonal	0.60	1.60			0	Sawn, PVC, SL: 1.0mm

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)
1.17	1.75	0.58	Unknown	1.17					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.15	0.15	CONCRETE	Conglomerate	
0.15	0.80	0.65	FILL YELLOW CLAY	Fill	
0.80	1.40	0.60	FILL COARSE YELLOW SAND	Fill	
1.40	1.75	0.35	FILL, YELLOW CLAY	Fill	

*** End of GW110507 ***

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

GW110506

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 1.90 m

Drilled Depth: 1.90 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 0.900

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149230.000

Latitude: 34°46'09.8"S

Elevation Unknown

Easting: 746255.000

Longitude: 149°41'26.7"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	1.90	90			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots - Diagonal	0.80	1.90	40		0	Sawn, PVC Class 12, SL: 1.1mm

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)
0.90	1.90	1.00	Unknown	0.90					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Conglomerate	
0.20	0.25	0.05	BLUE METAL	Basalt	
0.25	0.80	0.55	FILL ORANGE CLAY	Fill	
0.80	1.05	0.25	FILL BLUE METAL	Fill	
1.05	1.90	0.85	WEATHERED SILTSTONE	Unknown	

*** End of GW110506 ***

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

GW110505

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 1.75 m

Drilled Depth: 1.75 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 1.070

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149213.000

Latitude: 34°46'10.4"S

Elevation Unknown

Easting: 746246.000

Longitude: 149°41'26.4"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	1.75	90			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots	0.50	1.75	40		0	Sawn, PVC Class 12, SL: 1.3mm

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)
1.07	1.75	0.68	Unknown	1.07					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.17	0.17	CONCRETE	Conglomerate	
0.17	0.25	0.08	METAL	Mafic Volcanic	
0.25	1.00	0.75	FILL BROWN CLAY	Fill	
1.00	1.75	0.75	FILL BROWN COARSE SAND	Fill	

*** End of GW110505 ***

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WaterNSW

Work Summary

GW110504

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 3.20 m

Drilled Depth: 73.20 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 0.590

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149199.000

Latitude: 34°46'10.8"S

Elevation Unknown

Easting: 746260.000

Longitude: 149°41'27.0"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	3.20	90			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots - Diagonal	0.50	2.20	40		0	PVC Class 12, SL: 1.7mm

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)
0.59	3.00	2.41	Unknown	0.59					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Conglomerate	
0.20	0.60	0.40	FILL METAL	Fill	
0.60	0.90	0.30	CONCRETE	Conglomerate	
0.90	1.70	0.80	VOLCANIC	Volcanic	
1.70	1.80	0.10	METAL	Metamorphic	
1.80	3.00	1.20	FILL COARSE, YELLOW SAND	Magnetite	
3.00	73.20	70.20	META SEDIMENTOS	Sediment	

*** End of GW110504 ***

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WaterNSW

Work Summary

GW110503

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 2.00 m

Drilled Depth:

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 1.320

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149186.000

Latitude: 34°46'11.3"S

Elevation Unknown

Easting: 746243.000

Longitude: 149°41'26.3"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	2.00	90			Unknown
1	1	Opening	Slots - Diagonal	0.90	2.00	40		0	Sawn, PVC Class 12, SL: 1.1mm

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)
1.32	2.00	0.68	Unknown	1.32					

***** End of GW110503 *****

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

GW110502

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 1.60 m

Drilled Depth: 1.60 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 1.400

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149169.000

Latitude: 34°46'11.8"S

Elevation Unknown

Easting: 746267.000

Longitude: 149°41'27.3"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	1.60	90			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots - Diagonal	0.40	1.60	40		0	Sawn, PVC Class 12, SL: 1.2mm

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)
1.40	71.60	70.20	Unknown	1.40					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.25	0.25	FILL, CONCRETE, SHALE	Fill	
0.25	1.00	0.75	FILL, GRAVEL, SILTSTONE	Fill	
1.00	1.30	0.30	FILL, BROWN COARSE SAND	Fill	
1.30	1.60	0.30	SILTSTONE, NATURAL GREY	Siltstone	

*** End of GW110502 ***

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WaterNSW

Work Summary

GW110501

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 1.20 m

Drilled Depth: 3.10 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 0.560

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149136.000

Latitude: 34°46'12.9"S

Elevation Unknown

Easting: 746258.000

Longitude: 149°41'26.9"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	1.20	90			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots - Diagonal	0.40	1.20	40		0	Sawn, PVC Class 12, SL: 0.8mm

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)
0.56	3.10	2.54	Unknown	0.56					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.70	0.70	FILL, SHALE AND GRAVEL	Fill	
0.70	0.90	0.20	CONCRETE	Conglomerate	
0.90	3.10	2.20	FILL, SANDY GRAVEL	Fill	
3.10	73.30	70.20	SILTSTONE NATURAL BROWN	Siltstone	

*** End of GW110501 ***

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WaterNSW

Work Summary

GW110500

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 2.10 m

Drilled Depth: 2.10 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 1.310
(m):

GWMA:

GW Zone:

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Elevation Unknown

Source:

Northing: 6149104.000

Easting: 746245.000

Latitude: 34°46'13.9"S

Longitude: 149°41'26.5"E

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	2.10	90			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots - Horizontal	0.40	2.10	40		0	Sawn, PVC Class 12, SL: 1.7mm

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)
1.30	1.90	0.60	Unknown	1.31					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.90	0.90	FILL,SANDY CLAY,RUBBLE	Fill	
0.90	1.90	1.00	FILL,YELLOW BROWN SAND	Fill	
1.90	2.10	0.20	SILTSTONE,NATURAL YELLOW	Siltstone	

*** End of GW110500 ***

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WaterNSW

Work Summary

GW110499

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status:

Construct.Method: Auger

Owner Type: Private

Commenced Date:

Completion Date: 18/03/2009

Final Depth: 12.00 m

Drilled Depth: 12.00 m

Contractor Name: (None)

Driller: Dahmon Sorongan

Assistant Driller:

Property:

Standing Water Level 11.700

(m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
202//832931

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6149087.000

Latitude: 34°46'14.5"S

Elevation Unknown

Easting: 746257.000

Longitude: 149°41'27.0"E

Source:

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	12.00	90			Auger
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Opening	Slots - Diagonal	8.80	12.00	40		0	Sawn, PVC Class 12

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)
11.70	11.70	0.00	Unknown	11.70					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.80	1.80	WEATHERED SEDIMENT	Sediment	
1.80	2.40	0.60	CHERT	Chert	
2.40	3.40	1.00	SILTSTONE BROWN	Siltstone	
3.40	8.20	4.80	SEDIMENT	Sediment	
8.20	12.00	3.80	SEDIMENT YELLOW	Sediment	

*** End of GW110499 ***

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

GW109374

Licence:

Licence Status:

Authorised

Purpose(s):

Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 29/09/2008

Final Depth: 62.00 m

Drilled Depth: 62.00 m

Contractor Name: Bungendore Water Bores

Driller: Daniel Robert Hill

Assistant Driller:

Property:

Standing Water Level 15.000
(m):

GWMA:

GW Zone:

Salinity Description:

Yield (L/s): 0.760

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
GOULBURN

Cadastre
2 218482

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Elevation Unknown

Source:

Northing: 6149175.000

Easting: 746789.000

Latitude: 34°46'11.2"S

Longitude: 149°41'47.8"E

GS Map: -

MGA Zone: 55

Coordinate Unknown
Source:

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	62.00	203			Rotary Air
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 9	-0.30	62.00	146	134		Screwed and Glued
1	1	Opening	Slots - Horizontal	16.00	62.00	146		0	PVC Class 9, 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)
17.00	18.00	1.00	Unknown	15.00		0.32			
39.00	41.00	2.00	Unknown	15.00		0.70			

54.00	57.00	3.00	Unknown	15.00	0.76		
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Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	CLAY WITH SANDY SOIL	Clay Loam	
2.00	5.00	3.00	VOLCANICS.SOFT.BROWN	Volcanic	
5.00	25.00	20.00	VOLCANICS.GREY SILTSTONE	Volcanic	
25.00	62.00	37.00	VOLCANICS, GREY BLUE	Volcanic	

Remarks

29/09/2008: Previously 10BL162375

*** End of GW109374 ***

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WaterNSW

Work Summary

GW105739

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Down Hole Hammer	
Owner Type: Private	
Commenced Date:	Final Depth: 78.00 m
Completion Date: 26/02/2004	Drilled Depth: 78.00 m
Contractor Name: Bungendore Water Bores	
Driller: Daniel Robert Hill	
Assistant Driller:	
Property:	Standing Water Level (m): 2.000
GWMA:	Salinity Description:
GW Zone:	Yield (L/s): 0.488

Site Details

Site Chosen By:	County Form A: ARGYLE Licensed:	Parish GOULBURN	Cadastre 1//1065231
Region: 10 - Sydney South Coast	CMA Map: 8828-3N		
River Basin: 212 - HAWKESBURY RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6148315.000 Easting: 747982.000	Latitude: 34°46'38.0"S Longitude: 149°42'35.6"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	14.00	250			Down Hole Hammer
1		Hole	Hole	14.00	78.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	78.00				Graded, Q:2.000m3
1	1	Casing	Pvc Class 9	0.00	0.78	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	0.00	0.00	219		0	Sawn, Steel
1	1	Casing	Steel	0.00	0.14	219			Driven into Hole, Welded

1	1	Opening	Slots - Vertical	24.00	78.00	160		0	Sawn, PVC Class 9, SL: 120.0mm, A: 2.00mm
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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)
28.00	31.00	3.00	Unknown	2.00		0.13		00:30:00	
37.00	39.00	2.00	Unknown	2.00		0.01			
69.00	72.00	3.00	Unknown	2.00		0.21		01:00:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	5.00	5.00	soil, clays	Soil	
5.00	18.00	13.00	gravel sands, large	Gravel	
18.00	78.00	60.00	volcanic, blud grey	Volcanic	

Remarks

11/11/2009: updated from original form A

*** End of GW105739 ***

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WaterNSW

Work Summary

GW038917

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): GENERAL USE

Work Type: Bore open thru rock

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 01/01/1974

Final Depth: 76.20 m

Drilled Depth: 76.20 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

GWMA:

GW Zone:

Standing Water Level (m):

Salinity Description: Good

Yield (L/s):

Site Details

Site Chosen By:

County

Form A: ARGYLE

Licensed:

Parish

GOULBURN

Cadastre

L3 DP232259 (46)

Region: 10 - Sydney South Coast

CMA Map: 8828-3N

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Scale:

Area/District:

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

Northing: 6148695.000

Latitude: 34°46'27.4"S

Elevation Source: (Unknown)

Easting: 746051.000

Longitude: 149°41'19.3"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	Threaded Steel	-0.20	5.60	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)
19.20	24.60	5.40	Fractured	18.80		0.44			
67.30	76.10	8.80	Fractured	18.80		0.44			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	4.26	3.96	Clay Sandy	Clay	
4.26	12.19	7.93	Sandstone	Sandstone	
12.19	19.81	7.62	Slate Water Supply	Slate	
19.81	67.05	47.24	Slate Grey Water Supply	Slate	
67.05	67.36	0.31	Slate Green	Slate	
67.36	76.20	8.84	Slate Grey Water Supply	Slate	
0.30	4.26	3.96	Boulders Sandstone	Boulders	

Remarks

14/04/1976: SITED DP 232259 LOT 3 GOULBURN

*** End of GW038917 ***

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Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

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

Contact: Planning & Environment

Douglas Partners
PO Box 1487
FYSHWICK ACT 2609

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

Receipt No.: 304636
Applicant's Reference: 94319.00
Certificate No: PLAN/0242/1920

DESCRIPTION OF PROPERTY

Address: Property has no Address
Legal Description: Lot 2 DP 1238214 Parish Goulburn

1 Names of relevant planning instruments and DCP's

(1) The name of each environmental planning instrument that applies to the development on the land.

State Environmental Planning Policies (SEPP)

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Miscellaneous Consent Provisions) 2007
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Sydney Drinking Water Catchment) 2011	SEPP (Vegetation in Non-Rural Areas) 2017

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i>
<p>Draft <i>Goulburn Mulwaree Local Environmental Plan 2009</i> (Amendment RU6).</p> <ul style="list-style-type: none"> <i>This amendment only affects land that is zoned as RU6 on the Goulburn Mulwaree Local Environmental Plan 2009, Land Zoning maps.</i> <p>Draft <i>Goulburn Mulwaree Local Environmental Plan 2009</i> (Amendment B2 Local Centre Review).</p> <ul style="list-style-type: none"> <i>This amendment only affects land that is zoned as R2, B1, B2, B3, B4, B6, IN1, IN2 or RE2 on the Goulburn Mulwaree Local Environmental Plan 2009, Land Zoning maps.</i>
Draft State Environmental Planning Policies (SEPP's)
<p>Draft SEPP Environment</p> <p>Draft SEPP (State Significant Precincts) 2005 (Amendment)</p> <p>Draft SEPP Remediation of Land (Amendment)</p>

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Goulburn Mulwaree Development Control Plan 2009

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant LEP's

- (a) The identity of the zone is IN1 General Industrial
RU2 Rural Landscape
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Roads.

3 Permitted with consent

Depots; Extensive agriculture; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Sawmill or log processing works; Stock and sale yards; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Rural industries; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and reduce their degradation.
- To preserve environmentally sensitive land, including catchment areas, and prevent development likely to result in environmental harm.
- To minimise the potential for conflict between adjoining land uses.

2 Permitted without consent

Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Home occupations; Roads.

3 Permitted with consent

Agricultural produce industries; Aquaculture; Cellar door premises; Dwelling houses; Hardware and building supplies; Home industries; Kiosks; Landscaping material supplies; Markets; Plant nurseries; Roadside stalls; Rural supplies; Stock and sale yards; Timber yards; Any other development not specified in item 2 or 4.

4 Prohibited

Airports; Amusement centres; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Dual occupancies; Exhibition homes; Exhibition villages; Feedlots; Freight transport facilities; Group homes; Heavy industrial storage establishments; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.

Yes.

There is a minimum allotment size of 100ha for the erection of a dwelling in certain rural and environmental zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

SECTION 10.7 (2) PLANNING CERTIFICATE

If you are unsure about the application of Part 4 for the erection of a dwelling under the *Goulburn Mulwaree Local Environmental Plan 2009*, you can contact Council at council@goulburn.nsw.gov. An application form for a dwelling entitlement report can be found on Council's website.

- (f) Whether the land includes or comprises critical habitat.

No the land does not include or comprise critical habitat.

- (g) Whether the land is located in a heritage conservation area.

The land is not within a heritage conservation area.

- (h) Whether an item of environmental heritage is situated on the land.

An item of environmental heritage is not situated on the land.

2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

Not applicable to the Goulburn Mulwaree Local Government Area.

3 Complying development

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

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

Low Rise Medium Density Housing Code

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

Greenfield Housing Code

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

Inland Code

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

Rural Housing Code

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

Housing Alterations Code

Yes. Complying development under the Housing Internal Alterations Code can be carried out on the land.

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Additions) Code can be carried out on the land.

Container Recycling Facilities Code

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

SECTION 10.7 (2) PLANNING CERTIFICATE

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

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

4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

Not applicable to the Goulburn Mulwaree Local Government Area.

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by Road widening or road realignment under:

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

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

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

7A Flood related development controls information

- (1) Whether or not development on the land or part of the land for the purpose of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purpose of group homes or seniors housing) is subject to flood related development controls.

No.

SECTION 10.7 (2) PLANNING CERTIFICATE

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No.

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

9 Contribution plans

The name of each contributions plan applying to the land.

Goulburn Mulwaree Section 94 Development Contributions Plan 2009 and / or Section 94A Development Contributions Plan 2009

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

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

9A Biodiversity certified land

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

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

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

10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

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

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

10A Native vegetation clearing set asides

If the land contains a set aside area under Section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by the Local Land Services or it is registered in the public register under that section).

No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

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

12 Property vegetation plans

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

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

13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

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

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

14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

SECTION 10.7 (2) PLANNING CERTIFICATE

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

19 Site verification certificates

Whether or not Council is aware of a current site verification certificate, in respect of the land.

Council is not aware of a current site verification certificate in respect of the land.

20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

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

21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

(a) Council is not aware of any affected building notice that is in force in respect of the land.

(b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

(b) Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

Additional Matters

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

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

The land is not significantly contaminated as at the date this certificate is issued.

Note: The land has been identified as potentially contaminated due to previous uses operating on the land.

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

The land is not subject to a management order as at the date this certificate is issued.

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

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

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

The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

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

The land is not the subject of a site audit statement as at the date this certificate is issued.

Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at www.legislation.nsw.gov.au

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

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

A Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

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

No.

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

No.

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

Yes.

E Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

No.

Note: The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

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

No.

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

No.

Information regarding loose-fill asbestos insulation

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

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

Contact NSW Fair Trading for further information.

Date of Certificate
11 September 2019

N. Thistlethorn
for **Warwick Bennett**
General Manager
Goulburn Mulwaree Council

**Notice to Prospective Purchasers/Residents of
Urban Land in the Goulburn Mulwaree Local Government Area**

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

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

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

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

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

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

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

**Notice to Prospective Purchasers/Residents of
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

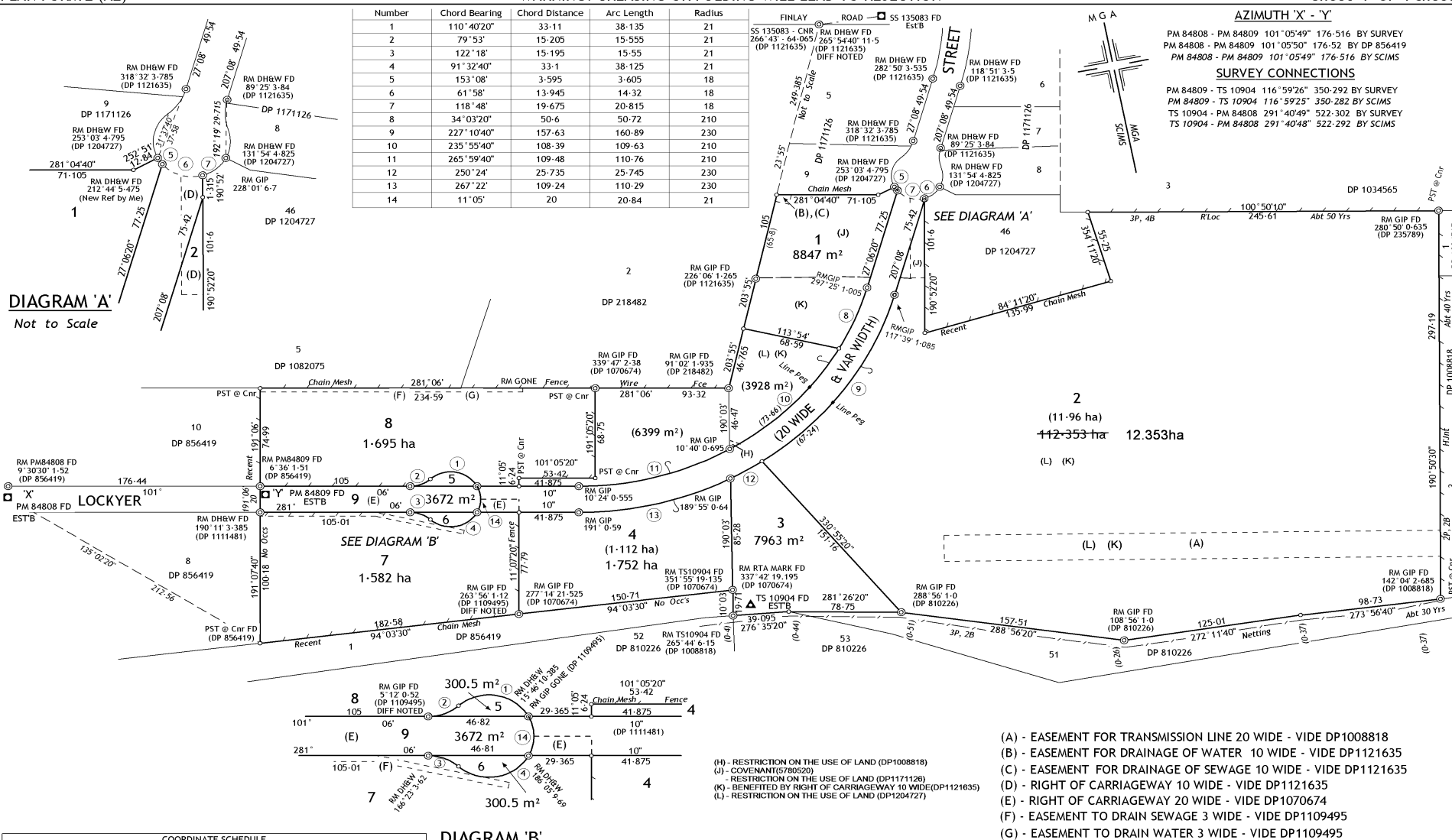
Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

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

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at www.goulburn.nsw.gov.au/Planning/Plans-Strategies or in hard copy at Customer Service.

Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	110° 40'20"	33-11	38-135	21
2	79° 53'	15-205	15-555	21
3	122° 18'	15-195	15-55	21
4	91° 32'40"	33-1	38-125	21
5	153° 08'	3-595	3-605	18
6	61° 58'	13-945	14-32	18
7	118° 48'	19-675	20-815	18
8	34° 03'20"	50-6	50-72	210
9	227° 10'40"	157-63	160-89	230
10	235° 55'40"	108-39	109-63	210
11	265° 59'40"	109-48	110-76	210
12	250° 24'	25-735	25-745	230
13	267° 22'	109-24	110-29	230
14	11° 05'	20	20-84	21



COORDINATE SCHEDULE						
	M.G.A. CO-ORDINATES		CLASS	ORDER	METHOD	STATE
MARK	EASTING	NORTHING				
PM 84808	746411.327	6148825.215	B	2	FROM SCIMS	FOUND
PM 84809	746584.584	6148917.233	B	2	FROM SCIMS	FOUND
TS 10904	746896.790	6148632.222	2A	0	FROM SCIMS	FOUND
S 135083	747171.688	6149173.660	B	2	FROM SCIMS	FOUND

DATE OF SCIMS COORDINATES: 1/19/2017 MGA ZONE: 55 MGA DATUM: GDA94
COMBINED SCALE FACTOR 1.000247

DIAGRAM 'B'
Not to Scale

Surveyor: Andrew A Nesbitt
Date of Survey: 29 Nov 2017
Surveyor's Ref: 23463

PLAN OF SUBDIVISION OF LOTS 45 & 47 DP 1204727
LOT 1 DP 1008818, LOT 1 DP 1070674,
LOTS 2 & 3 DP 1111481 & LOT 2 DP 1070674

LGA: GOULBURN MULWAREE
Locality: GOULBURN
Subdivision No:

Registered
2.4.2019

DP1238214 (E)


PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheet(s)

<p>Registered:  2.4.2019</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <p>Office Use Only</p> <p>DP1238214</p>												
<p>PLAN OF SUBDIVISION OF LOTS 45 & 47 DP 1204727, LOT 1 DP 1008818, LOT 1 DP 1070674, LOTS 2 & 3 DP 1111481 & LOT 2 DP 1070674</p>	<p>LGA: GOULBURN MULWAREE</p> <p>Locality: GOULBURN</p> <p>Parish: GOULBURN</p> <p>County: ARGYLE</p>												
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, <u>Adam Janik</u> (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: <u>[Signature]</u></p> <p>Date: <u>5/7/2018</u></p> <p>File Number: <u>18/03614</u></p> <p>Office: <u>Newcastle</u></p>	<p>Survey Certificate</p> <p>I, Andrew A Nesbitt of PO Box 142 GOULBURN NSW 2580 a surveyor registered under the <i>Surveying and Spatial Information Act 2012</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 29th November 2017.</p> <p>*(b) The part of the land shown in the plan being Lot 1 and connections was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 22nd December 2014.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature: <u>[Signature]</u> Dated: <u>15/12/18</u></p> <p>Surveyor ID: 8300</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>												
<p>Subdivision Certificate</p> <p>I, <u>CHRIS HARGOOD</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: <u>[Signature]</u></p> <p>Accreditation number: _____</p> <p>Consent Authority: <u>GOULBURN MULWAREE COUNCIL</u></p> <p>Date of endorsement: <u>14/12/2018</u></p> <p>Subdivision Certificate number: <u>SCB/0024/1819</u></p> <p>File number: <u>SCB/0024/1819</u></p> <p>*Strike through if inapplicable.</p>	<p>Plans used in the preparation of survey/compilation:</p> <table border="0"> <tr> <td>DP 1204727</td> <td>DP 1121635</td> </tr> <tr> <td>DP 1008818</td> <td>DP 214482</td> </tr> <tr> <td>DP 1070674</td> <td>DP 1070674</td> </tr> <tr> <td>DP 1111481</td> <td>DP 856419</td> </tr> <tr> <td>DP 810226</td> <td>DP 1109495</td> </tr> <tr> <td>DP 235789</td> <td></td> </tr> </table> <p>If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 23463</p>	DP 1204727	DP 1121635	DP 1008818	DP 214482	DP 1070674	DP 1070674	DP 1111481	DP 856419	DP 810226	DP 1109495	DP 235789	
DP 1204727	DP 1121635												
DP 1008818	DP 214482												
DP 1070674	DP 1070674												
DP 1111481	DP 856419												
DP 810226	DP 1109495												
DP 235789													
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p> <p>IT IS INTENDED TO DEDICATE LOCKYER STREET TO THE PUBLIC AS PUBLIC ROAD, SUBJECT TO RIGHT OF CARRIAGEWAY 10 WIDE - VIDE DP1121635 & RIGHT OF CARRIAGEWAY 20 WIDE - VIDE DP1070674</p> <p>IT IS INTENDED TO CLOSE THE ROADS SHOWN AS LOTS 5 & 6</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>													


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

Registered:  2.4.2019

Office Use Only

Office Use Only

DP1238214

PLAN OF SUBDIVISION OF LOTS 45 & 47
DP 1204727, LOT 1 DP 1008818,
LOT 1 DP 1070674, LOTS 2 & 3 DP 1111481 &
LOT 2 DP 1070674

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: SUB/0024/1819

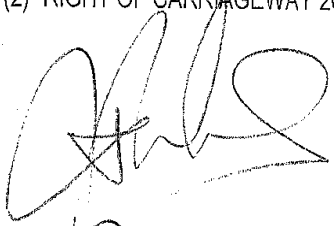
Date of Endorsement: 12/12/2018


15 Cont

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO RELEASE

(1) RIGHT OF CARRIAGEWAY 10 WIDE VIDE DP 1121635

(2) RIGHT OF CARRIAGEWAY 20 WIDE VIDE DP 1070674

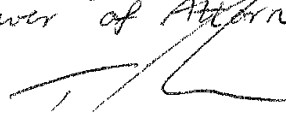

DIMITRIOS KARELIS
DIRECTOR


VASILIOS KARELIS
DIRECTOR ACN 167764776

mortgage under Mortgage N° AM266956

Signed at Canberra this 13th day of November
2018 for National Australia Bank Limited ABN 12 004 044 937
by Timothy John Manhead

His duly appointed Attorney under
power of Attorney N° 39 Book 4512


Attorney Signature, Level 3 Attorney

Witness Signature

ANGELA KUTI

Witness Name

LEVEL 4, 14 CHILDERS ST, CANBERRA, ACT

Witness Address

Surveyor's Reference: 23463


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Registered:  2.4.2019 Office Use Only

Office Use Only

DP1238214

PLAN OF SUBDIVISION OF LOTS 45 & 47
DP 1204727, LOT 1 DP 1008818,
LOT 1 DP 1070674, LOTS 2 & 3 DP 1111481 &
LOT 2 DP 1070674

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: SUB/0024/1819

Date of Endorsement: 12/2018

JAF 15 cmx
JAMES ANDREW FITCH

Grace White

T.A.W.

GRACE WHITE
DIRECTOR/SECRETARY

TIMOTHY ANDREW WHITE
DIRECTOR

ACN 152999801

MORTGAGEE UNDER MORTGAGE NO. AM266956

Signed at Canberra this 13th day of November

2018 for National Australia Bank Limited ABN 12004 044 937

by Timothy John Manhood

its duly appointed Attorney under
Power of Attorney No. 39 Book 4512

Attorney Signature, Level 3 Attorney

witness signature
ANGELA KUTI

witness Name
LVL 4, 14 CHILLOES ST, CANBERRA ACT

witness Address

LOT	STREET NUMBER	STREET NAME	LOCALITY
1		LOCKYER	GOULBURN
2		LOCKYER	GOULBURN
3		LOCKYER	GOULBURN
4		LOCKYER	GOULBURN
5		LOCKYER	GOULBURN
6		LOCKYER	GOULBURN
7		LOCKYER	GOULBURN
8		LOCKYER	GOULBURN
9		LOCKYER	GOULBURN
10		LOCKYER	GOULBURN

Surveyor's Reference: 23463

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet ⁴/₈ of ⁴/₈ sheet(s)

Registered:



2.4.2019

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOTS 45 & 47
DP 1204727, LOT 1 DP 1008818,
LOT 1 DP 1070674, LOTS 2 & 3 DP 1111481 &
LOT 2 DP 1070674

DP1238214

Subdivision Certificate number: 84B/0024/1819
Date of Endorsement: 12/12/2018

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Executed on behalf of CJR Structural Systems Pty Ltd

Jillian Irene Hardiman
SECRETARY

ACN 168 770 394

ALAN ROBERT HAROLD SINDEL
DIRECTOR

EXECUTED ON BEHALF OF GOULBURN MUNICIPAL COUNCIL AN, 84-01984839
BY ITS AUTHORIZED DELEGATE PURSUANT TO SECTION 377 LOCAL
GOVERNMENT ACT 1993 IN THE PRESENCE OF:

WARRICK LESLIE BENNETT
GENERAL MANAGER

SIGNATURE OF WITNESS

KENNETH JOHN WHEELTON

NAME OF WITNESS

41-184-194 BOURKE STREET GOULBURN
ADDRESS OF WITNESS

LOT	STREET NUMBER	STREET NAME	LOCALITY
1	n/a	LOCKYER	GOULBURN
2	"	LOCKYER	GOULBURN
3	"	LOCKYER	GOULBURN
4	"	LOCKYER	GOULBURN
5	"	LOCKYER	GOULBURN
6	"	LOCKYER	GOULBURN
7	"	LOCKYER	GOULBURN
8	"	LOCKYER	GOULBURN
9	"	LOCKYER	GOULBURN
10	"	LOCKYER	GOULBURN

Surveyor's Reference: 23463

PLAN FORM 2

Plan Drawing only to appear in this space

REFERENCE ONLY

Signatures and seals only.

D. P. 717598

Registered: 18-10-1987

C.A. No 16/83 OF 19 4-1984

Title System: OLD SYSTEM

Purpose: SUBDIVISION

Ref. Map: TOWN GOULBURN

Last Plan: D. P. 235789

PLAN OF SUBDIVISION OF
PT LOT 3 D.P. 235789
(PT CONV. BK 3633 No 882)

Reduction Ratio: 1:4 000

Lengths are in metres.

Municipality: GOULBURN
Locality: GOULBURN
Parish: GOULBURN
County: ARGYLE

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

Desmond Alfred ROWLEY
P.O. Box 146, Goulburn (N.S.W. 2580)
I, the undersigned, being a Surveyor registered under the Surveyors Act, 1920, as amended,
do hereby certify that the survey represented by this plan
is accurate and has been made (1) by me (2) under my
supervision and in accordance with the Survey
Practice Regulations, 1932, and was completed on 1
9th December 1987.

Signature: [Signature]
Surveyor registered under the Surveyors Act, 1920, as amended.
Datum Line of Alignment: N 10° 10' E
Strike out either (1) or (2) if not a statement of survey

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

IT IS INTENDED
TO CREATE, PURSUANT TO
SECTION 88B OF THE
CONVEYANCING ACT 1919,
RIGHT OF CARRIAGEWAY
10 WIDE.

AMENDMENTS MADE IN ROAD AT SURVEYORS REQUEST

THE COMMON SEAL OF
PALCET FARMING LIMITED
WAS HERETO AFFIXED IN ACCORDANCE
WITH ITS ARTICLES OF ASSOCIATION
IN THE PRESENCE OF:
[Signature] SECRETARY
[Signature] DIRECTOR

Council Clerk's Certificate
I hereby certify that -
(a) the requirements of the Local Government Act, 1919
(other than the requirements for the registration of
plans, and
(b) the requirements of section 240 of the Municipalities
Water, Sewerage and Drainage Act, 1920, as amended,
(Municipalities Water, Sewerage and Drainage Act,
1920) are complied with by the application in relation to the
proposed "SUBDIVISION"
insert "new road", "subdivision" or "consolidated lot") set out herein
Subdivision No. 16/83
Date 19/4/84
(Signature) [Signature] Council Clerk
*This part of certificate to be deleted where the application is only
for a consolidated lot or the opening of a new road where the land
to be subdivided is wholly outside the area of operations of the
Municipality Water, Sewerage and Drainage Board and the Minister
(Delete if inapplicable).

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION SURVEYOR'S REFERENCE: 720B

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 21st October, 1985



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/9/2019 2:40PM

FOLIO: 11/717598

First Title(s): OLD SYSTEM

Prior Title(s): CA7617

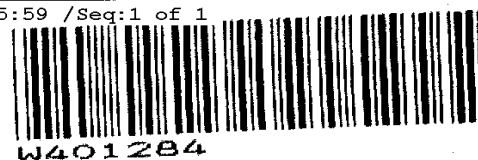
Recorded	Number	Type of Instrument	C.T. Issue
23/10/1985	CA7617	CONVERSION ACTION	FOLIO CREATED EDITION 1
2/7/1986	W401284	TRANSFER	EDITION 2
8/11/1989	Y687097	TRANSFER	EDITION 3
10/5/1990	Y989864	MORTGAGE	EDITION 4
4/7/1991	DP810226	DEPOSITED PLAN	
21/11/1991	Z930470	DISCHARGE OF MORTGAGE	
21/11/1991	Z930471	TRANSFER	
6/12/1991	E112148	DEPARTMENTAL DEALING	FOLIO CANCELLED
15/9/1999	6199107	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

goulburn

PRINTED ON 2/9/2019

KP 13



W401284



REGISTRAR GENERAL
NEW SOUTH WALES
*****1.00
STAMP-DUTY
2-7/86
PAID 0 CHQ

TRANSFER
REAL PROPERTY ACT, 1900

C 1 of 1	x
\$ 373	

R. 1 of 1

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	11/117/98	WHOLE	Goulburn
TRANSFEROR Note (b)	DALGETY FARMERS LIMITED		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 37,500.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

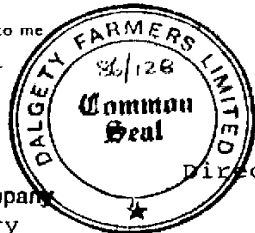
ESTATE Note (c)	TRANSFEE Note (d)	OFFICE USE ONLY
	CHARLES DAVID PTY LIMITED of Ground Floor, 159 Kent Street, Sydney.	S
TENANCY Note (e)	as joint tenants/tenants in common	

PRIOR ENCUMBRANCES
Note (f) subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE

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
THE COMMON SEAL OF DALGETY FARMERS LIMITED was hereunto affixed in accordance with the Articles of Association in the presence of :-
Name of Witness (BLOCK LETTERS) Assistant Company Secretary
Address and occupation of Witness



Handwritten signature of transferor

Signature of Transferor

Note (g) 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

Handwritten signature of witness
Signature of Witness
Name of Witness (BLOCK LETTERS)
Address and occupation of Witness

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)	LODGED BY		LOCATION OF DOCUMENTS			
	Goulburn		CT	OTHER	Herewith.	
	Goulburn				In L.T.O. with	
	Goulburn				Produced by	
OFFICE USE ONLY	Checked <i>Handwritten mark</i>	Passed	REGISTERED	Secondary Directions		
	Signed	Extra Fee	- 2 JUL 1986	Delivery Directions		CTLP

RP 13

STAMP DUTY

OFFICE USE ONLY



Y687097

TRANSFER
 REAL PROPERTY ACT, 1900

T	CB	1 of 1	X	R 1/2
	\$	44		

DESCRIPTION
 OF LAND
 Note (a)

251085 9421 04 200006653/03

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Identifier Folio 11/717598	WHOLE	Goulburn
CHARLES DAVID PTY. LIMITED		

ESTATE
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 80,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEE

TRANSFEE
 Note (d)

AN

RICHARD IAN CARTER of 214 Campbell Street, Goulburn, 2580 and JANE LETHBRIDGE CARTER of the same place, his wife

OFFICE USE ONLY

JT2

TENANCY
 Note (e)

51.00

as joint tenants/tenants in common

PRIOR
 ENCUMBRANCES
 Note (f)

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

DATE 20-10-1987

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
 THE COMMON SEAL of CHARLES DAVID PTY LIMITED
 was hereto affixed with the authority of the Board in the presence of:



Name of Witness (BLOCK LETTERS)
 Director Secretary

Signature of Transferor

Note (g)

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

By Richard James Peterswald
 Solicitor for the Transferee

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

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

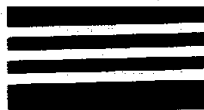
OFFICE USE ONLY

LODGED BY		LOCATION OF DOCUMENTS	
GALLOWAY & CO.		CT	OTHER
Ref. Phone: 233-1011 Fax: 232-6491 Delivery BX 440 per L.T.O. Delivery 28A		1/	Herewith.
			In L.T.O. with
			Produced by
Checked CB 18	Passed	REGISTERED	-19
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	CT 28A -

3 + 5

RP 13

STAMP DUTY



Z
930471 T



TRANSFER
REAL PROPERTY ACT, 1900

T

	of		R ² / ₂
\$			

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
11/717598 Folio Identifier 51/810226	WHOLE part, being Lot 51 in DP810226	

TRANSFEROR
Note (b)

RICHARD IAN CARTER and JANE LETHBRIDGE CARTER

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 2,250.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES of 260 Elizabeth Street,
Surry Hills.

OFFICE USE ONLY

[Signature]
OVER

TENANCY
Note (e)

~~as joint tenants/tenants in common~~

PRIOR
ENCUMBRANCES
Note (f)

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

DATE 4th Sept 1991

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]
Signature of Witness

RICHARD JAMES PETERSWALD
Name of Witness (BLOCK LETTERS)

SOLICITOR GOULBURN
Address and occupation of Witness

[Signature]
Signature of Transferor

Note (g)

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

Solicitor for the transferee
M.B. GALLAND

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

LODGED BY		LOCATION OF DOCUMENTS	
V. J. RALPH & CO. LAW STATIONERS LEVEL 19, M.L.C. CENTRE MARTIN PLACE, SYDNEY DX 347 SYDNEY FAX: 233 8645 PH: 233 8088 38W		CT	OTHER
			Herewith.
			In L.T.O. with
Ref: Delivery Box Number			Produced by
Checked	Passed	REGISTERED	- -19
<i>OLY.</i>		Secondary Directions	
Signed	Extra Fee	Delivery Directions	

21 NOV 1991

OFFICE USE ONLY

AP 13
1985

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Stamp Duties Division, Department of Finance before lodgment by hand at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing in the left-hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of land:

- (i) **TORRENS TITLE REFERENCE.** — For a manual reference insert the Volume and Folio (e.g., Vol. B514 Fol. 126) — For a computer folio insert the folio identifier (e.g., 12/701924).
- (ii) **PART/WHOLE.** — If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1919.
- (iii) **LOCATION.** — Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous.

(b) Show the full name of the transferor(s).

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Show the full name, address and occupation or description of the transferee(s).

(e) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(g) Execution:

GENERALLY

- (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.
- (ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he/she is personally known.
- The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his/her firm), to be typewritten or printed adjacent to the signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY

- (iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., "AB by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No

AUTHORITY

- (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION

- (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbte for probate, L/A. for letters of administration, &c.

OFFICE USE ONLY

F. SCHEDULE DIRECTIONS

[illegible]

C C/S

2

PLAN FORM 3

To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DP 810226

Registered: 25.6.1991

This is sheet 2 of my plan in 2 sheets dated 11-3-1991

Surveyor registered under Surveyors Act 1929

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

Council Clerk

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

City: GOULBURN
Location: GOULBURN
Parish: GOULBURN
County: ARGYLE

Reduction Ratio 1: 2000

RTA FILE 2/172.1116.PF3

RTA PLAN 0002 172 55 2090

SURVEYOR'S REFERENCE

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 26th June, 1919







LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/9/2019 2:39PM

FOLIO: 50/810226

First Title(s): OLD SYSTEM

Prior Title(s): 11/717598

Recorded	Number	Type of Instrument	C.T. Issue
26/6/1991	DP810226	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
6/12/1991	Z930471	TRANSFER	FOLIO CREATED EDITION 1
10/3/1992	E309986	DISCHARGE OF MORTGAGE	
10/3/1992	E309987	REQUEST	
10/3/1992	E309988	TRANSFER	EDITION 2
10/3/1992	E309989	MORTGAGE	
31/10/1994	U745587	DISCHARGE OF MORTGAGE	
31/10/1994	U745588	MORTGAGE	EDITION 3
4/2/1998	3772682	DISCHARGE OF MORTGAGE	
4/2/1998	3772683	TRANSFER	EDITION 4
4/2/1998	3772684	MORTGAGE	
23/12/1999	DP1008818	DEPOSITED PLAN	FOLIO CANCELLED

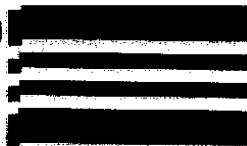
*** END OF SEARCH ***

goulburn

PRINTED ON 2/9/2019

RP13

①



TRANSFER

Real Property Act, 1900



E
309988 U



§ 2



Office of State Revenue use only

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 11/717598 being Part of Lot 50 D.P. 810226
now Folio Identifier 50/810226

(B) **LODGED BY**

L.T.O. Box

374

Name, Address or DX and Telephone

Westpac Banking Corporation
THE BANKING HOUSE, 228 PITT STREET
SYDNEY 2000 PHONE: 226-2611
DELIVERY BOX No. 374

REFERENCE (max. 15 characters): 272117230067

(C) **TRANSFEROR**

RICHARD IAN CARTER of "Charlton", Bungonia Road, Goulburn..
and JANE LETHBRIDGE CARTER of the same place his Wife.

(D) acknowledges receipt of the consideration of \$107,500.00

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

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFEE**



PETER LESLIE BLADWELL of "Quialigo", Windellama Road, Goulburn, and
MERRIDEE MAY BLADWELL of the same place his Wife.

(G) as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 31.1.1992

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

Signature of Witness

RICHARD JAMES PETERSWALD

Name of Witness (BLOCK LETTERS)

SOLICITOR, GOULBURN

Address of Witness

R. J. Carter

Jane Carter

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

By I.M. Cheetham,
Solicitor for the Transferee.

Signature of Transferee

REC 6
4

Form: 97-011

Licence: AUS/0634/96

TRANSFERNew South Wales
Real Property Act 1900

3772683 F

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

Office of State Revenue use only

OFFICE OF STATE REVENUE
STAMP DUTY (N.S.W. TREASURY)
\$2 1ST REC N° 9003 27488(A) **LAND TRANSFERRED**If appropriate, specify the
share or part transferred.

Folio Identifier 50/810226

(B) **LODGED BY**

LTO Box

25 G

Name, Address or DX and Telephone SA

MTG CD

Reference (15 character maximum): 04876005 MPC HP

(C) **TRANSFEROR** PETER LESLIE BLADWELL and MERRIDEE MAY BLADWELL

(D) acknowledges receipt of the consideration of \$95,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEE**T
TS
(s/13 LGA)

JAMES PETER BLADWELL

TW
(Sheriff)

TENANCY:

(G)

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

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Goulburn

Address of Witness

Name of Transferor

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Goulburn

Address of Witness

D. R. TYLER Signature of Transferee's Solicitor

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

PLAN FORM Z
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

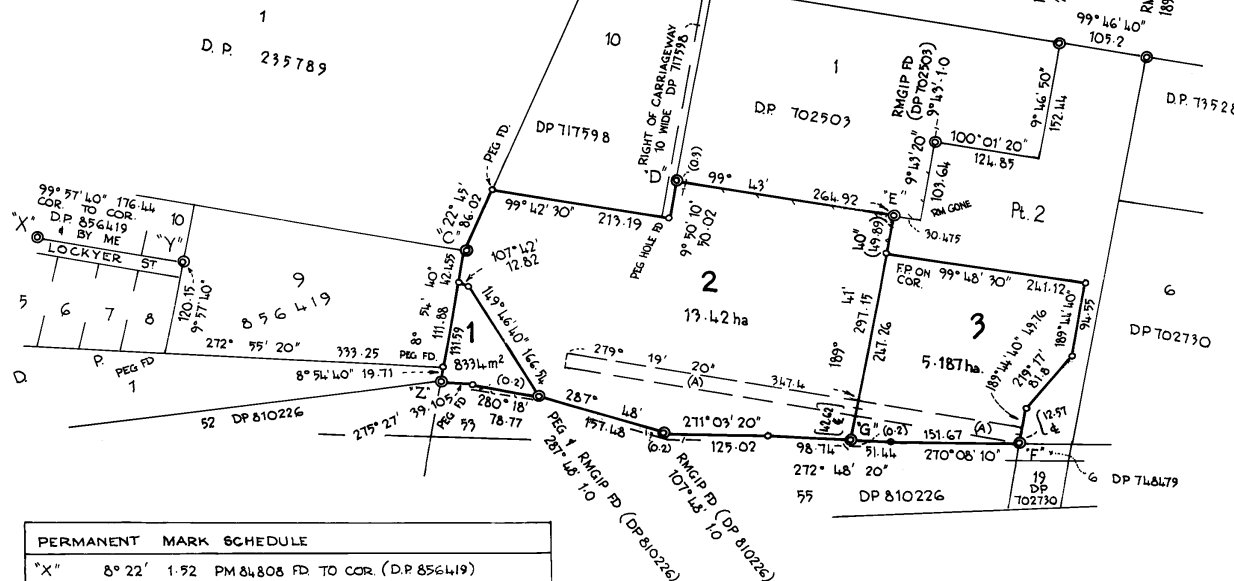
Angela Daw

LEE, ANNE MARICIA ANDREW'S
105 PIERSON ST, LOCKEY'S CROSS
BANK OFFICER

SCHEDULE OF REF. MARKS				
C	89° 53'	1.935	RMGIP FD (DP 218482)	
D	99° 12'	0.35	RMGIP FD (DP 235789)	
E	279° 43'	0.635	RMGIP FD (DP 235789)	
F	270° 08'	1.0	RMGIP FD (DP 702730)	
G	140° 56'	2.685	RMGIP PLACED	

SURVEY PRACTICE REGULATIONS 1990, CLAUSE 32/2				
MARK	I.S.G. CO-ORDINATES	NORTHING	EASTING	ZONE
PM 84808	362 282.647	1180415.389	973	4
PM 84809	362 459.489	1180284.870	973	4
GARR. (P)	362 774.689	1180232.192	973	3

SOURCE I.S.G. CO-ORDINATES ADOPTED FROM S.C.I.M.S.
8 DEC. 1999. Q 631.7-4 COMBINED SCALE FACTOR 0.99988



PERMANENT MARK SCHEDULE				
"X"	8° 22'	1.92	PM 84808 FD TO COR (D.P. 856419)	
"Y"	5° 28'	1.51	PM 84809 FD TO COR (D.P. 856419)	
"Z"	264° 36'	6.15	GARROORIGANG (P) TO COR (" ")	
PM 84809	TO GARROORIGANG (P)	115° 51' 03"	350.29 I.S.G.	
PM 84809	TO GARROORIGANG (P)	115° 50' 55"	350.29 BY ME "	
PM 84808	TO PM 84809	99° 57' 26"	176.52 I.S.G.	AZIMUTH LINE "X"- "Y"
PM 84808	TO PM 84809	99° 57' 26"	176.52 BY ME	

(A) EASEMENT FOR TRANSMISSION
LINE 20 WIDE

DP1008818

Registered: 23.12.1999

CA: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: PARISH

Last Plan: DP 810226

PLAN
OF SUBDIVISION OF LOT
50 DP 810226.

Lengths are in metres. Reduction Ratio 1:4000

LGA GOULBURN CITY

Locality: SOUTH GOULBURN

Parish: GOULBURN

County: ARGYLE

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

DESMOND ALFRED ROWLEY
P.O. BOX 568 GOULBURN NSW 2580

a surveyor registered under the Surveyors Act 1929, hereby
certify that the survey represented in this plan is accurate, has
been made in accordance with the Survey Practice Regulation
1990 and was completed on 20TH MAY 1999
as regards lots 1, 2, 3 and connections

Zone:
Urban, (Signature) [Signature]

"X", "Y" Surveyor registered under
the Surveyors Act 1929
Datum Line of Azimuth (DP 856419)

Plans used in preparation of survey/compilation.

DP 702503 DP 702730
DP 717598 DP 810226
D.P. 856419

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

PURSUANT TO SEC 88B OF THE
CONVEYANCING ACT 1919, AS
AMENDED, IT IS INTENDED TO
CREATE:

- (A) EASEMENT FOR TRANSMISSION
LINE 20 WIDE.
- (B) RESTRICTION AS TO USER.

Crown Lands Office Approval

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

Council's Certificate

hereby certify that:-
(a) the requirements of the Local Government Act, 1919 (other than
the requirements for the registration of plans), and
(b) the requirements of 1. Part 3 Division 3 of the Motor Vehicle
(1989) and 4. Part 5 Division 2 of the Motor Vehicle
(1989) Act 1989.

are being complied with by the applicant in relation to the
proposed subdivision
insert "new-road", "subdivision" or "consolidated-land" set out herein
subdivision No. 4/99

date 22/7/99
Signature [Signature]
General Manager/Authorised Person
Council File No. 4 Garroorigang Rd 100/98

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

SURVEYOR'S REFERENCE: 99008

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

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

30/9/2019 4:42PM

FOLIO: 2/1008818

First Title(s): OLD SYSTEM

Prior Title(s): 50/810226

Recorded	Number	Type of Instrument	C.T. Issue
23/12/1999	DP1008818	DEPOSITED PLAN	FOLIO CREATED EDITION 1
25/11/2002	9156180	DISCHARGE OF MORTGAGE	
25/11/2002	9156181	TRANSFER	
25/11/2002	9156182	MORTGAGE	EDITION 2
21/2/2008	AD695520	REQUEST	
1/4/2008	DP1121635	DEPOSITED PLAN	
25/6/2013	AH830337	CAVEAT	
28/8/2013	AH979939	WITHDRAWAL OF CAVEAT	
28/8/2013	AH979940	DISCHARGE OF MORTGAGE	
28/8/2013	AH979941	MORTGAGE	EDITION 3
8/1/2015	AJ151317	DISCHARGE OF MORTGAGE	EDITION 4
11/2/2015	DP1204727	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

goulburn tait

PRINTED ON 30/9/2019



Form: 01T
Release: 2
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

9156181T

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

STAMP DUTY

Office of State Revenue use only

CLIENT No. 138012

STAMP No. 335

STAMP DUTY \$3 -

SIGNATURE

TRANSACTION No. 024002

DATE 1-10-02

ASSESSMENT DETAILS:

(A) TORRENS TITLE

Folio Identifier 2/1008818

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

208X

St George Bank Limited

DX 11139 KOCARAH ACT

Phone: (02) 9236 9580

Reference:

REFERENCE

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

James Peter BLADWELL

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 159,000.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFEE

James Andrew FITCH

(I)

TENANCY:

(J) DATE

28 October 2002

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

Signature of witness:

P J Abrahamson

Name of witness:

PETER J. ABRAHAMSON

Address of witness:

2/257 ALFRED STREET
CROMER NSW 2099

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

Signature of transferor:

[Signature]

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

Signature:

[Signature]

Signatory's name:

Morris Newton Owen

Signatory's capacity:

transferee's solicitor



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/10/2019 7:57AM

FOLIO: 10/717598

First Title(s): OLD SYSTEM

Prior Title(s): CA7617

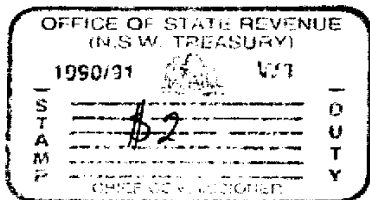
Recorded	Number	Type of Instrument	C.T. Issue
23/10/1985	CA7617	CONVERSION ACTION	FOLIO CREATED EDITION 1
26/6/1991	Z740857	TRANSFER	EDITION 2
18/1/1993	E906870	MORTGAGE	EDITION 3
28/4/1999	5780519	DISCHARGE OF MORTGAGE	
28/4/1999	5780520	TRANSFER	EDITION 4
27/7/2000	6977365	MORTGAGE	EDITION 5
20/1/2004	AA346121	DISCHARGE OF MORTGAGE	
20/1/2004	AA346122	TRANSFER	
20/1/2004	AA346123	MORTGAGE	EDITION 6
21/3/2004	AA501351	DEPARTMENTAL DEALING	
14/7/2005	AB621999	DISCHARGE OF MORTGAGE	
14/7/2005	AB622000	TRANSFER	EDITION 7
14/7/2005	AB622001	CAVEAT	
14/7/2005	AB622054	DEPARTMENTAL DEALING	
28/12/2005	AC13345	WITHDRAWAL OF CAVEAT	
28/12/2005	AC13346	MORTGAGE	EDITION 8
21/2/2008	AD695520	REQUEST	
1/4/2008	DP1121635	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS
2/5/2016	AK397296	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

goulburn tailt

PRINTED ON 1/10/2019

RP 13 STAMP DUTY



2
740857 D

TRANSFER

REAL PROPERTY ACT, 1900

T

\$	of	R
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DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 10/717598	WHOLE	Goulburn

TRANSFEROR
Note (b)

DALGETY FARMERS LIMITED, 8th Floor, 38 Bridge Street, Sydney.

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 65,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

GOULBURN WORKERS CLUB, McKeil Place, Goulburn

OFFICE USE ONLY

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

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

DATE 21 June 1991

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

THE COMMON SEAL of DALGETY FARMERS
LIMITED A.C.N. 004 302 390 was

Signature of Witness

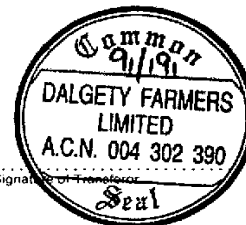
hereunto affixed in accordance with
its Articles of Association in the
presence of:-

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Secretary

Director



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

Solicitor for P.R. Caffey

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

LODGED BY GALLOWAY & CO.		LOCATION OF DOCUMENTS	
Phone: 233-1011 Fax: 232-6491 DX 340, L.T.O. Delivery 28A		CT	OTHER
Ref: GALELD GOULBWC Delivery Box Number		<input checked="" type="checkbox"/>	Herewith.
		<input type="checkbox"/>	In L.T.O. with
		<input type="checkbox"/>	Produced by
Checked EAG	Passed	REGISTERED	- -19
Signed	Extra Fee	26 JUN 1991	
		Secondary Directions	
		Delivery Directions	

OFFICE USE ONLY

5780520Q



TRANSFER

New South Wales
Real Property Act 1900

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

Office of State Revenue use only

00.2\$ 20/03/99 1409 04 002419435/03
N.S.W. STAMP DUTY

FOLIO IDENTIFIER 10/717598

(A) **LAND TRANSFERRED**

If appropriate, specify the
share or part transferred.

(B) **LODGED BY**

LTO Box

28A

Name, Address or DX and Telephone

GALLOWAY & CO.

Phone: (02) 9233 1011 Fax: (02) 9232 6491
DX 340, SYDNEY L.T.O. Delivery 28A

Reference (15 character maximum): Woodfu - Leiston

(C) **TRANSFEROR** GOULBURN WORKERS CLUB ACN 001 003 596

(D) acknowledges receipt of the consideration of \$192,500.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEE**

T
TS
(s713 LGA)

TW
(Sheriff)

LEISTON PTY LIMITED

ACN 008 645 976
TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 6th April 1999

Signed in my presence by the transferor who is personally known to me.
The Common Seal of Goulburn Workers Club Pty Limited
was hereunto affixed by authority of the Board
in the presence of:

Signature of Witness

..... KENNETH PATRICK HILL ANTHONY DAVID DAWSON

DIRECTOR Name of Witness (BLOCK LETTERS) DIRECTOR

Address of Witness

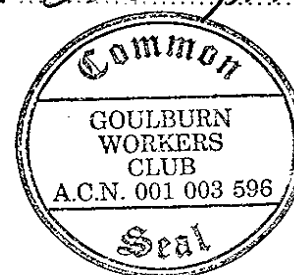
33 CHISHOLM ST
GOULBURN
8 FURNER ST
GOULBURN

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness



Signature of Transferor

DAVID IAN FUSSELL
61 LONDON CIRCUIT
CANBERRA
SOLICITOR

Signature of Transferee's
Solicitor

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


"A"

**THIS IS THE ANNEXURE TO THE TRANSFER, CONSISTING OF A
FENCING COVENANT**

The Transferor and the Transferee agree:

- (a) THAT no fence shall be erected on the said land hereby transferred so as to divide it from any adjoining land of the Transferors without the consent of the Transferors but such consent shall not be withheld if the fence shall be erected without any expense to the Transferors and in favour of any person dealing with the Transferee such consent as aforesaid shall be deemed to have been given in respect of any fence for the time being erected.
- (b) THE benefit of the foregoing restrictions is appurtenant to the adjoining land of the Transferors but upon transfer of all such adjoining land the fencing covenant shall become absolutely void.
- (c) THE land subject to the burden of the said restriction is the said land hereby transferred.
- (d) THE Transferors and the Transferors' successors but not assigns is the person (or corporation) having the right to release vary or modify the said restrictions.

The Common Seal of Goulburn Workers Club
was hereunto affixed by authority of the
Board in the presence of:


.....
DIRECTOR


.....
DIRECTOR



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

TRANSFER

New South Wales
Real Property Act 1900



AB622000E

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

STAMP DUTY

Office of State Revenue, use only NSW Treasury 24-06-2005 1102 STAMP DUTY PAID Trans No: 2805290	NEW SOUTH WALES DUTY 24-06-2005 0002754430-001 SECTION 18(2) DUTY \$ *****2.00
---	---

(A) TORRENS TITLE

Folio Identifier 10/717598

(B) LODGED BY

Delivery Box 1374	Name, Address or DX and Telephone BOYD HOUSE & PARTNERS SOLICITORS Level 7, 9 Barrack St Sydney NSW 2000 Tel: (02) 9262 6777 DX 388 Sydney Reference: CJB Boyd Corp	CODES T TW (Sheriff)
----------------------	---	-------------------------------

(C) TRANSFEROR

HOLMBERG NOMINEES PTY LIMITED (ACN 078 223 346) and
IAN DAVIDSON INVESTMENTS PTY LIMITED (ACN 086 922 769)

- (D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,650,000.00 and as regards
(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple
(F) **SHARE TRANSFERRED** Whole
(G) **ENCUMBRANCES** (if applicable):
(H) **TRANSFEE**

BOYD CORPORATION PTY LIMITED (ACN 112 265 853)

(I)

TENANCY:

(J) DATE

14 July 2005

Certified correct for the purposes of the Real Property Act 1900
and executed on behalf of the corporation named below by the
authorised person(s) whose signature(s) appear(s) below
pursuant to the authority specified.

Corporation: Holmberg Nominees Pty Limited
Authority: section 127 of the Corporations Act 2001

SEE ANNEXURE A

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Name of authorised person:

Office held:

Office held:

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

Signature:

Signatory's name:

Christopher John Boyd
transferee's solicitor

Signatory's capacity:

ANNEXURE "A"

This is Transfer between IAN DAVIDSON INVESTMENTS PTY LIMITED ACN 086 922 769 & HOLMBERG NOMINEES PTY LIMITED ACN 078 223 346 as Transferor and BOYD CORPORATION PTY LIMITED ACN 112 265 853 as Transferee

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


Signature of witness:



Name of witness: Carmeline Anderson
Address of witness: Level 2, 3 Young Street
NEUTRAL BAY 2089

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified

Signature of attorney:



Attorney's name: Tracey Jane Garland
Signing on behalf of: Ian Davidson Investments Pty Limited ACN 086 922 769
Power of Attorney -Book: 4363
-No: 943

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

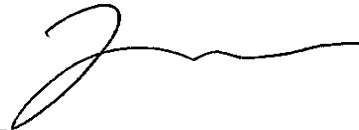
Signature of witness:



Name of witness: Carmeline Anderson
Address of witness: Level 2, 3 Young Street
NEUTRAL BAY 2089

Certified correct for the purposes of the Real Property Act 1900 by the person(s) named below who signed this instrument pursuant to the power of attorney specified

Signature of attorney:



Attorney's name: Tracey Jane Garland
Signing on behalf of: Holmberg Nominees Pty Limited ACN 078 223 346
Power of Attorney -Book: 4418
-No: 287



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/10/2019 8:04AM

FOLIO: 3/1121635

First Title(s): OLD SYSTEM

Prior Title(s): 10/717598

Recorded	Number	Type of Instrument	C.T. Issue
1/4/2008	DP1121635	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/12/2011	AG697488	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	
19/12/2011	AG697489	MORTGAGE	EDITION 2
7/2/2014	DP1171126	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

goulburn tait

PRINTED ON 1/10/2019



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/10/2019 9:21AM

FOLIO: 10/1171126

First Title(s): OLD SYSTEM

Prior Title(s): 3/1121635

Recorded	Number	Type of Instrument	C.T. Issue
7/2/2014	DP1171126	DEPOSITED PLAN	FOLIO CREATED EDITION 1
11/2/2015	DP1204727	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

goulburn tait

PRINTED ON 1/10/2019



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/10/2019 9:22AM

FOLIO: 45/1204727

First Title(s): OLD SYSTEM

Prior Title(s): 10/1171126

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
11/2/2015	DP1204727	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/3/2015	AJ343335	DISCHARGE OF MORTGAGE	EDITION 2
18/11/2016	AK868920	TRANSFER	EDITION 3
27/2/2018	AN146539	TRANSFER	EDITION 4
2/4/2019	DP1238214	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

goulburn tait

PRINTED ON 1/10/2019



Form: 01T
 Release: 61

①

TRANSFER
 New South Wales
 Real Property Act 1900

AK868920K

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

STAMP DUTY

Office of State Revenue use only	214 110.00 882768-001
----------------------------------	-----------------------------

(A) TORRENS TITLE	45/1204727				
(B) LODGED BY	<table border="1"> <tr> <td>Document Collection Box IW</td> <td> Name, Address or DX, Telephone, and Customer Account Number if any Telamon Lawyers Ph: 8065 3080 PO Box 997, Manly 1655 Reference: </td> </tr> </table>	Document Collection Box IW	Name, Address or DX, Telephone, and Customer Account Number if any Telamon Lawyers Ph: 8065 3080 PO Box 997, Manly 1655 Reference:	<table border="1"> <tr> <td>CODES T TW</td> </tr> </table>	CODES T TW
Document Collection Box IW	Name, Address or DX, Telephone, and Customer Account Number if any Telamon Lawyers Ph: 8065 3080 PO Box 997, Manly 1655 Reference:				
CODES T TW					
(C) TRANSFEROR	Stephen Matthew JONES and Robert Leigh RAMPTON				
(D) CONSIDERATION	The transferor acknowledges receipt of the consideration of \$ 534,517.50 and as regards				
(E) ESTATE	the abovementioned land transfers to the transferee an estate in fee simple				
(F) SHARE TRANSFERRED					
(G)	Encumbrances (if applicable):				
(H) TRANSFEE	T & G White Superannuation Pty Limited ACN 606 392 661				
(I)	TENANCY: <input type="checkbox"/>				

DATE 20 October 2016

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

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

Signature of witness:

[Signature]

Signature of transferor:

[Signature]

Name of witness:
 Address of witness:

CLARE DIVALL
 3 ROSEDALE COURT
 GOULBURN NSW 2580

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

Signature:

[Signature]

Signatory's name:

Signatory's capacity:

Cameron James Shaw
 solicitor



(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1136707 Full name: Cameron James Shaw Signature: *[Signature]*

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



Form: 01T
 Release: 6-2

TRANSFER

New South Wales
 Real Property Act 1900

AN146539G

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

STAMP DUTY

Revenue NSW use only

Client No: 1350384

Duty: 18,692.50

Trans No: 9298724-001

Assd details:

(A) **TORRENS TITLE**

45/1204727

(B) **LODGED BY**

Document
 Collection
 Box

1W

Name, Address or DX, Telephone, and Customer Account Number if any

TELEMON LAWYERS
 PO BOX 997
 MANLY NSW 1655

Reference: 180008

CODES

T

TW

(C) **TRANSFEROR**

T & G WHITE SUPERANNUATION PTY LIMITED ACN 606 392 661

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 291,500.00

and as regards

(E) **ESTATE**

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

(F) **SHARE TRANSFERRED**

(G)

Encumbrances (if applicable):

(H) **TRANSFEE**

A.C.N. 152 999 801 PTY LIMITED ACN 152 999 801

(I)

TENANCY:

DATE

- (J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: T & G WHITE SUPERANNUATION PTY LIMITED ACN 606 392 661

Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *Grace White*

Signature of authorised person: *T.A.W.*

Name of authorised person: GRACE WHITE

Office held: SECRETARY

Name of authorised person: TIMOTHY ANDREW WHITE

Office held: DIRECTOR

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: A.C.N. 152 999 801 PTY LIMITED ACN 152 999 801

Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *Grace White*

Signature of authorised person: *T.A.W.*

Name of authorised person: GRACE WHITE

Office held: SECRETARY

Name of authorised person: TIMOTHY ANDREW WHITE

Office held: DIRECTOR

- (K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1519149 Full name: CAMERON JAMES SHAW Signature: *[Signature]*

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



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/10/2019 9:42AM

FOLIO: 1/1008818

First Title(s): OLD SYSTEM

Prior Title(s): 50/810226

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
23/12/1999	DP1008818	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/4/2000	6696916	DISCHARGE OF MORTGAGE	
6/4/2000	6696917	TRANSFER	EDITION 2
1/4/2008	DP1121635	DEPOSITED PLAN	
2/4/2019	DP1238214	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

goulburn tait

PRINTED ON 1/10/2019

Form: 97-01T

Licence: 026CN/0526/96

TRANSFER

New South Wales

Real Property Act 1900



NEW SOUTH WALES DUTY

31-03-2000

0000270820-001

SECTION 277-TRANSFER

NO DUTY PAYABLE

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

Office of State Revenue use only

(A) **LAND TRANSFERRED**

Show no more than 20 folios.
If appropriate, specify the
share or part transferred.

Folio Identifiers 1/810226 and 3/810226

Folio Identifiers 1/1008818 and 3/1008818

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

28A

GALLOWAY & CO.

Phone: (02) 9233 1011 Fax: (02) 9232 844

DX 340, SYDNEY L.T.O. Delivery 28A

REFERENCE (15 character maximum): josen-goulburn

(C) **TRANSFEROR** JAMES PETER BLADWELL

(D) acknowledges receipt of the consideration of \$42,142.80

and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable) 1. NIL

2.

3.

(F) **TRANSFEE**

T
TS
(s713
LGA)
TW
(Sheriff)

THE COUNCIL OF THE CITY OF GOULBURN

(G)

TENANCY:

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

DATE 24 March 2000

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

Tania Chavandy
Signature of Witness

TANIA CHAVANDY

Name of Witness (BLOCK LETTERS)

3/10 PAVILION ST. QUEENSLIFF

Address of Witness

[Signature]

Signature of Transferor

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

Accepted by IAN CHEETHAM as Solicitor for Transferee

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]

Signature of Transferee

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

[Signature]



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

2/9/2019 2:35PM

FOLIO: 2/1238214

First Title(s): OLD SYSTEM

Prior Title(s): 1/1008818 45/1204727
47/1204727

Recorded	Number	Type of Instrument	C.T. Issue
2/4/2019	DP1238214	DEPOSITED PLAN	FOLIO CREATED EDITION 1

23/5/2019	AP254874	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 2
23/5/2019	AP254875	TRANSFER WITHOUT MONETARY CONSIDERATION	

*** END OF SEARCH ***

goulburn

PRINTED ON 2/9/2019

Form: 01TWC
Release: 4.2

TRANSFER
without monetary considera
New South Wales
Real Property Act 1900



AP254874N

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

STAMP DUTY

Revenue NSW use only	Office of State Revenue Client No: 123925220 3827 Duty: \$10 Trans No: 9542700-001 Asst details:
----------------------	---

(A) **TORRENS TITLE**

Part F.I. 2/1238214 being that part ~~formerly in Lot 45 DP1204727~~

(B) **LODGED BY**

Document Collection Box 688F	Name, Address or DX, Telephone, and Customer Account Number if any PIKES & VEREKERS LAWYERS AC 123507A DX 521 SYDNEY TEL: 92626188 Reference: DB: 170916	CODES TZ
---------------------------------	--	-------------

(C) **TRANSFEROR**

ACN 152 999 801 Pty Limited ACN 152 999 801
A.C.N.

(D) **CONSIDERATION**

Pursuant to Land Transfer Agreement dated 10 October 2018

(E) **ESTATE**

and as regards the above land transfers to the transferee an estate in fee simple

(F) **SHARE**

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) **TRANSFeree**

JAMES ANDREW FITCH

(I)

TENANCY:

DATE 02/04/2019

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: ACN 152 999 801 Pty Ltd ACN 152 999 801

Authority: Section 127 Corporations Act 2001

Signature of authorised person:

Grace White

Name of authorised person:

GRACE WHITE

Office held:

DIRECTOR

Signature of authorised person:

T.A.M.

Name of authorised person:

TIMOTHY ANDREW WHITE

Office held:

DIRECTOR

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

Signature:

[Signature]

Signatory's name:

David Patrick Boxer

Signatory's capacity:

solicitor in practice

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

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



Form: 01TWC
Release: 4.2

TRANSFER
without monetary considera
New South Wales
Real Property Act 1900

AP254875L

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

STAMP DUTY

Revenue NSW use only	Client No: 123925220 3827 D. ty: \$10 Trans No: 9584504-001 Asst details:
----------------------	---

(A) TORRENS TITLE

PART F.I. 2/1238214 being that part formerly in Lot 1 DP1008818

(B) LODGED BY

Document Collection Box 688E	Name, Address or DX, Telephone, and Customer Account Number if any Pikes & Verekers Lawyers Account: 123507A DX 521 SYDNEY Tel: 9262 6188 Reference: DPB:170916	CODES TZ
--	---	--------------------

(C) TRANSFEROR

GOULBURN MULWAREE COUNCIL ABN 84 049 849 319

(D) CONSIDERATION Pursuant to/ Land Transfer Agreement dated 10 October 2018

(E) ESTATE and as regards the above land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

JAMES ANDREW FITCH

(I) **TENANCY:**

DATE 26/04/2019

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

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

Signature of witness:

Signature of authorised officer:

Name of witness:

Authorised officer's name: See Annexure "A"

Address of witness:

Authority of officer:

Signing on behalf of: Goulburn Mulwaree Council

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

Signature:

Signatory's name:

Signatory's capacity:

David Patrick Baxter
Solicitor for transferee

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

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

ANNEXURE "A" TO TRANSFER BETWEEN
GOULBURN MULWAREE COUNCIL ABN 84 049 849 319 AS TRANSFEROR AND
JAMES ANDREW FITCH AS TRANSFEREE

Certified correct for the purposes of the Real Property Act 1900

EXECUTED on behalf of **GOULBURN**)
MULWAREE COUNCIL by its)
authorised delegate pursuant to section 377)
Local Government Act 1993 in the)
presence of:)
)



Witness



A/ General Manager

KENNETH JOHN WHELAN
Full Name and address of witness (print)
4-184-194 BOREKE STREET
GOULBURN NSW 2580
BUSINESS MANAGER PROPERTY & COMMUNITY SERVICES

BRENDAN HOLLANDS
Full Name (print)



FOLIO: 2/1238214

SEARCH DATE	TIME	EDITION NO	DATE
2/9/2019	2:34 PM	2	23/5/2019

LAND

LOT 2 IN DEPOSITED PLAN 1238214
AT GOULBURN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
TITLE DIAGRAM DP1238214

FIRST SCHEDULE

JAMES ANDREW FITCH

(TZ AP254875)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 5780520 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 DP1008818 EASEMENT FOR TRANSMISSION LINE 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1121635 RIGHT OF CARRIAGEWAY 10 METRE(S) WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 5 DP1008818 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1121635 RIGHT OF CARRIAGEWAY 10 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1204727 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1171126 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

goulburn

PRINTED ON 2/9/2019



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/10/2019 9:22AM

FOLIO: 45/1204727

First Title(s): OLD SYSTEM

Prior Title(s): 10/1171126

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
11/2/2015	DP1204727	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/3/2015	AJ343335	DISCHARGE OF MORTGAGE	EDITION 2
18/11/2016	AK868920	TRANSFER	EDITION 3
27/2/2018	AN146539	TRANSFER	EDITION 4
2/4/2019	DP1238214	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

goulburn tait

PRINTED ON 1/10/2019

Peter Storey

From: Shannon Goodsell
Sent: Tuesday, 1 October 2019 2:32 PM
To: 'Megan Trotter'
Subject: RE: Section 10.7 (2) & (5) Search Lot 2 DP1238214 Goulburn

Thanks for that information Megan.

Cheers,

Shannon Goodsell | Environmental Scientist
Douglas Partners Pty Ltd | ABN 75 053 980 117 | www.douglaspartners.com.au
Unit 2 73 Sheppard Street Hume ACT 2620 | PO Box 1487 Fyshwick ACT 2609
P: 02 6260 2788 | **M:** 0407 636 645 | **E:** Shannon.Goodsell@douglaspartners.com.au



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From: Megan Trotter <Megan.Trotter@goulburn.nsw.gov.au>
Sent: Tuesday, 1 October 2019 10:04 AM
To: Shannon Goodsell <Shannon.Goodsell@douglaspartners.com.au>
Subject: RE: Section 10.7 (2) & (5) Search Lot 2 DP1238214 Goulburn

Hi Shannon,

Our records say that the site was previously used for 'storage and disposal of demolition material for a period of 12 months' in 1976.

Council is not aware of any environmental assessment reports that have been undertaken for the site. The notation on the 10.7 planning certificate is only to advise any prospective owner or purchaser that there is the possibility of the land being contaminated as a result of the prior uses that have operated on the land (ie not that the site has been tested for contamination).

Regards
Megan

Megan Trotter
Development Administration Officer

P: 02 4823 4534
Goulburn Mulwaree Council | Locked Bag 22 Goulburn NSW 2580
W: www.goulburn.nsw.gov.au | [Find us on Facebook](#)



From: Shannon Goodsell [<mailto:Shannon.Goodsell@douglaspartners.com.au>]

Sent: Monday, 30 September 2019 8:51 AM

To: Megan Trotter <Megan.Trotter@goulburn.nsw.gov.au>

Subject: RE: Section 10.7 (2) & (5) Search Lot 2 DP1238214 Goulburn

Hi Megan,

Hope your weekend was good. I'm only just getting to work on my project for the above site where I requested the Section 10.7 (2) & (5).

I noticed that in the Additional Matters section of the certificate, it was noted that *"The land has been identified as potentially contaminated due to previous uses operating on the land."*

I was just wondering if you had any more information in regards to what that may be or involve?

Thank you,

Shannon

Shannon Goodsell | Environmental Scientist

Douglas Partners Pty Ltd | ABN 75 053 980 117 | www.douglaspartners.com.au

Unit 2 73 Sheppard Street Hume ACT 2620 | PO Box 1487 Fyshwick ACT 2609

P: 02 6260 2788 | M: 0407 636 645 | E: Shannon.Goodsell@douglaspartners.com.au



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From: Megan Trotter <Megan.Trotter@goulburn.nsw.gov.au>

Sent: Wednesday, 11 September 2019 11:56 AM

To: Shannon Goodsell <Shannon.Goodsell@douglaspartners.com.au>

Subject: RE: Section 10.7 (2) & (5) Search Lot 2 DP1238214 Goulburn

Hi Shannon,

Thank you for your email. I have attached the planning certificate for Lot 2 DP 1238214. As mentioned on the phone, there will be no property address on the certificate. However, the legal description is listed.

As per your email below this application has been processed using the payment that was provided with your original application for Lot 47 DP 1204727. This means that no refund will be provided for the original application and you will not be charged for your new application.

Thank you for your understanding in processing your application. Do not hesitate to contact me with any further questions.

Regards
Megan

Megan Trotter
Development Administration Officer

P: 02 4823 4534

Goulburn Mulwaree Council | Locked Bag 22 Goulburn NSW 2580

W: www.goulburn.nsw.gov.au | [Find us on Facebook](#)



From: Shannon Goodsell [<mailto:Shannon.Goodsell@douglaspartners.com.au>]

Sent: Wednesday, 11 September 2019 9:59 AM

To: Megan Trotter <Megan.Trotter@goulburn.nsw.gov.au>

Subject: Section 10.7 (2) & (5) Search Lot 2 DP1238214 Goulburn

Hi Megan,

As discussed on the phone earlier I am happy to not receive the refund and use that credit to receive the new search.

Thank you,

Shannon Goodsell | Environmental Scientist

Douglas Partners Pty Ltd | ABN 75 053 980 117 | www.douglaspartners.com.au

Unit 2 73 Sheppard Street Hume ACT 2620 | PO Box 1487 Fyshwick ACT 2609

P: 02 6260 2788 | M: 0407 636 645 | E: Shannon.Goodsell@douglaspartners.com.au



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Appendix D

Historical Aerial Photographs













Appendix E

Site Photographs



Photo 1: View of the stockpile of scrap metal



Photo 2: View of the stockpile within the northern portion of the site



Photo 3: View of the site from the north-east looking west



Photo 4: View of an earth bund



Photo 5: View of the largest dam within the site



Photo 6: View of two dams with some inert plastic waste, looking south



Photo 7: View of stockpile on the eastern side of the drainage line



Photo 8: View of the eastern stockpile with asphalt fragments and pieces



Photo 9: View of the stockpile of the western side of the drainage line with asphalt pieces



Photo 10: View of the septic system and the rest of the site, looking east



Photo 11: Potential asbestos containing material pipe



Photo 12: View of the south-east portion of the site



Photo 13: View of the storage shed



Photo 14: View of the construction site, looking north



Photo 15: View of the north-eastern positioned stockpile



Photo 16: Small oil leak within the construction site



Photo 17: Concrete pieces located within the site



Photo 18: An area within the northern portion of the site where a fire had been lit



Photo 19: View of the south-west portion of the site and earth bunds, looking west



Photo 20: View of the construction site, to the west of the site