



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Site Rezoning
10 & 12-14 Old Hume Highway, Welby

Prepared for
Challenge Southern Highlands C/- Hogan Planning

Project 206100.00
October 2021

Integrated Practical Solutions



Document History

Document details

Project No.	206100.00	Document No.	R.001.Rev0
Document title	Report on Preliminary Site Investigation Proposed Site Rezoning		
Site address	10 & 12-14 Old Hume Highway, Welby		
Report prepared for	Challenge Southern Highlands C/- Hogan Planning		
File name	206100.00.R.001.Rev0.docx		

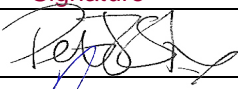

Document status and review

Status	Prepared by	Reviewed by	Date issued
Revision 0	Andrew Telfer/Peter Storey	Dean Woods	15 October 2021

Distribution of copies

Status	Electronic	Paper	Issued to
Revision 0	1	0	Darren Hogan, Challenge Southern Highlands C/- Hogan Planning

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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Executive Summary

Douglas Partners Pty Ltd (DP) has been engaged by Challenge Southern Highlands C/- Hogan Planning to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed site rezoning for the site at 10 & 12-14 Old Hume Highway, Welby (the site). The site is shown on Drawing 1, Appendix A.

The objectives of the PSI were to identify potential sources of contamination (if any) and determine the potential contaminants of concern, identify areas of potential contamination, identify human and ecological receptors associated with the proposed development and identify potentially affected media (soil, groundwater, ground gas etc.) and to comment on the need for further investigation and/or management with regard to the proposed rezoning.

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
 - o A review of existing topographical, geological and hydrogeological maps for the area to provide an indication of the likely local soils, geology and topography for the site.
 - o A review of Acid Sulfate Soils risk mapping data published on eSPADE, NSW Office of Environment & Heritage online mapping tool
 - o A search through the Contaminated Land Register for notices issued under the CLM Act;
 - o A search through the dangerous goods database held by Safework NSW. A brief review of information provided to DP indicates that the site is comprised of 8 individual lots. A dangerous goods search for one block only was completed;
 - o A review of available historical aerial photography;
 - o A review of historical land titles with respect to the Deposited Plans comprising the site to identify previous site owners. A search of the historical land titles was completed for the 3 lots only;
 - o A search of the NSW Office of Water's registered groundwater bore database;
 - o Review of existing reports (if applicable) including Section 10.7 planning certificates. Planning certificates were obtained for the 3 lots only; and
 - o Interviews with current and past local residents and land occupiers (where possible) to obtain anecdotal information regarding the potential nature and extent of site contamination;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with building platforms and in the south-eastern portion of the site.
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Storage and use of chemicals.

- o COPC include lead, TRH, BTEX, PAH, OCP, OPP, herbicides and volatile organic compounds (VOC).
- S3: Potential for hazardous building materials (HBM) in current structures).
 - o COPC include asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB.

Based on the findings of the PSI, it is considered that the site has a low to moderate potential for contamination to exist based on the development and ongoing use of the site as the WGC. The identified potential for contamination is not considered to be a constraint that would preclude the proposed rezoning.

It is, therefore, considered that the site is suitable for the rezoning and continued use from a contaminated land perspective.

Should the proposed rezoning be amended to include a more sensitive land use, the assessment should be revised to include further consideration of the potential for the identified sources detailed in Section 8.

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Report on Preliminary Site Investigation (Contamination)

Proposed Site Rezoning

10 & 12-14 Old Hume Highway, Welby

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Challenge Southern Highlands C/- Hogan Planning to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed site rezoning for the site at 10 & 12-14 Old Hume Highway, Welby (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal 206100.00.P.001 dated 24 June 2021.

The objectives of the PSI were to identify potential sources of contamination (if any) and determine the potential contaminants of concern, identify areas of potential contamination, identify human and ecological receptors associated with the proposed development and identify potentially affected media (soil, groundwater, ground gas etc.) and to comment on the need for further investigation and/or management with regard to the proposed rezoning.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

2. Background

DP understands that the site is operated as 'Welby Garden Centre' (WGC) plant nursery by Challenge Southern Highlands, a not-for-profit community based charitable organisation. The current zoning of R2: Low Density Housing allows for use for landscape material supplies and plant nursery. WGC provides commercial services to local businesses and continues to explore new business opportunities. In order to facilitate this, it understood that a site rezoning is required.

DP understands that a planning proposal has been submitted to amend Wingecaribee Local Environment Plan 2010 and rezone the site from its current zoning of R2: Low Density Housing to B5: Business Development zoning to allow for the growth of WGC. The Gateway Determination from NSW Department of Planning, Industry & Environment (DPIE) imposed the following condition:

- *A Preliminary Site Investigation must be prepared in accordance with Managing Land Contamination: Planning Guidelines (1998) and exhibited with the planning proposal.*

This PSI has been prepared to meet the above condition.

3. Scope of Works

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
 - o A review of existing topographical, geological and hydrogeological maps for the area to provide an indication of the likely local soils, geology and topography for the site.
 - o A review of Acid Sulfate Soils risk mapping data published on eSPADE, NSW Office of Environment & Heritage online mapping tool
 - o A search through the Contaminated Land Register for notices issued under the CLM Act;
 - o A search through the dangerous goods database held by Safework NSW. A brief review of information provided to DP indicates that the site is comprised of 8 individual lots. A dangerous goods search for one block only was completed;
 - o A review of available historical aerial photography;
 - o A review of historical land titles with respect to the Deposited Plans comprising the site to identify previous site owners. A search of the historical land titles was completed for the 3 lots only;
 - o A search of the NSW Office of Water's registered groundwater bore database;
 - o Review of existing reports (if applicable) including Section 10.7 planning certificates. Planning certificates were obtained for the 3 lots only; and
 - o Interviews with current and past local residents and land occupiers (where possible) to obtain anecdotal information regarding the potential nature and extent of site contamination;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

4. Site Information

Site Address	10 & 12-14 Old Hume Highway, Welby	
Legal Description	Lot 1, DP757070	Lot 9, DP757070
	Lot 2, DP757070	Lot 10 Section 6, DP757070
	Lot 3, DP757070	Lot 1, DP1006005
	Lot 8, DP757070	Lot 2, DP1019107
Area	12,850 m ²	
Zoning	R2 Low-Density Residential	
Proposed Zoning	Zone B5 Business Development	

Local Council Area	Wingecarribee Shire Council
Current Use	Welby Garden Centre
Surrounding Uses	North – Commercial East – Open Space South – Highway/ Residential West – Residential



Figure 1: Site Location

5. Environmental Setting

Regional Topography	The topography of the surrounding area of the site is generally undulating and slopes down towards the south-east. Larger hills are present to the north and south of the site peaking at elevations of 780 m and 850 m AHD respectively .
Site Topography	The site is gently sloping down in the west and south-west direction and ranges between 620 m to 605 m AHD
Soil Landscape	Reference to NSW Department of Planning Industry and Environment eSPADE website (https://www.environment.nsw.gov.au/eSpade2Webapp , accessed 10

	June 2021) indicated) there was no dataset for soil landscape in the Welby region.
Geology	Reference to the New South Wales Seamless Geology dataset (version 2.1, accessed 12 August 2021) indicates the site is underlain by Hawkesbury Sandstone of the Triassic age, which comprises of medium to coarse - grained quartz.
Acid Sulfate Soils	Reference to the CSIRO's Atlas of Australian Acid Sulfate Soils online mapping portal, (A S R I S - Atlas of Australian Acid Sulfate Soils (csiro.au)) indicates that the site has a low probability of acid sulfate soils to be present.
Surface Water	There nearest surface water feature is Gibbergunyah Creek, located approximately 120 m to the east of the site or reservoirs within the 1 km radius of the site. Beyond 1.5 km to the west of the site lies Lake Alexandria at an approximate elevation of 625 m AHD.

5.1 Groundwater

A search of the publicly available registered groundwater bore database indicated that there are no registered groundwater bores onsite and eight within 1 km of the site. The 6 of 8 groundwater bores with accessible data from within 1 km of the site are summarised in Table 1.

Table 1: Summary of Available Information from Nearby Registered Groundwater Bores

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW101036 Domestic – 1997, Current	280 m N	48.00	NA
GW100513 Domestic – 1995, Current	330m S	30.00	10.00
GW028841 Irrigation – 1968, unknown	615m SW	53.30	NA
GW069183 Domestic – 1990, unknown	650 m S	36.60	22.00
GW104158 Stock, Domestic – 2000, current	845 m NNW	96.00	NA
GW104555 Domestic – 2002, current	845m ESE	61.00	15.00
GW067306 Test Bore – 1990, unknown	630 m SW	36.60	22.00

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW104240 Stock, domestic – 2001, Current	520 m N	78.00	25.00

Review of the drillers' logs included in the works summary indicated that the water bearing zones were located in shale or sandstone. Groundwater flow would be expected to follow regional topography and flow towards the south-east.

6. Site History

6.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals for three of the lots that comprise the site. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2 to Table 4.

Table 2: Historical Title Deeds – Lot 10, Section 6 DP759070

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
-	Reserve for Public Buildings provided for in the original design of the Town of Welby (Circa 1865)	Unknown
27/09/1974	Crown Reserve No. 89287 For School for Subnormal Children Revoked 17.02.1978 Folio 566	Education
01/11/1974	Appointment of Trustees of Crown Reserve No. 89287 The Subnormal Children's Welfare Association	Education
17/02/1978	Crown Reserve No. 91030 For Habilitation Hostel Revoked 24.12.1999 Folio 12409	Unknown
To 2000	The State of New South Wales	Unknown
14/01/2000 (to date)	# Challenge Southern Highlands Inc. Now # Challenge Southern Highlands Limited	Garden Centre

Table 3: Historical Title Deeds – Lot 2, Section 6 DP759070

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
-	Reserve for Public Buildings provided for in the original design of the Town of Welby (Circa 1865)	Unknown
27/09/1974	Crown Reserve No. 89287 For School for Subnormal Children Revoked 17.02.1978 Folio 566	Education
01/11/1974	Appointment of Trustees of Crown Reserve No. 89287 The Subnormal Children's Welfare Association	Education
17/02/1978	Crown Reserve No. 91030 For Habilitation Hostel Revoked 24.12.1999 Folio 12409	Unknown
To 2000	The State of New South Wales	Unknown
14/01/2000 (to date)	# Challenge Southern Highlands Inc. Now # Challenge Southern Highlands Limited	Garden Centre

Table 4: Historical Title Deeds - Lot 8, Section DP759070

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
-	Reserve for Public Buildings provided for in the original design of the Town of Welby (Circa 1865)	Unknown
28/07/1995	Aboriginal Land Claim No. 3795 (Part) Granted 28/07/1995 File No. HO90H453	Unknown
To 1997	The State of New South Wales	Unknown
22/01/1997	New South Wales Aboriginal Land Council	Unknown
19/11/1998	Illawarra Local Aboriginal Land Council	Unknown
16/05/2000 (2000 to date)	# Challenge Southern Highlands Inc. Now # Challenge Southern Highlands Limited	Garden Centre

6.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 5.

Table 5: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1975	The site appeared to be undeveloped and vegetated with trees and/ or shrubs. No structures appeared to be present on the site.	Disturbed ground was present to the north of the site. Road and residential development/ earthworks were underway to the north, west and east of the site. The Old Hume Highway was on the southern boundary of the site, and developed residential properties were present to the south of the highway.
1982	Some trees had been felled across the site. What appeared to be a residential building had been developed in the south-western corner of the site.	Residential dwellings had been developed to the north and west of the site. Disturbed earth was present to the north of the site and some commercial development had occurred to the north of site.
1990	What appeared to be nursery beds were present in the central portion of the site.	Additional commercial / industrial development had been undertaken to the north of the site. Continued residential development had occurred to the west of the site.
1994	Development of garden nursery structures had been undertaken in the north-west corner of the site.	Largely unchanged from the previous photograph.
2000	Largely unchanged from the previous photograph.	Largely unchanged from the previous photograph.
2009	Development of the central and eastern portions of the site had been undertaken. Workshops had been developed in the central northern portion of the site and plant beds had been developed in the eastern portion of the site.	Largely unchanged from the previous photograph. Commercial industrial properties had been developed approximately 1 km to the east of the site.
2018	Largely unchanged from the previous photograph.	Largely unchanged from the previous photograph.

6.3 Public Registers and Planning Records

<p>EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)</p> <p>Database searched 10 August 2021</p>	<p>There were no records of notices for the site or adjacent sites.</p>
<p>Sites notified to EPA under Section 60 of the CLM Act</p> <p>Database searched 10 August 2021</p>	<p>The site and adjacent sites were not listed as a notified contaminated site.</p> <p>The closest site listed as a notified contaminated site was located approximately 400 m south-east of the site. The notified contaminated site is a service station and is located topographically down-gradient of the site.</p>
<p>Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)</p> <p>Database searched 10 August 2021</p>	<p>There were no records issued to the site or adjacent sites.</p> <p>The closest site with an environmental protection licence was located approximately 400 m to the east of the site and was issued to Mittagong Mushroom Pty Ltd and the activity was listed as 'Mushroom Substrate Production'. The property is considered to be located topographically down-gradient of the site.</p> <p>In addition, Wingecarribee Shire Council are listed as holding a historic EPL for Welby Landfill located approximately 1 km to the north of the site. Notices of Clean-Up action were issued to 'Sydseed Pty Ltd' in December 2012 and June 2013. The notices related to a stockpile of approximately 3,600 tonnes of foundry sand that had been placed at the site. At the time of placement of the sand, the site did not hold a valid EPL for any waste scheduled activities. Samples collected from the stockpile by the NSW EPA indicated that the stockpile would be classified as restricted solid waste. NSW EPA reasonably suspected that a pollution incident had occurred, was occurring or was likely to occur and issued a clean-up notice.</p> <p>Welby Landfill is located topographically up-gradient of the site, however, given the distance from the site (approximately 1 km) DP does not consider that the pollution incident would impact the site.</p>
<p>SafeWork NSW</p>	<p>A search of SafeWork NSW's database pertaining to the storage of hazardous chemicals for the site was made. A response had not been received at the time of writing this report</p>

Planning Certificate(s)

A planning certificate for three lots (Lot 2, Sec 6 , DP759070; Lot 8, Sec 6 , DP759070; and Lot 10, Sec 6 , DP759070) that comprise the site were obtained from Wingecarribee Shire Council. The certificates stated the following information:

The land was not significantly contaminated, subject to a management order, subject of an approved voluntary management proposal, subject to an ongoing management order, nor subject of a site audit statement, at the time the certificate was issued.

The land is not reported to contain loose fill asbestos.

All of the land was reported to be bush fire prone land.

The land is not located in bio-diversity certified land.

The site is not located in a mine subsidence or road widening/construction area.

6.4 Other Sources

A search for the site at <https://trove.nla.gov.au> for terms included on the Historical Title Deeds information indicated that the site operated at the Waminga Adult Training Centre for a time in the 1980s. The Waminga Adult Training Centre was described as a training centre for neurodiverse adults.

6.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

6.6 Summary of Site History

The site history information suggests that the site was acquired by the current owner in 2000 from the State of New South Wales. Prior to use as a commercial nursery, it is understood that the site was used for educational purposes. Information on historical aerial photographs and historical leases suggest the site became a nursery from the early 1990s.

7. Site Walkover

A site walkover was undertaken by an environmental engineer on 20 September 2021. The general site topography was consistent with that described in Section 5. The site layout appears to have remained unchanged from the 2018 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix).

- The majority of the site was operating as the WGC and various improvements associated with this land-use were present including:
 - o A shop / sales building that contained various small nursery goods items such as pots, garden decorations, seeds, etc. The building appeared to be primarily constructed out of corrugated metal and timber in a generally sound condition;
 - o Various structures associated with the site's land use and ongoing maintenance of the WGC (greenhouses and garages / sheds / workshops) and manufacturing of wooden pallets. These structures appeared to generally be constructed out of corrugated metal and timber and were in generally sound condition. Chemical storage areas were identified by site staff and were observed to comprise designated lockable areas on concrete hardstand. Stored chemical included fuel containers, oils, paints, LPG gas cylinders, minor quantities of fertilisers / pesticides / herbicides;
 - o A residential dwelling was present in the western portion of the site that appeared to also be utilised in the operation of the WGC. The dwelling appeared to generally be constructed out of timber and ceramic tile and was in a generally sound condition.
- Various raised garden beds were present across the site;
- Various storage areas were present across the site containing items associated with the site's land use such as pots, timber, plastic drainage products; and
- Potential for the presence of fill was observed associated with the buildings and in the south-eastern portion of the site.

8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e.: it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with building platforms and in the south-eastern portion of the site.
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.

- S2: Storage and use of chemicals.
 - o COPC include lead, TRH, BTEX, PAH, OCP, OPP, herbicides and volatile organic compounds (VOC).
- S3: Potential for hazardous building materials (HBM) in current structures).
 - o COPC include asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [Garden Centre workers, CSH workers, customers];
- R2: End users [Garden Centre workers, CSH workers, customers]; and
- R3: Adjacent site users [neighbouring residents, neighbouring workers].

The following potential environmental receptors have been identified:

- R4: Surface water [Gibbergunyah Creek];
- R5: Groundwater; and
- R6: Terrestrial ecology.

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S3) and receptors (R1 to R6) are provided in below Table 6.

Table 6: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, OCP and asbestos S2: Chemicals, Lead, TRH, BTEX, PAH, OCP, OPP, herbicides and VOC S3: Buildings, asbestos, SMF, lead (in paint) and PCB	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial ecology	R1: Current users [Garden Centre workers, CSH workers, customers] R2: End users [Garden Centre workers, CSH workers, customers] R4: Adjacent site users [neighbouring residents, neighbouring workers]. R4: Surface Water [Gibbergunyah Creek] R5: Groundwater R6: Terrestrial ecology	Some intrusive investigation may be warranted if a more sensitive land use was proposed at the site.

9. Conclusions

Based on the findings of the PSI, it is considered that the site has a low to moderate potential for contamination to exist based on the development and ongoing use of the site as the WGC. The identified potential for contamination is not considered to be a constraint that would preclude the proposed rezoning.

It is, therefore, considered that the site is suitable for the rezoning and continued use from a contaminated land perspective.

Should the proposed rezoning be amended to include a more sensitive land use, the assessment should be revised to include further consideration of the potential for the identified sources detailed in Section 8.

10. References

- NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.
- NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

11. Limitations

Douglas Partners Pty Ltd has prepared this report for this project at 10 & 12-14 Old Hume Highway, Welby in accordance with DP's proposal dated 24 June 2021 and acceptance received from Tony McElhinney of Challenge Southern Highlands dated 9 August 2021. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Challenge Southern Highlands 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.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

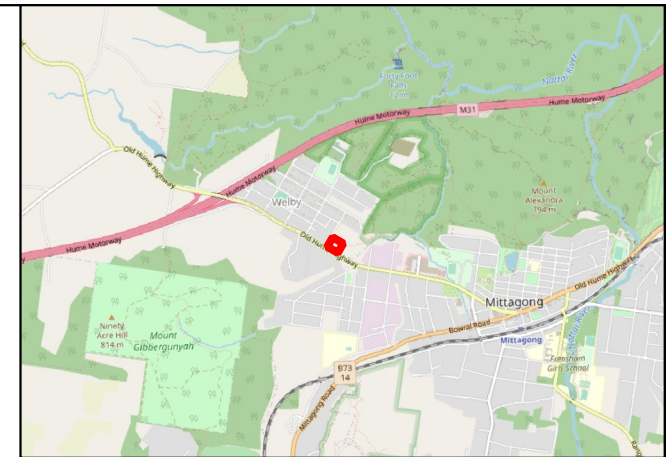
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

Douglas Partners Pty Ltd

Appendix A


Drawings



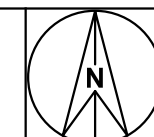
LOCALITY MAP

Notes:
1. Basemap from metromap.com (dated 30/10/2018)

Legend

 Approximate Site Boundary

0 15 30 45 60 75 m



Appendix B

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.

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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

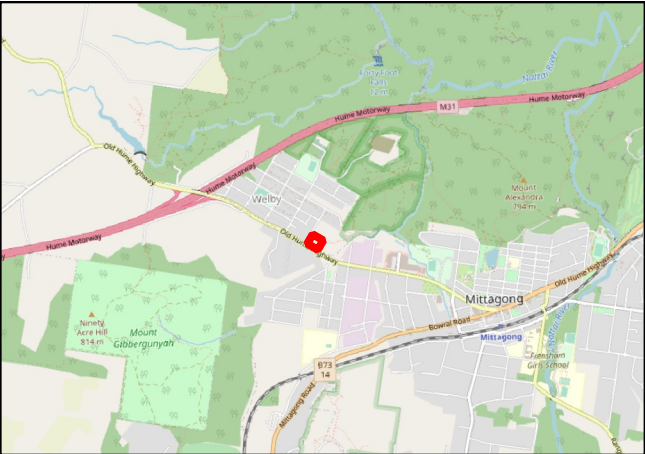
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate 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 C

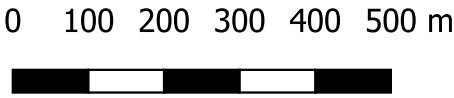
Site History Search Results



LOCALITY MAP

- Notes:
- 1. Basemap from metromap.com (dated 30/10/2018)
 - 2. Site locations shown are approximate only

- Legend
- Approximate Site Boundary
 - 1 km Site Buffer
 - Contaminated Site Notified to NSW EPA
 - Site holding an EPL





Planning Certificate

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

To: P STOREY
C/- DOUGLAS PARTNERS
U2, 73 SHEPPARD STREET
HUME NSW 2620

Your Ref:
Fees Paid: \$ 133.00
Receipt Number: 751464
Date of Issue: 12 August 2021

Certificate Number: S10.722/0308

This certificate relates to: SUPPORTED EMPLOYMENT SERVICE 12-14 OLD HUME
HIGHWAY WELBY NSW 2575

Legal Description: Lot 2 Sec 6 DP 759070

Property No: 1711130

Advice on this certificate: Advice is provided under section 10.7(2): See Items 1-21
Additional Advice is provided under section 10.7(5): See Item 1

IMPORTANT: Please read this certificate carefully.

This certificate contains important information regarding the land as listed above. The information provided in this certificate is in accordance with data held by Council in its Geospatial Information System (GIS) and also Property and Rating Operating System.

Please check for any items which could be inconsistent with the proposed use or development of the land and notify Council immediately should this be the case. If there is anything in this certificate that you do not understand please contact Council's Customer Service Centre on (02) 48680888 or alternatively by email at mail@wsc.nsw.gov.au.

The information provided in this certificate relates only to the land described above. If you require information regarding adjacent or nearby land or further information regarding Councils Planning and Development Policies for the general area, please contact Council's Customer Service Centre.

All information is considered to be correct as at 12 August 2021. However, it is possible that changes may have occurred since this certificate was issued. If in doubt it is suggested that you apply for another certificate.

Part 1:

ADVICE PROVIDED UNDER SECTION 10.7(2)

Attention: The explanatory notes appearing in italic print within Part 1 are provided to assist in understanding, but do not form part of the advice provided under section 10.7(2).

1. Names of relevant planning instruments and DCPs:

- a) The name of each environmental planning instrument that applies to the carrying out of development on the land;

State Environmental Planning Policies

State Environmental Planning Policy No. 21 Caravan Parks

State Environmental Planning Policy No. 33 Hazardous and Offensive Development

State Environmental Planning Policy No. 36 Manufactured Home Estates

State Environmental Planning Policy No. 50 Canal Estate Development

State Environmental Planning Policy No. 55 Remediation of Land

State Environmental Planning Policy No. 64 Advertising and Signage

State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Concurrences and Consents) 2018

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Koala Habitat Protection) 2020

State Environmental Planning Policy (Koala Habitat Protection) 2021

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State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Local Environmental Plans

Wingecarribee Local Environmental Plan 2010

- b) 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 the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft State Environmental Planning Policies

Draft Remediation of Land SEPP

Draft Environment SEPP

Draft Amendments to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

Draft Amendments to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Draft Design and Place SEPP

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Draft Amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Agritourism and Small-Scale Agriculture Development)

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Draft Amendments to State Environmental Planning Policy (State and Regional Development) 2011 (Water Treatment Facilities)

Draft Housing Diversity SEPP

Draft Amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Building Business Back Better)

Draft State Environmental Planning Policy (Housing) 2021

Draft Local Environmental Plans

Shire Wide

Secondary Dwellings in Rural Zones Planning Proposal

Note: The planning proposal would provide shire wide amendment to all land zoned RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots.

Site Specific

Nil

Note: A proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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

Mittagong Town Development Control Plan

2. Zoning and land use under relevant LEPs.

The *Wingecarribee Local Environmental Plan 2010* identifies the land as being within the following zone(s):

Zone R2 Low Density Residential

Advice: Refer to www.wsc.nsw.gov.au or www.legislation.nsw.gov.au website for the LEP Instrument and zoning maps.

Advice: Schedule 1 of the Wingecarribee Local Environmental Plan 2010 may contain additional permitted uses that apply to the site.

- **Objectives of Zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- **Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

- **Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Serviced apartments; Signage

- **Prohibited**

Any development not specified in 'permitted without consent' or 'permitted with consent'.

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 Lot Size to the lot/s, 700 m²

Critical Habitat: The land DOES NOT include or comprise critical habitat.

Conservation Area: The land IS NOT within a Conservation Area (however described).

Heritage Items: An item of environmental heritage (however described) IS NOT situated on the land.

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

The subject land is not within a growth centre under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

3. Complying Development

1. *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
2. *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*
3. *If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

Housing Code:

Complying development under the General Housing Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Rural Housing Code:

Complying development under the Rural Housing Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Housing Alterations Code:

Complying development under the Housing Alterations Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Low Rise Housing Diversity Code:

Complying development under the Low Rise Housing Diversity Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Greenfield Housing Code:

Complying development under the Greenfield Housing Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

General Development Code:

Complying development under the General Development Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

General Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code MAY be carried out on the land.

General Commercial and Industrial (New Buildings and Additions) Code:

Complying development under the General Commercial and Industrial (New Buildings and Additions) Code MAY NOT be carried out on the land.

Subdivision Code:

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

Demolition Code

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

Fire Safety Code

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

Container Recycling Facilities Code:

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

The reasons why Complying Development may not be carried out are as follows:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies.

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

The land IS NOT subject to an agreement for annual charges under section 496B of the *Local Government Act 1993* for coastal protection services (within the meaning of section 553B of that Act).

5. Mine Subsidence District

The land IS NOT WITHIN a declared Mine Subsidence District under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road Widening or re-alignment

The land IS NOT AFFECTED by any road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*.

The land IS NOT AFFECTED by any road widening or road re-alignment under an environmental planning instrument.

The land IS NOT AFFECTED by any road widening or road realignment under a resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions.

Except as stated below, the land is not affected by a policy referred to in Item 7 of Schedule 4 of the *Environmental Planning and Assessment Regulation 2000* that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Note: The absence of a policy to restrict development of the land because of the likelihood of a particular risk does not imply that the land is free from that risk. The Council considers the likelihood of natural and man-made risks when determining development applications under section 4.15 of the Environmental Planning and Assessment Act 1979. Detailed investigations carried out in conjunction with the preparation or assessment of a development application may result in the Council either refusing development consent or imposing conditions of consent on the basis of risks that are identified above.

7A. Flood related development controls information

The land or part of the land IS NOT within the flood planning area.

The land or part of the land IS NOT between the flood planning area and the probable maximum flood.

The land or part of the land IS NOT subject to flood related development controls.

Note: Words and expressions used above have the same meanings as in the Floodplain Development Manual published by the NSW Government in April 2005.

8. Land Reserved for acquisition

The land IS NOT identified for acquisition by a public authority (as referred to in section 3.15 of the Act) by any environmental planning instrument or proposed environmental planning instrument applying to the land.

9. Contributions plans

The following contributions plan/s apply to the land:

Administration 2011 to 2031
Central Library
Open Space, Recreation, Community & Cultural Facilities 2013 to 2036
Roads and Traffic Facilities 2012 to 2031
Resource Recovery Centre 2009

Note: There are also Developer Servicing Plans that may apply to the land that include water, sewer and stormwater contributions.

9A Biodiversity Certified Land

The land IS NOT biodiversity certified land 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

Council HAS NOT been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7 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

Council HAS NOT been notified by the Local Land Services (or it is registered in the public register under that section 60ZC) that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bushfire prone land

ALL of the land is bushfire prone land as defined in the Act.

12. Property vegetation plans

Council HAS NOT been notified of a property vegetation plan relating to the land approved under Part 4 of the *Native Vegetation Act 2003 (and that continues in force)*.

13. Orders under the Trees (Disputes Between Neighbours) Act 2006

Council HAS NOT been notified of an order that has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

The land IS NOT affected by a direction by the Minister in force under section 75P (2) (c1) of the Act, that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

- (a) The land IS NOT affected by a current site compatibility certificate (of which Council is aware) issued under the *State Environmental Planning Policy (Housing for Seniors and People with Disability) 2004*.
- (b) The land IS NOT affected by any terms of kind referred to in clause 18(2) of the *State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004*, that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

The land IS NOT affected by a 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

The land IS NOT affected by a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

18. Paper Subdivision Information

The land IS NOT affected by any development plan that applies to the land or that is proposed to be subject to a consent ballot.

19. Site Verification Certificates

The site IS NOT subject of a current site verification certificate (of which the Council is aware) in respect of the land.

20. Loose-fill asbestos insulation

The land DOES NOT include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

21. Affected building notices and building product rectification orders

There IS NOT any affected building notice of which Council is aware that is in force in respect of the land.

There IS NOT any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.

There IS NOT any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding

Note:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.
building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997*

- (a) *that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,*

Council HAS NO record that the the land is significantly contaminated land at the date or the issue of this certificate.

- (b) *that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.

- (c) *that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

- (d) *that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an ongoing maintenance order within the meaning of that Act at the date of the issue of this certificate.

- (e) *that 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 a statement has been provided at any time to the local authority issuing the certificate.*

Council HAS NO record that the land is the subject of a site audit statement within the meaning of that Act at the date of the issue of this certificate.



For
Lisa Miscamble – General Manager

Part 2:

ADVICE PROVIDED UNDER SECTION 10.7(5)

Note: Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to subsection 10.7(5).

1. Development Consents

The land HAS NOT been subject to a development consent under the *Environmental Planning and Assessment Act 1979* within the last 2 years.



Planning Certificate

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

To: P STOREY
C/- DOUGLAS PARTNERS
U2, 73 SHEPPARD STREET
HUME NSW 2620

Your Ref:
Fees Paid: \$ 133.00
Receipt Number: 751472
Date of Issue: 12 August 2021

Certificate Number: S10.722/0310

This certificate relates to: SUPPORTED EMPLOYMENT SERVICE 12-14 OLD HUME
HIGHWAY WELBY NSW 2575

Legal Description: Lot 10 Sec 6 DP 759070

Property No: 1711130

Advice on this certificate: Advice is provided under section 10.7(2): See Items 1-21
Additional Advice is provided under section 10.7(5): See Item 1

IMPORTANT: Please read this certificate carefully.

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State Environmental Planning Policy No. 55 Remediation of Land

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State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Concurrences and Consents) 2018

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

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State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

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Wingecarribee Local Environmental Plan 2010

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Note: The planning proposal would provide shire wide amendment to all land zoned RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots.

Site Specific

Nil

Note: A proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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

Mittagong Town Development Control Plan

2. Zoning and land use under relevant LEPs.

The *Wingecarribee Local Environmental Plan 2010* identifies the land as being within the following zone(s):

Zone R2 Low Density Residential

Advice: Refer to www.wsc.nsw.gov.au or www.legislation.nsw.gov.au website for the LEP Instrument and zoning maps.

Advice: Schedule 1 of the *Wingecarribee Local Environmental Plan 2010* may contain additional permitted uses that apply to the site.

- **Objectives of Zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- **Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

- **Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Serviced apartments; Signage

- **Prohibited**

Any development not specified in 'permitted without consent' or 'permitted with consent'.

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Critical Habitat: The land DOES NOT include or comprise critical habitat.

Conservation Area: The land IS NOT within a Conservation Area (however described).

Heritage Items: An item of environmental heritage (however described) IS NOT situated on the land.

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

The subject land is not within a growth centre under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

3. Complying Development

1. *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
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Housing Code:

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- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Rural Housing Code:

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- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Housing Alterations Code:

Complying development under the Housing Alterations Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Low Rise Housing Diversity Code:

Complying development under the Low Rise Housing Diversity Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Greenfield Housing Code:

Complying development under the Greenfield Housing Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

General Development Code:

Complying development under the General Development Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

General Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code MAY be carried out on the land.

General Commercial and Industrial (New Buildings and Additions) Code:

Complying development under the General Commercial and Industrial (New Buildings and Additions) Code MAY NOT be carried out on the land.

Subdivision Code:

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

Demolition Code

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

Fire Safety Code

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

Container Recycling Facilities Code:

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

The reasons why Complying Development may not be carried out are as follows:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies.

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

The land IS NOT subject to an agreement for annual charges under section 496B of the *Local Government Act 1993* for coastal protection services (within the meaning of section 553B of that Act).

5. Mine Subsidence District

The land IS NOT WITHIN a declared Mine Subsidence District under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road Widening or re-alignment

The land IS NOT AFFECTED by any road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*.

The land IS NOT AFFECTED by any road widening or road re-alignment under an environmental planning instrument.

The land IS NOT AFFECTED by any road widening or road realignment under a resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions.

Except as stated below, the land is not affected by a policy referred to in Item 7 of Schedule 4 of the *Environmental Planning and Assessment Regulation 2000* that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Note: The absence of a policy to restrict development of the land because of the likelihood of a particular risk does not imply that the land is free from that risk. The Council considers the likelihood of natural and man-made risks when determining development applications under section 4.15 of the Environmental Planning and Assessment Act 1979. Detailed investigations carried out in conjunction with the preparation or assessment of a development application may result in the Council either refusing development consent or imposing conditions of consent on the basis of risks that are identified above.

7A. Flood related development controls information

The land or part of the land IS NOT within the flood planning area.

The land or part of the land IS NOT between the flood planning area and the probable maximum flood.

The land or part of the land IS NOT subject to flood related development controls.

Note: Words and expressions used above have the same meanings as in the Floodplain Development Manual published by the NSW Government in April 2005.

8. Land Reserved for acquisition

The land IS NOT identified for acquisition by a public authority (as referred to in section 3.15 of the Act) by any environmental planning instrument or proposed environmental planning instrument applying to the land.

9. Contributions plans

The following contributions plan/s apply to the land:

Administration 2011 to 2031
Central Library
Open Space, Recreation, Community & Cultural Facilities 2013 to 2036
Roads and Traffic Facilities 2012 to 2031
Resource Recovery Centre 2009

Note: There are also Developer Servicing Plans that may apply to the land that include water, sewer and stormwater contributions.

9A Biodiversity Certified Land

The land IS NOT biodiversity certified land 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

Council HAS NOT been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7 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

Council HAS NOT been notified by the Local Land Services (or it is registered in the public register under that section 60ZC) that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bushfire prone land

ALL of the land is bushfire prone land as defined in the Act.

12. Property vegetation plans

Council HAS NOT been notified of a property vegetation plan relating to the land approved under Part 4 of the *Native Vegetation Act 2003 (and that continues in force)*.

13. Orders under the Trees (Disputes Between Neighbours) Act 2006

Council HAS NOT been notified of an order that has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

The land IS NOT affected by a direction by the Minister in force under section 75P (2) (c1) of the Act, that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

- (a) The land IS NOT affected by a current site compatibility certificate (of which Council is aware) issued under the *State Environmental Planning Policy (Housing for Seniors and People with Disability) 2004*.
- (b) The land IS NOT affected by any terms of kind referred to in clause 18(2) of the *State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004*, that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

The land IS NOT affected by a 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

The land IS NOT affected by a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

18. Paper Subdivision Information

The land IS NOT affected by any development plan that applies to the land or that is proposed to be subject to a consent ballot.

19. Site Verification Certificates

The site IS NOT subject of a current site verification certificate (of which the Council is aware) in respect of the land.

20. Loose-fill asbestos insulation

The land DOES NOT include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

21. Affected building notices and building product rectification orders

There IS NOT any affected building notice of which Council is aware that is in force in respect of the land.

There IS NOT any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.

There IS NOT any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding

Note:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997*

- (a) *that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,*

Council HAS NO record that the the land is significantly contaminated land at the date or the issue of this certificate.

- (b) *that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.

- (c) *that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

- (d) *that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an ongoing maintenance order within the meaning of that Act at the date of the issue of this certificate.

- (e) *that 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 a statement has been provided at any time to the local authority issuing the certificate.*

Council HAS NO record that the land is the subject of a site audit statement within the meaning of that Act at the date of the issue of this certificate.



For
Lisa Miscamble – General Manager

Part 2:

ADVICE PROVIDED UNDER SECTION 10.7(5)

Note: Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to subsection 10.7(5).

1. Development Consents

The land HAS NOT been subject to a development consent under the *Environmental Planning and Assessment Act 1979* within the last 2 years.



Planning Certificate

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

To:	P STOREY C/- DOUGLAS PARTNERS U2, 73 SHEPPARD STREET HUME NSW 2620	Your Ref:	
		Fees Paid:	\$ 133.00
		Receipt Number:	751472
		Date of Issue:	12 August 2021

Certificate Number:	S10.722/0311
This certificate relates to:	CHARITY 10 OLD HUME HIGHWAY WELBY NSW 2575
Legal Description:	Lot 8 Sec 6 DP 759070
Property No:	1705358
Advice on this certificate:	Advice is provided under section 10.7(2): See Items 1-21 Additional Advice is provided under section 10.7(5): See Item 1

IMPORTANT: Please read this certificate carefully.

This certificate contains important information regarding the land as listed above. The information provided in this certificate is in accordance with data held by Council in its Geospatial Information System (GIS) and also Property and Rating Operating System.

Please check for any items which could be inconsistent with the proposed use or development of the land and notify Council immediately should this be the case. If there is anything in this certificate that you do not understand please contact Council's Customer Service Centre on (02) 48680888 or alternatively by email at mail@wsc.nsw.gov.au.

The information provided in this certificate relates only to the land described above. If you require information regarding adjacent or nearby land or further information regarding Councils Planning and Development Policies for the general area, please contact Council's Customer Service Centre.

All information is considered to be correct as at 12 August 2021. However, it is possible that changes may have occurred since this certificate was issued. If in doubt it is suggested that you apply for another certificate.

Part 1:

ADVICE PROVIDED UNDER SECTION 10.7(2)

Attention: The explanatory notes appearing in italic print within Part 1 are provided to assist in understanding, but do not form part of the advice provided under section 10.7(2).

1. Names of relevant planning instruments and DCPs:

- a) The name of each environmental planning instrument that applies to the carrying out of development on the land;

State Environmental Planning Policies

State Environmental Planning Policy No. 21 Caravan Parks

State Environmental Planning Policy No. 33 Hazardous and Offensive Development

State Environmental Planning Policy No. 36 Manufactured Home Estates

State Environmental Planning Policy No. 50 Canal Estate Development

State Environmental Planning Policy No. 55 Remediation of Land

State Environmental Planning Policy No. 64 Advertising and Signage

State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Concurrences and Consents) 2018

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Koala Habitat Protection) 2020

State Environmental Planning Policy (Koala Habitat Protection) 2021

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Primary Production and Rural Development) 2019

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Local Environmental Plans

Wingecarribee Local Environmental Plan 2010

- b) 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 the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft State Environmental Planning Policies

Draft Remediation of Land SEPP

Draft Environment SEPP

Draft Amendments to State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

Draft Amendments to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Draft Design and Place SEPP

Draft Amendments to State Environmental Planning Policy (Primary Production and Rural Development) 2019 (Agritourism and Small-Scale Agriculture Development)

Draft Amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Agritourism and Small-Scale Agriculture Development)

Draft Amendments to State Environmental Planning Policy (Infrastructure) 2007 – Health Services Facilities

Draft Amendments to State Environmental Planning Policy (State and Regional Development) 2011 (Water Treatment Facilities)

Draft Housing Diversity SEPP

Draft Amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Building Business Back Better)

Draft State Environmental Planning Policy (Housing) 2021

Draft Local Environmental Plans

Shire Wide

Secondary Dwellings in Rural Zones Planning Proposal

Note: The planning proposal would provide shire wide amendment to all land zoned RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots.

Site Specific

Nil

Note: A proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

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

Mittagong Town Development Control Plan

2. Zoning and land use under relevant LEPs.

The *Wingecarribee Local Environmental Plan 2010* identifies the land as being within the following zone(s):

Zone R2 Low Density Residential

Advice: Refer to www.wsc.nsw.gov.au or www.legislation.nsw.gov.au website for the LEP Instrument and zoning maps.

Advice: Schedule 1 of the *Wingecarribee Local Environmental Plan 2010* may contain additional permitted uses that apply to the site.

- **Objectives of Zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- **Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

- **Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Serviced apartments; Signage

- **Prohibited**

Any development not specified in 'permitted without consent' or 'permitted with consent'.

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 Lot Size to the lot/s, 700 m²

Critical Habitat: The land DOES NOT include or comprise critical habitat.

Conservation Area: The land IS NOT within a Conservation Area (however described).

Heritage Items: An item of environmental heritage (however described) IS NOT situated on the land.

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

The subject land is not within a growth centre under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

3. Complying Development

1. *The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*
2. *The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.*
3. *If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

Housing Code:

Complying development under the General Housing Code MAY be carried out on the land.

Rural Housing Code:

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

Housing Alterations Code:

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

Low Rise Housing Diversity Code:

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

Greenfield Housing Code:

Complying development under the Greenfield Housing Code MAY be carried out on the land.

General Development Code:

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

General Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code MAY be carried out on the land.

General Commercial and Industrial (New Buildings and Additions) Code:

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

Subdivision Code:

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

Demolition Code

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

Fire Safety Code

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

Container Recycling Facilities Code:

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

The reasons why Complying Development may not be carried out are as follows:

Nil

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

The land IS NOT subject to an agreement for annual charges under section 496B of the *Local Government Act 1993* for coastal protection services (within the meaning of section 553B of that Act).

5. Mine Subsidence District

The land IS NOT WITHIN a declared Mine Subsidence District under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road Widening or re-alignment

The land IS NOT AFFECTED by any road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*.

The land IS NOT AFFECTED by any road widening or road re-alignment under an environmental planning instrument.

The land IS NOT AFFECTED by any road widening or road realignment under a resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions.

Except as stated below, the land is not affected by a policy referred to in Item 7 of Schedule 4 of the *Environmental Planning and Assessment Regulation 2000* that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Note: The absence of a policy to restrict development of the land because of the likelihood of a particular risk does not imply that the land is free from that risk. The Council considers the likelihood of natural and man-made risks when determining development applications under section 4.15 of the Environmental Planning and Assessment Act 1979. Detailed investigations carried out in conjunction with the preparation or assessment of a development application may result in the Council either refusing development consent or imposing conditions of consent on the basis of risks that are identified above.

7A. Flood related development controls information

The land or part of the land IS NOT within the flood planning area.

The land or part of the land IS NOT between the flood planning area and the probable maximum flood.

The land or part of the land IS NOT subject to flood related development controls.

Note: Words and expressions used above have the same meanings as in the Floodplain Development Manual published by the NSW Government in April 2005.

8. Land Reserved for acquisition

The land IS NOT identified for acquisition by a public authority (as referred to in section 3.15 of the Act) by any environmental planning instrument or proposed environmental planning instrument applying to the land.

9. Contributions plans

The following contributions plan/s apply to the land:

Administration 2011 to 2031
Central Library
Open Space, Recreation, Community & Cultural Facilities 2013 to 2036
Roads and Traffic Facilities 2012 to 2031
Resource Recovery Centre 2009

Note: There are also Developer Servicing Plans that may apply to the land that include water, sewer and stormwater contributions.

9A Biodiversity Certified Land

The land IS NOT biodiversity certified land 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

Council HAS NOT been notified by the Chief Executive of the Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7 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

Council HAS NOT been notified by the Local Land Services (or it is registered in the public register under that section 60ZC) that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bushfire prone land

ALL of the land is bushfire prone land as defined in the Act.

12. Property vegetation plans

Council HAS NOT been notified of a property vegetation plan relating to the land approved under Part 4 of the *Native Vegetation Act 2003 (and that continues in force)*.

13. Orders under the Trees (Disputes Between Neighbours) Act 2006

Council HAS NOT been notified of an order that has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

The land IS NOT affected by a direction by the Minister in force under section 75P (2) (c1) of the Act, that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

- (a) The land IS NOT affected by a current site compatibility certificate (of which Council is aware) issued under the *State Environmental Planning Policy (Housing for Seniors and People with Disability) 2004*.
- (b) The land IS NOT affected by any terms of kind referred to in clause 18(2) of the *State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004*, that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

The land IS NOT affected by a 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

The land IS NOT affected by a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

18. Paper Subdivision Information

The land IS NOT affected by any development plan that applies to the land or that is proposed to be subject to a consent ballot.

19. Site Verification Certificates

The site IS NOT subject of a current site verification certificate (of which the Council is aware) in respect of the land.

20. Loose-fill asbestos insulation

The land DOES NOT include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

21. Affected building notices and building product rectification orders

There IS NOT any affected building notice of which Council is aware that is in force in respect of the land.

There IS NOT any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.

There IS NOT any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding

Note:

affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.
building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

Contaminated Land Management Act 1997

Note: The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997

- (a) *that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,*

Council HAS NO record that the the land is significantly contaminated land at the date or the issue of this certificate.

- (b) *that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.

- (c) *that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

- (d) *that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an ongoing maintenance order within the meaning of that Act at the date of the issue of this certificate.

- (e) *that 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 a statement has been provided at any time to the local authority issuing the certificate.*

Council HAS NO record that the land is the subject of a site audit statement within the meaning of that Act at the date of the issue of this certificate.



For
Lisa Miscamble – General Manager

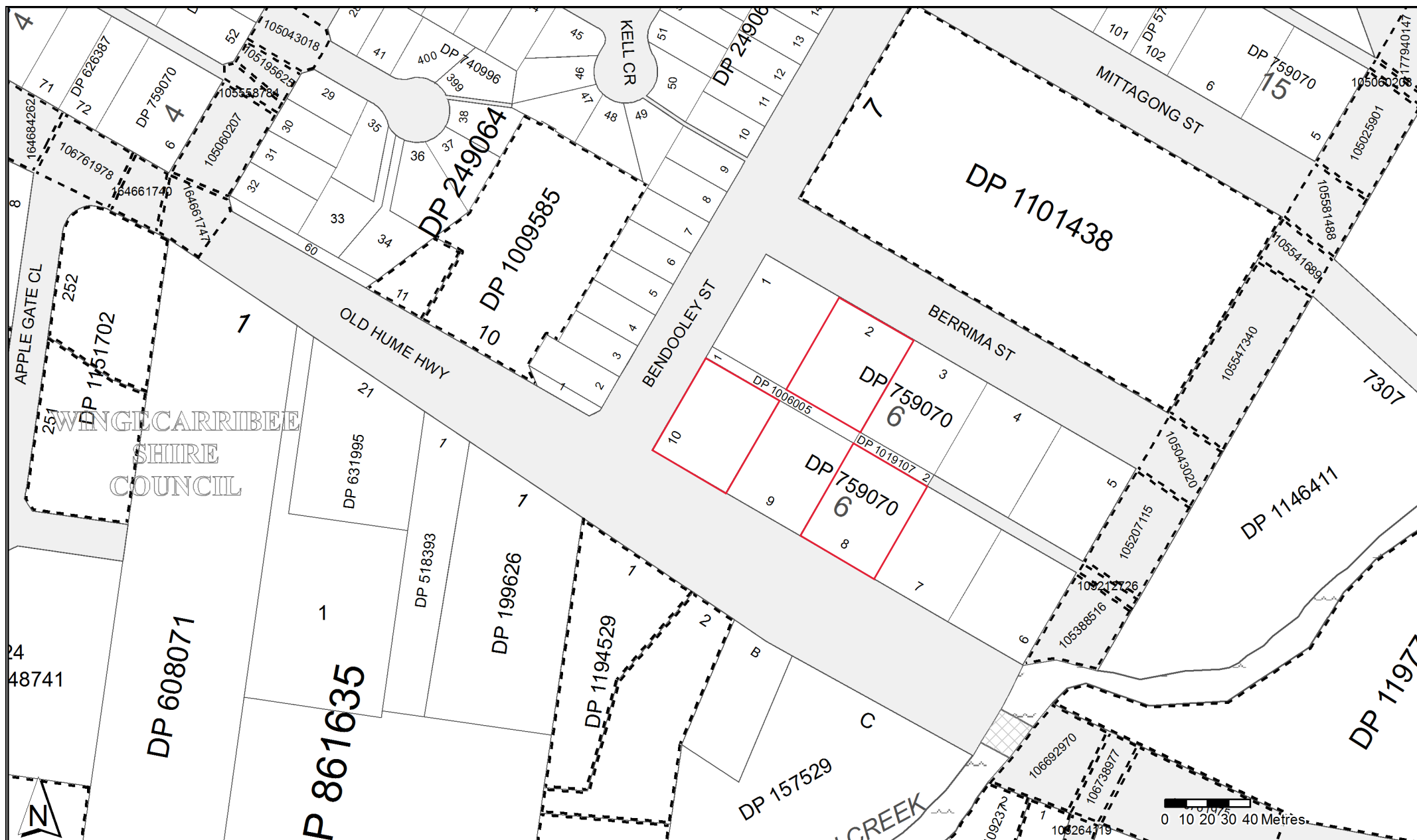
Part 2:

ADVICE PROVIDED UNDER SECTION 10.7(5)

Note: Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to subsection 10.7(5).

1. Development Consents

The land HAS NOT been subject to a development consent under the *Environmental Planning and Assessment Act 1979* within the last 2 years.



of Jellore

TY OF CAMDEN *Pres*

5

1

inary Notice to alter design of Village gazetted 19th Jan^y 86
at portion of Reserve No 1 noticed 24th Dec^r 86 within the Town and Suburban limits
of Fitzroy marked by notice 25 January 1886

[illegible]

150 Notified 2nd May 1881

as a Recreation Reserve

(X) Dora May Walton
A. A. P. 28-4
Sales 28-13402

C 33 330. 2061

The Filzroy Iron Mining Co.
66uc Con. Por

James Neale & Smith
100 ac
The Fitzroy Iron Mining Co

Fitzroy Iron Mining Co.
320 ac C.P.

now A. Welby

W^m Bradley
100 ac

Rothery & Whitfield
50as
now The Fitzroy Mining Co.

Holmes Neale & Smith
100 ac
now *The Fitzroy Mining Co.*

John Moring
100 ac
now *The Fitzroy Mining Co*

NOTE

boundary is shown thus -----

do. do. -----

1. NAME _____

Scale: 8 Chains to 1 Inch

18 24 32 40 CH.

Geological Atlas, Sydney, December, 1865.

General's Office, Sydney, December, 1865.

Gene	Bearing	From Tree	Linkage
a	21'30"	Stringfellow	17
b	9'45"	Dalia	09
c	15'15"	Dalia	10
e	15'15"	Gum Sapling	02
f		No tree near	
g	22'	Gum	36
h	79'	Dalia	26
i		No tree near	
j		Dalia	
k	52'20	Gum	37
m	10	Dalia	32
n	26'	Dalia	25
		No tree near	
p		Dalia	
r		Dalia	
s	83'15	Gum	26
t	374'	Gum	24
u	13'30"	Dalia Sapling	13
v	322'15	Peppercunt	52
w	531'	Gum	42
x	150'45	Dalia	18
y	246'	Dalia	5
z	62'75	Dalia	23
z'		Dalia	77
z''		Stringfellow	37
z'''	356'20	Peppercunt	18

File 80-2216 Mix for attention of Village name

AO MAP No. 2728

~~A3~~ **N** LD F.1924a

LD F. 1924

RECEIVED
GENERAL'S OFFICE
17740
1865
SYDNEY.

1865

Jas Kell
40 ac

Ja^s Kell
40 ac

D. Dillon
60 ac

W. Shipley now H. Badger.

Reference to Corner

[illegible]

parish of

Alfred Welby
92ac con:pur:

J. T. Hughes now A. Welby
50ac

The Fitz Roy Iron Mining Co
654c3f c02-mur

Holmes Neale and Smith
100 ac
now *The Fitz Roy Iron Mining Co*

Fitz Roy Iron Mining
320 ac c.p

WILLIAMSON

V I L L A G E O F
N A T T A I

Rothery and Whitfield
50 ac
by The Fitz Roy Iron Mining Co

Holmes Neale and Smith
100 ac
now The Fitz Roy Iron Mining Co

John Moring
100 ac
w The Fit-Boy Iron Mining Co

Reference to Traverse							
Station	Bearing	Length	Station	Bearing	Length	Station	
77	N 85° E	532	1	S 72° W	335	29	555.6
78	N 85° E	440	2	S 68° E	347	30	555.6
79	N 85° E	401	3	S 63° W	369	41	546
80	N 85° E	400	4	S 58° W	383	52	536
81	N 85° E	445.0	5	S 53° E	401	63	526
82	N 85° E	420	6	S 48° E	419	74	516
83	N 85° E	431	7	S 43° E	433	85	506
84	N 85° E	468	8	S 38° E	451	96	496
85	N 85° E	508	9	S 33° E	469	107	486
86	N 85° E	548	10	S 28° E	487	118	476
87	N 85° E	588	11	S 23° E	505	129	466
88	N 85° E	628	12	S 18° E	523	140	456
89	N 85° E	668	13	S 13° E	541	151	446
90	N 85° E	708	14	S 8° E	559	162	436
91	N 22° E	440	15	N 10° E	577	173	426
92	N 23° E	477	16	N 5° E	595	184	416
93	N 23° E	515	17	N 0° E	613	195	406
94	N 23° E	553	18	N 357° W	631	206	396
95	N 23° E	591	19	N 352° W	649	217	386
96	N 23° E	629	20	N 347° W	667	228	376
97	N 23° E	667	21	N 342° W	685	239	366
98	N 23° E	705	22	N 337° W	703	250	356
99	N 23° E	743	23	N 332° W	721	261	346
100	N 23° E	781	24	N 327° W	739	272	336
101	N 23° E	819	25	N 322° W	757	283	326
102	N 23° E	857	26	N 317° W	775	294	316
103	N 23° E	895	27	N 312° W	793	305	306
104	N 23° E	933	28	N 307° W	811	316	296
105	N 23° E	971	29	N 302° W	829	327	286
106	N 23° E	1009	30	N 297° W	847	338	276
107	N 23° E	1047	31	N 292° W	865	349	266
108	N 23° E	1085	32	N 287° W	883	360	256
109	N 23° E	1123	33	N 282° W	901	371	246
110	N 23° E	1161	34	N 277° W	919	382	236
111	N 23° E	1199	35	N 272° W	937	393	226
112	N 23° E	1237	36	N 267° W	955	404	216
113	N 23° E	1275	37	N 262° W	973	415	206
114	N 23° E	1313	38	N 257° W	991	426	196
115	N 23° E	1351	39	N 252° W	1009	437	186
116	N 23° E	1389	40	N 247° W	1027	448	176
117	N 23° E	1427	41	N 242° W	1045	459	166
118	N 23° E	1465	42	N 237° W	1063	470	156
119	N 23° E	1503	43	N 232° W	1081	481	146
120	N 23° E	1541	44	N 227° W	1099	492	136
121	N 23° E	1579	45	N 222° W	1117	503	126
122	N 23° E	1617	46	N 217° W	1135	514	116
123	N 23° E	1655	47	N 212° W	1153	525	106
124	N 23° E	1693	48	N 207° W	1171	536	96
125	N 23° E	1731	49	N 202			

SCALE OF CHAINS

Transmitted to the Surveyor General with my letter N^o ⁶⁵/₁₀₁ dated Sept^r 30th 1865

Edward T. ^{nr}Thompson
District Attorney

NOTE

The boundaries of the River from conditional Sale, as notified in the Government Gazette dated 24 Dec 1890 are shown by green edging
The allotments measured for sale are coloured red

Scale Eight Chains to an Inch

Signed Robert Fincher Engineer at prospect, Boundary and land survey generally carried out by Black Creek controlling principally at Stringfellow
and Mountain Point Water Supply Saddle except in the Mount Cargill or Narrogin & Coonah
Pastures of Survey in Field Book Volume 71 from S.W corner of E262 Bore in Mining Co's 65-5-3-3 can pass to N.E corner of Section 14 A 3/27/1890.

The description refers : Corners , v from N end lat 6° 10' E from NW lat 30° 55' 0" E from NW lat 26° 10' 0" W from NW lat 10° 10' 0" W

AO Rep 2727

NLD F. 1924

(5072) Sydney, 27th September, 1974.

REMOVAL OF TRUSTEES

IN pursuance of the provisions of section 37s, Crown Lands Consolidation Act, 1913, the undermentioned persons are hereby removed from office as trustees of the reserve herein-after particularized.

T. L. LEWIS, Minister for Lands.

Land District—Lismore; Shire—Gundurimba

Reserve 33732 at Tregeagle, Parish Lismore, County Rous, notified 11th January, 1902, for Public Recreation: Ronald Partridge and Eric Claud Clifford. Pks 73-297.

(5073) Sydney, 27th September, 1974.

INCORPORATION OF TRUSTEES OF EXISTING RESERVE

IT is hereby notified pursuant to the provisions of section 37q of the Crown Lands Consolidation Act, 1913, and in respect of the lands hereunder described (hereinafter referred to as "the reserve") that—

- (a) the trustees of the reserve, and their successors in office, are declared to be a corporation; and
- (b) the corporate name "Eurobodalla (Allambie Heights) Charity Trust" is assigned to the corporation.

T. L. LEWIS, Minister for Lands.

Description*Land District—Metropolitan; Shire—Warringah*

Reserve 87650 at Allambie Heights, Parish Manly Cove, County Cumberland, notified 30th January, 1970, for Charitable Organizations. Pks 68-709.

(5070) Sydney, 27th September, 1974.

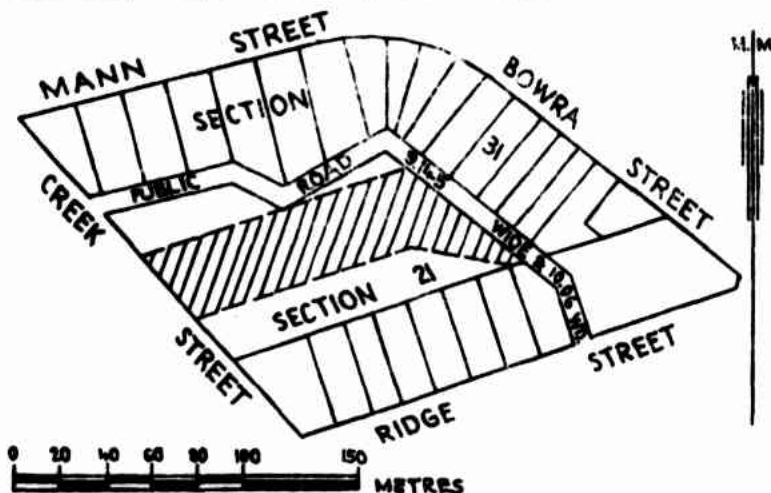
RESERVES FROM SALE

IT is hereby notified that in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be reserved from sale for the public purposes hereinafter specified and are hereby reserved accordingly.

T. L. LEWIS, Minister for Lands.

FOR PARKING*Land District—Bellingen; Shire—Nambucca*

No. 89285, Parish Nambucca, County Raleigh, about 4 600 square metres, being the area shown by hatching on diagram hereunder, Village Nambucca. Pks 73-893.

**FOR COMMUNITY CENTRE***Land District and Municipality—Deniliquin*

No. 89286, Parish South Deniliquin, County Townsend, area 920.2 square metres, being portion 409. Pks 73-970.

FOR SCHOOL FOR SUBNORMAL CHILDREN*Land District—Moss Vale; Shire—Mittagong*

No. 89287, Parish Jellere, County Camden, Town of Welby, about 8 574 square metres, being allotments 1, 2, 9 and 10, section 6, and the closed lane separating allotments 1 and 2, section 6, from allotments 9 and 10, section 6. Pks 74-422.

(5085) Sydney, 27th September, 1974.

DECLARATION THAT LAND VESTED IN THE MINISTER FOR EDUCATION MAY BE DEALT WITH AS CROWN LAND WITHIN THE MEANING OF THE CROWN LANDS CONSOLIDATION ACT, 1913

IN pursuance of the provisions of section 25A of the Crown Lands Consolidation Act, 1913, it is hereby declared that the land particularized hereunder may be dealt with as Crown land within the meaning of the aforementioned statute.

T. L. LEWIS, Minister for Lands.

Land District—Moruya; Shire—Eurobodalla

Parish West Nelligen, County St Vincent, Town of Nelligen, 531.1 square metres, being the land contained within Certificate of Title, volume 10667, folio 82, being also lot 1, Deposited Plan 223035. Pks 74-739.

(5086) Sydney, 27th September, 1974.

PROPOSED REVOCATION OF DEDICATION

AS I am of the opinion that the purpose of the dedication of the area described hereunder has failed, notice is hereby given, in accordance with the provisions of section 25 of the Crown Lands Consolidation Act, 1913, that it is intended to revoke such dedication with a view to dealing with the land in accordance with the provisions of that Act.

T. L. LEWIS, Minister for Lands.

Land District—Nyngan; Shire—Bogan

Parish Hermitage, County Flinders, being portion 12 of 4 882 square metres dedicated for Public School Purposes, Gazette 13th January, 1961. Pks 74-673.

(5084) Sydney, 27th September, 1974.

ADDITION TO RESERVE FROM SALE

IT is hereby notified that, in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown land described hereunder shall be added to the existing reserve shown in parentheses, and is hereby added accordingly.

T. L. LEWIS, Minister for Lands.

FOR PRESERVATION OF NATIVE FLORA*Land District—Gosford; Shire—Wyang*

Parish of Tuggerah, County of Northumberland, at Bateau Bay, 4 516 square metres, being the closed road separating portion 360 from portion 28 (R. 85730, notified 7th April, 1966). Pks 74-324.

(5083) Sydney, 27th September, 1974.

ERRATUM

IN the notification which appeared on folio 2752 of Government Gazette No. 84 dated 12th July, 1974, under the heading "Arakoon State Recreation Area" the words "Stewart Pender McIntyre" below the subheading "Trustees" should have read Steuart Pender McIntyre". Pks 6338/S.

T. L. LEWIS, Minister for Lands.

(5082) Sydney, 27th September, 1974.

ERRATUM

IN the notification which appeared on folio 2754 of Government Gazette No. 84 dated 12th July, 1974, under the heading "Wyangala State Recreation Area", the words "Mark John Whiteby" below the subheading "Trustees" should have read "Mark John Whitby". Pks 6027/S.

T. L. LEWIS, Minister for Lands.

(5080) Sydney, 27th September, 1974.

ERRATUM

IN the notification which appeared on folios 2752 and 2753 of Government Gazette No. 84 dated 12th July, 1974, under the heading "Copeton State Recreation Area" the words "Donald William Marr, Resident Engineer, Water Conservation and Irrigation Commission" should have been included below the subheading "Trustees". Pks 6014/S.

T. L. LEWIS, Minister for Lands.

**FAUNA PROTECTION ACT, 1948.—
REVOCATION OF PROCLAMATION**

WHEREAS by a Proclamation published in the Government Gazette of 29th September, 1972, land being the whole of R. 83-025 for Public Recreation (Lake Glenbawn Park) notified 2nd June, 1961, was declared to be part of a Wildlife Refuge, now I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council and on the recommendation of the Director of National Parks and Wildlife do hereby revoke the said Proclamation in so far as it relates to the land described in the Schedule hereunder:

Signed and sealed at Sydney, this sixteenth day of October, 1974.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

Land District and Shire—Scone

Parishes Macqueen and Rouchel, Counties Brisbane and Durham 204.3 hectares being portions 45, 46, 47 and 48 Parish of Macqueen and portion 366 Parish of Rouchel.

(5455)

(5920) Sydney, 1st November, 1974.

APPOINTMENT OF TRUSTEES OF A COMMON

IT is hereby notified that the undermentioned gentlemen are appointed as trustees of the common indicated, under the provisions of section 10 of the Commons Regulation Act, 1898, and will hold office until the next general election of trustees.

T. L. LEWIS, Minister for Lands.

Cassilis Common: John Joseph O'Malley, Kevin Daniel O'Malley, Ian Rawlinson Irwin, William James Oakley, Cecil Alexander Houlahan, William James Adams. Ten. 71-3616, L.B. 63/451.

(5967) Sydney, 1st November, 1974.

APPOINTMENT OF TRUSTEES OF EXISTING RESERVE AND THEIR INCORPORATION

IT is hereby notified pursuant to the provisions of sections 37Q and 37O of the Crown Lands Consolidation Act, 1913, and in respect of the lands hereunder described (hereinafter referred to as "the reserve") that—

- (a) the persons specified hereunder are appointed to be trustees of the reserve;
- (b) the trustees of the reserve and their successors in office, are declared to be a corporation; and
- (c) the corporate name "Trustees of Tweed—Coolangatta Air Sea Rescue Organisation" is assigned to the corporation.

T. L. LEWIS, Minister for Lands.

Description

Land District—Murwillumbah; Shire—Tweed

Reserve 86991 at Tweed Heads, Parish Terranora, County Rous, notified 25th October, 1974, for Rescue Station: Barry Lindsay Grant, Patrick Colin Goldstone, Johann Franz Kaiser, Bernard Gabriel and Lyell Adolphe Bock, as original trustees. Pks 73-958.

(5973) Sydney, 1st November, 1974.

APPOINTMENT OF TRUSTEES

IN pursuance of the provisions of section 37P of the Crown Lands Consolidation Act, 1913, the undermentioned corporations are hereby appointed as sole trustees of the reserves hereinafter particularized.

T. L. LEWIS, Minister for Lands.

Land District—Newcastle; Shire—Port Stephens

Reserve 88753 at Nelson Bay, Parish Tomaree, County Gloucester, notified 3rd November, 1972, for Girl Guides: *Girl Guides Association of New South Wales*, as original trustee. Pks 74-802.

Land District—Moss Vale; Shire—Mittagong

Reserve 89287 at Welby, Parish Jellore, County Camden, notified 27th September, 1974, for School for Subnormal Children: *The Subnormal Children's Welfare Association*, as original trustee. Pks 74-422.

(5969)

Sydney, 1st November, 1974.

APPOINTMENT OF TRUSTEES

IN pursuance of the provisions of section 37O of the Crown Lands Consolidation Act, 1913, the undermentioned persons are hereby appointed as trustees of the reserves hereinafter particularized.

T. L. LEWIS, Minister for Lands.

37O:16

Land District—Tamworth; Shire—Manilla

Reserve 88059 at Manilla North, Parish Veness, County Darling, notified 18th December, 1970, for Public Recreation: Reginald Eckert, James Barrie O'Neill and John Faulkner, in the place of Martha Clare Forwood, and as additional trustees. Pks 70-2715.

Land District—Lismore; Shire—Terania

Reserve 85191 at Dunoon, Parish Dunoon, County Rous, notified 15th January, 1965, for Public Recreation and Public Hall: Edward Allan Say, in the place of Robert William Caisley. Pks 64-553.

Land District—Taree; Shire—Great Lakes

Reserve 90091 at Forster, Parish Forster, County Gloucester, notified 7th April, 1972, for Homes for the Aged: Hans Sarlemyn, in the place of Wesley James Judd. Pks 72-1319.

(5970)

Sydney, 1st November, 1974.

APPOINTMENT OF TRUSTEE

IN pursuance of the provisions of section 37P of the Crown Lands Consolidation Act, 1913, the undermentioned corporation is hereby appointed as sole trustee of the reserve hereinafter particularized.

T. L. LEWIS, Minister for Lands.

Land District—Bathurst; Shire—Oberon

Reserve 90378 at Balfour, Parish Balfour, County Westmoreland, notified 1st February, 1974, for Girl Guides: *The Girl Guides Association of New South Wales*, as original trustee. Pks 74-823.

(5968)

Sydney, 1st November, 1974.

APPOINTMENT OF TRUSTEES

IN pursuance of the provisions of section 37O of the Crown Lands Consolidation Act, 1913, the undermentioned persons are hereby appointed as trustees of the reserves hereinafter particularized.

T. L. LEWIS, Minister for Lands.

Land District—Parkes; Shire—Goobang

Reserve 23940 at Tichborne, Parish Martin, County Ashburnham, notified 18th April, 1896, for Public Recreation: Ronald Austin Watts, as an additional trustee. Pks 71-3208.

Land District—Inverell; Shire—Macintyre

Reserve 54194 at Staggy Creek, Parish Gum Flat, County Murchison, notified 1st October, 1920, for Public Recreation: Walter Halliday George Johnstone, in the place of Albert John Pollock. Pks 74-763.

Land District—Warralda; Shire—Yallaroi

Reserve 81241 at Gravesend, Parish Gravesend, County Burnett, notified 21st November, 1958, for Public Recreation: David John Quinn, as an additional trustee. Pks 62-3680.

(5974)

Sydney, 1st November, 1974.

APPOINTMENT OF TRUSTEE

IN pursuance of the provisions of section 37P of the Crown Lands Consolidation Act, 1913, the undermentioned council is hereby appointed as sole trustee of the reserve hereinafter particularized.

T. L. LEWIS, Minister for Lands.

Land District—Bega; Shire—Imlay

Reserve 89134 at Kiah, Parish Nullica, County Auckland, notified 18th January, 1974, for Tennis Courts: *The Council of the Shire of Imlay*, in the place of James Joseph McMahon, William Gregory Whelan, Perry Terry Goward, William Henry Harris, Leslie William Harris and Patrick Francis Whelan. Pks 70-2071.

Sydney, 17th February, 1978.

IN pursuance of the provisions of section 28, Crown Lands Consolidation Act, 1913, I declare that the Crown lands described hereunder shall be reserved from sale for the public purposes hereinafter specified and are reserved accordingly.

W. F. CRABTREE, Minister for Lands.

Land District—Condobolin; Shire—Lachlan

No. 91041, Parish and Town Condobolin, County Cunningham, 1,959 hectares, being allotments 1 to 5, section 18.

NOTE: Reserve 71296 for Public Recreation, notified 1st September, 1934, is revoked. L.B. 77-253, Orange.

Land District—Picton; Shire—Wollondilly

No. 91039, Parish Bargo, County Camden, about 3.5 hectares, being part portion 13, shown by hatching on diagram hereunder. L.B. 76-1301, Metropolitan.

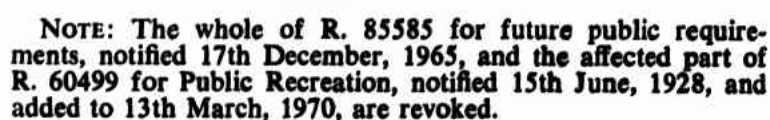


No. 91042, Parish Wollumboola, County St Vincent, about 6 hectares, shown hatched on diagram hereunder. L.B. 76-973, Nowra.



Land District—Windsor; Shire—Colo

No. 91031, Parish Kurrajong, County Cook, about 320 hectares, being the area shown by hatching on the diagram hereunder. (Reserve title is to be limited to the surface and a depth of 20 metres below.) Pks 73-527.



FOR PUBLIC BUILDINGS (FORESTRY)

Land District—Casino; Shire—Tenterfield

No. 91038, Parish Coutts, County Buller, 1 012 square metres, being allotment 15 section 10, Village of Urbenville. Pks. 78-35.

FOR FUTURE PUBLIC REQUIREMENTS

Land District and Municipality—Kiama

No. 91040, Parish Kiama, County Camden, 145.4 square metres, within the Town of Kiama, being portion 194. L.B. 77-730, Nowra.

FOR HABILITATION HOSTEL

Land District—Moss Vale; Shire—Mittagong

No. 91030, Parish Jellore, County Camden, about 8 574 square metres at Welby, comprising allotments 1, 2, 9 and 10, section 6, and the closed lane separating allotments 1 and 2, section 6, from allotments 9 and 10, section 6.

NOTE: Reserve 89287 for School for Subnormal Children, notified 27th September, 1974, is revoked. Pks. 74-422.

(3284)

**Western Lands Commission,
Sydney, 17th February, 1978.**

**NOTIFICATION OF RESUMPTION OF FREEHOLD LAND
AT LOUTH UNDER SECTION 197 OF THE
CROWN LANDS CONSOLIDATION ACT, 1913.—
PROCLAMATION**

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that the land described in the Schedule hereunder has been resumed under section 197 of the Crown Lands Consolidation Act, 1913, for the purpose of "Residential Settlement".

Signed and sealed at Sydney, this 25th day of January, 1978.

L. W. STREET,
by Deputation from His Excellency the Governor.

W. F. CRABTREE, Minister for Lands.
GOD SAVE THE QUEEN!

SCHEDULE

All that piece or parcel of land, being lot 2, section 1, D.P. 1275, Private Town of Louth, Parish of Vandagalla, County of Yanda, Administrative District and Shire Bourke and being the whole of the land in Certificate of Title, volume 954, folio 245, registered in the name of Robert Archibald Simpson.

GOULBURN OFFICE

Department of Land and Water Conservation
159 Auburn Street (PO Box 748), Goulburn, NSW 2580
Phone: (02) 4823 0665 Fax: (02) 4823 0675

ROADS ACT 1993**ORDER****Transfer of a Crown Road to Council**

IN pursuance of the provisions of section 151, Roads Act 1993, the Crown road specified in Schedule 1 is transferred to the Roads Authority specified in Schedule 2, hereunder, as from that date of publication of this notice and as from that date the road specified in Schedule 1 ceases to be a Crown road.

RICHARD AMERY, M.P.,
Minister for Agriculture
and Minister for Land and Water Conservation.

SCHEDULE 1

Parish – Marulan; County – Argyle;
Land District – Goulburn; Shire – Mulwaree

Crown public road south of Lot 1, D.P. 877850 and for a distance of 20 metres from the south western corner of Lot 3, D.P. 877850.

SCHEDULE 2

Roads Authority: The Council of the Shire of Mulwaree
 (Council's ref.: 24/1/1071).

Reference: GB98 H 109.

REVOCATION OF RESERVATION OF CROWN LANDS

PURSUANT to Section 90 of the Crown Lands Act 1989, the reservations of Crown lands specified in Column 1 of the Schedules hereunder are revoked to the extent specified opposite thereto in Column 2 of the schedules.

RICHARD AMERY, M.P.,
Minister for Agriculture
and Minister for Land and Water Conservation.

SCHEDULE

COLUMN 1	COLUMN 2
<i>Land District:</i> Moss Vale	The whole beings Lots 1, 2, 9
<i>Shire:</i> Wingecarribee	and 10, Sec 6, D.P. 759070
<i>Parish:</i> Jellore	and Lot 1, D.P. 1006005
<i>County:</i> Camden	
<i>Location:</i> Welby	
<i>Reserve No:</i> 91030	
<i>Purpose:</i> Habilitation Hostel	
<i>Date of Notification:</i> 17 February, 1978	
<i>Torrens Title Identifier:</i> 1/6/759070, 2/6/759070 9/6/759070, 10/6/759070 1/1006005	
File No: GB90 RN 44	

APPOINTMENT OF TRUST BOARD MEMBERS

PURSUANT to section 93 of the Crown Lands Act 1989, the persons whose names are specified in Column 1 of the Schedule hereunder are appointed, for the terms of office specified in that Column, as members of the trust board for the reserve trust specified opposite thereto in Column 2, which has been established and appointed as trustee of the reserve referred to opposite thereto in Column 3 of the Schedule.

RICHARD AMERY, M.P.,
Minister for Agriculture
and Minister for Land and Water Conservation.

SCHEDULE

COLUMN 1	COLUMN 2	COLUMN 3
Andrew Allan JARROTT (re-appointment)	Bribbaree Showground Trust	Reserve No. 60242 Public Purpose: Public Recreation, Racecourse, and Showground
Brian Angus McNAIR (re-appointment)		Notified: 6 January 1928 Locality: Bribbaree
John William TRUDGETT (re-appointment)		File Reference: GB80R182/5
William Maurice WEST (new member)		
For a term commencing the date of this notice and expiring 16 July 2004.		

RESUMPTION OF LAND FOR ROAD AND CLOSING OF A ROAD

IN pursuance of the provisions of the Roads Act, 1993 the land hereunder described in Schedule 1, is resumed for Public road purposes and is vested in the Crown as a Public Crown road. The land hereunder described in Schedule 2, is closed and the land comprised therein ceases to be a public road and the rights of passage and access that previously existed in relation to the road are extinguished.

RICHARD AMERY, M.P.,
Minister for Agriculture
and Minister for Land and Water Conservation.

Parish – Belmore; County – Georgiana;
Land District – Crookwell; Shire – Crookwell

SCHEDULE 1

D.P. 48666 – Opening of a road within Lot (portion) 107, D.P. 753010. File No.: GB97 H 313

Land Acquired for Road: Lot 1

Titles affected and area resumed: C.F. 107/753010 (9775 square metres)

SCHEDULE 2

Lot 2 D.P. 48666. File No.: GB97 H 313

Note: (1) On closing, the land in Lot 2, D.P. 48666 remains vested in the Crown as Crown land.

(2) The land described in Schedule 2 will be used in compensation for the land acquired as described in Schedule 1, for the purposes of this Act.



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/8/2021 5:43PM

FOLIO: 10/6/759070

First Title(s): THIS FOLIO

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
14/9/1999	6189933	DEPARTMENTAL DEALING	FOLIO CREATED EDITION 1
14/1/2000	6463548	TRANSFER	EDITION 2

*** END OF SEARCH ***



FOLIO: 10/6/759070

SEARCH DATE	TIME	EDITION NO	DATE
25/8/2021	5:42 PM	2	14/1/2000

LAND

LOT 10 OF SECTION 6 IN DEPOSITED PLAN 759070

AT WELBY

LOCAL GOVERNMENT AREA WINGECARRIBEE

PARISH OF JELLORE COUNTY OF CAMDEN

(FORMERLY KNOWN AS ALLOTMENT 10 OF SECTION 6)

TITLE DIAGRAM CROWN PLAN 1.1924

FIRST SCHEDULE

CHALLENGE SOUTHERN HIGHLANDS INC

(T 6463548)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/8/2021 5:43PM

FOLIO: 2/6/759070

First Title(s): THIS FOLIO

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
14/9/1999	6189933	DEPARTMENTAL DEALING	FOLIO CREATED EDITION 1
14/1/2000	6463548	TRANSFER	EDITION 2
25/6/2021	AQ858008	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
25/6/2021	AR91313	CHANGE OF NAME	EDITION 3

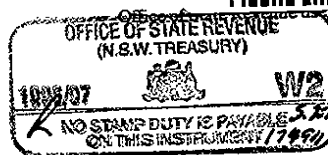
*** END OF SEARCH ***

RP13



TRANSFER

Real Property Act, 1900



(A) **LAND TRANSFERRED**

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

1/1006005, 1/6/759070, [REDACTED],
9/6/759070, [REDACTED]

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

H M ALLEN & CO
Law Stationers
47V

REFERENCE (max. 15 characters):

HP 991985.

(C) [REDACTED]

(D) acknowledges receipt of the consideration of \$127,000.00

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

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

(F) [REDACTED]

T

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 16 December 1999

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

M. Batten

Signature of Witness

MICHELLE BATTEN

Name of Witness (BLOCK LETTERS)

159 AUBURN STREET, GOULBURN

Address of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Bruce John Hoole

Signature of Transferor

Bruce John HOOLE by delegation pursuant to section 180 of the Crown Lands Act, 1989 and with authority under section 13L of the Real Property Act, 1900 from the Minister administering the Crown Lands Act, 1989 on behalf of the State of New South Wales.

P.J. Fleming (P.J. FLEMING)

Signature of Transferee

CHECKED BY (office use only)

Form: 10CN
Release: 5-4

CHANGE OF I

New South Wales
Real Property Act 1900



AR91313M

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RPA) authorises by this form for the establishment and maintenance of the Real Property Register is made available to any person for search upon payment of a fee, if any.

(A)	8/6/759070, 3/6/759070, 2/10/19107, 1, 2, 9, 10/6/759070, 1/1006005 (CONT) <i>as set out in Annexure A.</i>			
(B) REGISTERED DEALING	Number Torrens Title			
(C) LODGED BY	<table border="1"><tr><td>Document Collection Box</td><td>Name, Address or DX Number and Customer Account Number if any 39U SYDN, LLPN: C/- SAI GLOBAL Property DX 885 SYDNEY Reference: 82390527 challenge</td><td>CODE CN</td></tr></table>	Document Collection Box	Name, Address or DX Number and Customer Account Number if any 39U SYDN, LLPN: C/- SAI GLOBAL Property DX 885 SYDNEY Reference: 82390527 challenge	CODE CN
Document Collection Box	Name, Address or DX Number and Customer Account Number if any 39U SYDN, LLPN: C/- SAI GLOBAL Property DX 885 SYDNEY Reference: 82390527 challenge	CODE CN		
(D)	Whose name is to be changed: show the name as it currently appears on the Torrens Title ACN 637 761 203			
(E)	Of the above registered proprietor in full ACN 637 761 203			

(F) The registered proprietor of the above land applies to have its new name recorded in the Register in respect of that land and hereby consents to the Registrar General contacting the relevant issuing authorities to validate any supporting evidence lodged with this application.

(G) STATUTORY DECLARATION BY THE APPLICANT*

I, ANTHONY HUGH M'ELKINNEY
solemnly and sincerely declare that—

- I am identical with the registered proprietor referred to above.
- on at in SELECT >>> >>> >>> >>> >>>
I married

3. ON OR ABOUT 13 JANUARY 2020, THE ENTITY 'CHALLENGE SOUTHERN HIGHLANDS INC' CHANGED ITS NAME TO 'CHALLENGE SOUTHERN HIGHLANDS LIMITED'.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at WELBY in the State of New South Wales on 18th September 2020
in the presence of GLORIA GILROY of 590 MURRIMBA RD WINGELLO 2579.
☒ Justice of the Peace (J.P. Number: 227781) ☐ Practising Solicitor
☐ Other qualified witness [specify]

** who certifies the following matters concerning the making of this statutory declaration by the person who made it:

- I saw the face of the person ~~OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and~~
- I have known the person for at least 12 months ~~OR I have confirmed the person's identity using an identification document and the document I relied on was a~~

[Omit ID No.]

Signature of witness: [Signature]

Signature of applicant: [Signature]

* As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. ** If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 2337459 Full name: ROHAN JAMES MCALPINE Signature: [Signature]

Annexure "A"

1. 1/6/759070;
[REDACTED];
3. 1/1006005;
4. 2/1019107;
[REDACTED];
6. 9/6/759070; and
7. 3/6/759070.

Challenge Southern Highlands Incorporated
Anthony McElhinney
PO Box 67
Bowral NSW 2576

Remove this top section if desired before framing

Certificate of Registration of a Body Corporate as a Company



ASIC

Australian Securities & Investments Commission

This is to certify that

CHALLENGE SOUTHERN HIGHLANDS LIMITED

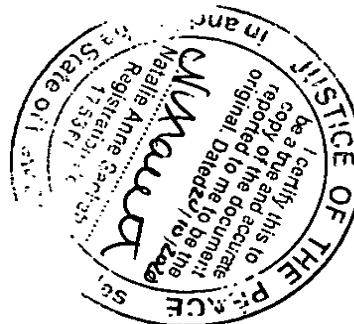
Australian Company Number 637 761 203

is a registered company under the Corporations Act 2001 and
is taken to be registered in New South Wales.

The company is limited by guarantee.

The company is a public company.

The day of commencement of registration is
the thirteenth day of January 2020.



Issued by the
Australian Securities and Investments Commission
on this thirteenth day of January, 2020.

James Shipton
Chair

CERTIFICATE



FOLIO: 2/6/759070

SEARCH DATE	TIME	EDITION NO	DATE
25/8/2021	5:42 PM	3	25/6/2021

LAND

LOT 2 OF SECTION 6 IN DEPOSITED PLAN 759070

AT WELBY

LOCAL GOVERNMENT AREA WINGECARRIBEE

PARISH OF JELLORE COUNTY OF CAMDEN

(FORMERLY KNOWN AS ALLOTMENT 2 OF SECTION 6)

TITLE DIAGRAM CROWN PLAN 1.1924

FIRST SCHEDULE

CHALLENGE SOUTHERN HIGHLANDS LIMITED

(CN AR91313)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- 2 AQ858008 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

25/8/2021 5:43PM

FOLIO: 8/6/759070

First Title(s): 8/6/759070

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
9/11/1995	DP759070	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
22/1/1997	2782893	APPLICATION	EDITION 1
12/5/1998	3967437	DEPARTMENTAL DEALING	
19/11/1998	5404399	TRANSFER	EDITION 2
16/5/2000	6771474	TRANSFER	EDITION 3
25/6/2021	AQ858008	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
25/6/2021	AR91313	CHANGE OF NAME	EDITION 4

*** END OF SEARCH ***

97-11R



REQUEST

Real Property Act 1900



2782893 M

(A) **STAMP DUTY**
If applicable.

Office of State Revenue use only

(B) **E**
Show no more than 20.

3/6/759070

0

Folio Created
CT Not Issued

(C) **REGISTERED DEALING**
If applicable.

(D) **LODGED BY**

L.T.O. Box

469 S

Name, Address or DX and Telephone
Department of Land and Water Conservation
Aboriginal Land Claim Investigations
23-33 Bridge Street
SYDNEY NSW 2000

REFERENCE (max 15 characters):

HO90H453

Dealing Code

AP

(E) **T**

S

(F) **I**

S

THE APPLICANT being the Transferor, under the provisions of the Aboriginal Land Rights Act, 1983, transfers an estate in fee simple in the land above described to the Transferee. The land is transferred subject to:

1. Conditions in Memorandum Y757000. Restrictions on dealings - see Sections 40 and 40AA Aboriginal Land Rights Act 1983.

OFFICE USE
OFF BK
ON BR
CT 469S

22/1

Nbs lodged.

CHECKED BY (office use only)

[Signature]

(G)

STANDARD EXECUTION

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

DATE 21 JAN 1997

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

Catherine Robinson

Signature of Witness

CATHERINE ROBINSON

Name of Witness (BLOCK LETTERS)

23-33 BRIDGE STREET SYDNEY

Address of Witness

Michael D. P.

Signature of Applicant

~~By delegation pursuant to section 180 of the~~
~~Crown Lands Act 1989 and with authority under~~
section 13L of the Real Property Act 1900 from
the Minister administering the Crown Lands Act
1989 on behalf of the State of New South Wales

EXECUTION INCLUDING STATUTORY DECLARATION

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900, and I certify this
Application correct for the purposes of the Real Property Act 1900. Made and subscribed at
in the State of on 19 in the presence of

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and Qualification of Witness

Signature of Applicant

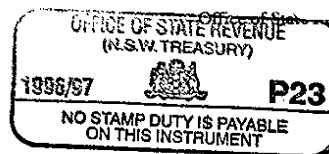
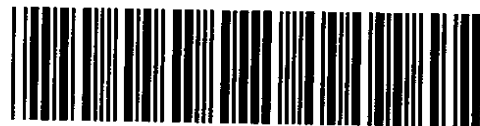
RP13



TRANSFER

Real Property Act, 1900

5404399K



- (A) L [redacted]
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

7/11/759070
3/6/759070

8/11/759070

- (B) **LODGED BY**

L.T.O. Box

752x

Name, Address or DX and Telephone

NEW SOUTH WALES ABORIGINAL LAND COUNCIL
33 ARGYLE STREET
PARRAMATTA NSW 2150

REFERENCE (max. 15 characters): ILLAWARRA

- (C) 1 [redacted]

- (D) acknowledges receipt of the consideration of NIL
and as regards the land specified above transfers to the transferee an estate in fee simple

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

- (F) E



as joint tenants/tenants in common

- (H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** 29.7.1998
Signed in my presence by the transferor who is personally known to me.

[Signature]

Signature of Witness

TERRY MILLOT

Name of Witness (BLOCK LETTERS)

3 BULGO LANE HELENSBURGH

Address of Witness

[Signature]

Executed by New South Wales Aboriginal
Land Council pursuant to Sec 63
Aboriginal Land Rights Act, 1983

O. CRUSE

Signature of Transferor

CHAIRPERSON

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]
Henrietta S. Dean
Signature of Transferee's
Solicitor



FOLIO: 8/6/759070

SEARCH DATE	TIME	EDITION NO	DATE
25/8/2021	5:42 PM	4	25/6/2021

LAND

LOT 8 OF SECTION 6 IN DEPOSITED PLAN 759070

AT WELBY

LOCAL GOVERNMENT AREA WINGECARRIBEE

PARISH OF JELLORE COUNTY OF CAMDEN

(FORMERLY KNOWN AS ALLOTMENT 8 OF SECTION 6)

TITLE DIAGRAM CROWN PLAN 1.1924

FIRST SCHEDULE

CHALLENGE SOUTHERN HIGHLANDS LIMITED

(CN AR91313)

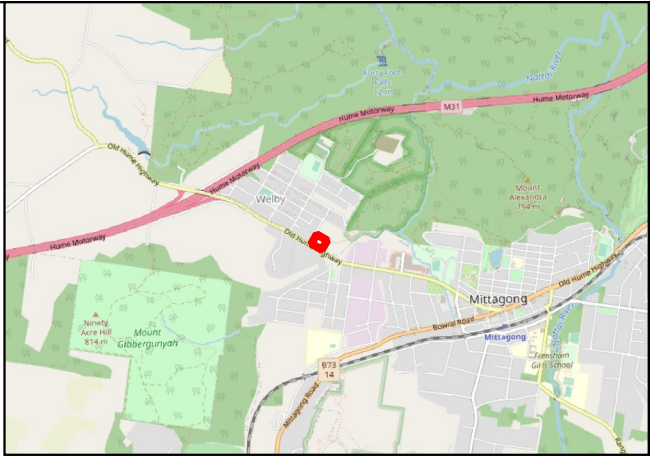
SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 6771474 THE RESERVATION AND EXCEPTION TO THE CROWN OF ALL
GOLD, SILVER, COAL, PETROLEUM & URANIUM
- 2 AQ858008 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY
ACT, 1900

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LOCALITY MAP

- Notes:
1. Basemap from metromap.com (dated 30/10/2018)
 2. Registered groundwater bore locations shown are approximate only

- Legend
- Approximate Site Boundary
 - 1 km Site Buffer
 - Registered Groundwater Bore Location



WaterNSW

Work Summary

GW028841

Licence:

Licence Status:

Authorised Purpose(s):
Intended Purpose(s): IRRIGATION

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type: Private

Commenced Date:
Completion Date: 01/09/1968

Final Depth: 53.30 m
Drilled Depth: 53.30 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

GWMA:
GW Zone:

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

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed:

Parish
MITTAGONG

Cadastre
2/16/111201 (60)

Region: 10 - Sydney South Coast

River Basin: 212 - HAWKESBURY RIVER
Area/District:

CMA Map: 8929-2S

Grid Zone:

Scale:

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

Northing: 6185019.000
Easting: 263389.000

Latitude: 34°26'57.3"S
Longitude: 150°25'28.2"E

GS Map: -

MGA Zone: 56

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	-0.10	10.80	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)
11.80	11.80	0.00	(Unknown)			0.15			
16.40	16.50	0.10	Fractured			0.33			
29.20	29.20	0.00	(Unknown)			1.26			
41.70	42.00	0.30	(Unknown)			1.89			
49.30	49.90	0.60	(Unknown)			3.79			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.76	0.76	Clay Hard	Clay	
0.76	8.53	7.77	Clay Grey Soft Sandy	Clay	
8.53	9.44	0.91	Gravel v	Gravel	

9.44	11.88	2.44	Sandstone Sugary Water Supply	Sandstone	
11.88	12.19	0.31	Driller	(Unknown)	
12.19	14.32	2.13	Sandstone White Sugary	Sandstone	
14.32	14.93	0.61	Sandstone Grey Sugary	Sandstone	
14.93	16.15	1.22	Sandstone White Sugary	Sandstone	
16.15	16.76	0.61	Stones Red Sugary, Water Supply	Gravel	
16.76	17.67	0.91	Sandstone Sugary	Sandstone	
17.67	17.98	0.31	Driller	(Unknown)	
17.98	20.42	2.44	Sandstone White Sugary	Sandstone	
20.42	53.34	32.92	Sandstone White Sugary Water Supply Bands	Sandstone	

Remarks

13/08/1980: SEC 16 VILLAGE OF NATTAI.

22/11/2012: Nat Carling, 22-Nov-2012; Added cadastre (taken from ArcGIS) & removed duplicate rows from driller's log.

***** End of GW028841 *****

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

GW067306

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): TEST BORE

Work Type: Bore

Work Status: Supply Obtained

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 28/01/1990

Final Depth: 36.60 m

Drilled Depth: 36.60 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

Standing Water Level 22.000
(m):

GWMA:

GW Zone:

Salinity Description:
Yield (L/s): 0.300

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed:

Parish
BERRIMA

Cadastre
1/56951

Region: 10 - Sydney South Coast

CMA Map: 8929-2S

River Basin: 212 - HAWKESBURY RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 619.50 m (A.H.D.)
Elevation Source: Est. Contour 8-15M.

Northing: 6185046.000
Easting: 263210.000

Latitude: 34°26'56.3"S
Longitude: 150°25'21.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.30	36.60	114			Seated on Bottom
1	1	Casing	P.V.C.	-0.30	4.90	160			
1	1	Opening	Slots - Vertical	31.80	36.30	114		1	A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
18.80	19.40	0.60	Consolidated	22.00		0.07			
32.70	33.60	0.90	Consolidated	22.00		0.23			

Remarks

25/11/2009: Updated details as per existing data.

***** End of GW067306 *****

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

GW069183

Licence:

Licence Status:

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:
Completion Date: 05/03/1991

Final Depth: 33.00 m
Drilled Depth: 33.00 m

Contractor Name: (None)

Driller: Max Thomas Ritter

Assistant Driller:

Property:

GWMA:
GW Zone:

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

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed:

Parish
MITTAGONG

Cadastre
L1 DP603490

Region: 10 - Sydney South Coast
River Basin: 212 - HAWKESBURY RIVER
Area/District:

CMA Map:
Grid Zone:

Scale:

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

Northing: 6184921.000
Easting: 263889.000

Latitude: 34°27'00.9"S
Longitude: 150°25'47.7"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,ACC.GIS

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		Annulus	Crushed Aggregate	25.00	33.00				
1	1	Casing	P.V.C.	0.00	33.00	125			Seated on Bottom
1	1	Opening	Slots	27.00	33.00	125		1	Sawn, A: 3.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
30.00	31.00	1.00	Consolidated	20.00		0.70			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00		Topsoil	
1.00	3.00	2.00		Clay	
3.00	30.00	27.00	Grey Sandstone	Sandstone	
30.00	31.00	1.00	Yellow Sandstone	Sandstone	

31.00	33.00	2.00	Grey Sandstone	Sandstone	
-------	-------	------	----------------	-----------	--

*** End of GW069183 ***

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

GW100513

Licence: 10WA110360

Licence Status: CURRENT

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

Work Type: Bore

Work Status: Supply Obtained

Construct.Method:

Owner Type: Private

Commenced Date:
Completion Date: 23/09/1995

Final Depth: 30.00 m
Drilled Depth: 30.00 m

Contractor Name: Bungendore Water Bores

Driller: Daniel Robert Hill

Assistant Driller:

Property: GRAHAM 12 Cook St MITTAGONG
2575 NSW

GWMA: -
GW Zone: -

Standing Water Level 10.000
(m):

Salinity Description:
Yield (L/s): 1.370

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed: CAMDEN

Parish
MITTAGONG
MITTAGONG

Cadastre
4//728069
Whole Lot 4//728069

Region: 10 - Sydney South Coast

River Basin: - Unknown
Area/District:

CMA Map:

Grid Zone:

Scale:

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

Northing: 6185118.000
Easting: 263786.000

Latitude: 34°26'54.5"S
Longitude: 150°25'43.9"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	30.00	203			Unknown
1		Annulus	(Unknown)	0.00	30.00	203			
1	1	Casing	Pvc Class 9	0.00	30.00		150		
1	1	Opening		18.00	30.00			0	

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)
18.00	22.00	4.00	Unknown	10.00		0.37			
24.00	26.00	2.00	Unknown	10.00		1.00			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	TOPSOIL RED CLAY	Topsoil	
2.00	12.00	10.00	SANDSTONE	Sandstone	
12.00	18.00	6.00	IRONSTON SANDSTONE	Ironstone	

18.00	30.00	12.00	SANDSTONE	Sandstone	
-------	-------	-------	-----------	-----------	--

Remarks

27/05/1997: PUMP FITTED BY HIGHLAND PUMPS & IRRIGATION, 280 ARGYLE STREET MOSS VALE PHONE 048 691223 ON 10/01/97.
15/01/2013: Nat Carling, 15-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW100513 ***

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

GW101036

Licence: 10WA110429

Licence Status: CURRENT

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

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 29/07/1997

Final Depth: 48.00 m
Drilled Depth: 48.00 m

Contractor Name: Slade Drilling

Driller:

Assistant Driller:

Property: BRADLEY 26 Mittagong St WELBY
2575 NSW

GWMA: -
GW Zone: -

Standing Water Level
(m):
Salinity Description:
Yield (L/s): 0.500

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed: CAMDEN

Parish
JELLORE
JELLORE

Cadastre
7/14/759070
Whole Lot
7/14/759070

Region: 10 - Sydney South Coast

River Basin: - Unknown
Area/District:

CMA Map:

Grid Zone:

Scale:

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

Northing: 6185825.000
Easting: 263708.000

Latitude: 34°26'31.5"S
Longitude: 150°25'41.5"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	30.00	200			Rotary
1		Hole	Hole	30.00	48.00	150			Rotary Air
1		Annulus	Waterworn/Rounded	0.00	30.00				Graded
1	1	Casing	Pvc Class 9	0.00	30.00	140			Driven into Hole, Glued
1	1	Opening	Slots - Diagonal	29.00	30.00	140		0	Sawn, PVC Class 9, A: 5.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
23.00	23.50	0.50	Unknown			0.25	25.00		1990.00
29.60	30.00	0.40	Unknown			0.25	31.00		1990.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	48.00	48.00	SANDSTONE	Sandstone	

Remarks

29/07/1997: Form A Remarks:

FINAL SALINITY RECORDED ON FORM = 4/1990. THIS HAS BEEN CODED AS 1990.

14/01/2013: Nat Carling, 14-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

***** End of GW101036 *****

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WaterNSW

Work Summary

GW104158

Licence: 10WA110703

Licence Status: CURRENT

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

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:
Completion Date: 30/01/2000

Final Depth: 96.00 m
Drilled Depth: 96.00 m

Contractor Name: SOUTHERN TABLELANDS
DRILLING
Driller: Roger Charles Ritchie
Assistant Driller:

Property: RADDATZ Lot 3 And 4 Colo St
WELBY 2575 NSW
GWMA: -
GW Zone: -

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

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed: CAMDEN

Parish
MITTAGONG
JELLORE

Cadastre
LT 4 DP 759070
Whole Lot
4/21/759070

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6186360.000
Easting: 263482.000

Latitude: 34°26'13.9"S
Longitude: 150°25'33.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	35.00	205			Down Hole Hammer
1		Hole	Hole	35.00	96.00	165			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.50	35.00	160	146		

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)
83.50	84.50	1.00	Unknown			0.41			
89.50	90.50	1.00	Unknown			0.37			
90.50	91.50	1.00	Unknown	63.00		0.72			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	CLAY	Clay	
6.00	7.00	1.00	SHALE	Shale	

7.00	10.00	3.00	WHITE SANDSTONE	Sandstone	
10.00	92.00	82.00	ORANGE SANDSTONE	Sandstone	
92.00	94.00	2.00	SANDSTONE GRAVEL	Sandstone	
94.00	96.00	2.00	GREY SANDSTONE	Sandstone	

*** End of GW104158 ***

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WaterNSW

Work Summary

GW104240

Licence: 10WA110679

Licence Status: CURRENT

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

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary

Owner Type: Private

Commenced Date:
Completion Date: 01/08/2001

Final Depth: 78.00 m
Drilled Depth: 78.00 m

Contractor Name: HIGHLAND DRILLING PTY LTD

Driller: Brett Delamont

Assistant Driller:

Property: DELAMONT 29-31 Colo St WELBY
2575 NSW

GWMA: -
GW Zone: -

Standing Water Level 25.000
(m):

Salinity Description:
Yield (L/s): 1.500

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed: CAMDEN

Parish
JELLORE
JELLORE

Cadastre
LT 3/23/759070
Whole Lot
2/23/759070

Region: 10 - Sydney South Coast

River Basin: - Unknown
Area/District:

CMA Map:

Grid Zone:

Scale:

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

Northing: 6186129.000
Easting: 263844.000

Latitude: 34°26'21.7"S
Longitude: 150°25'47.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Map Interpre

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	78.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	3.00	78.00				Graded
1	1	Casing	Pvc Class 9	0.00	78.00	160			Seated on Bottom, Glued
1	1	Opening	Slots	60.00	75.00	160		0	Sawn, PVC Class 9, SL: 15.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
62.00	63.00	1.00	Unknown	25.00		1.50	66.00		20.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	CLAY	Clay	
3.00	60.00	57.00	SANDSTONE FINE	Sandstone	

60.00	74.00	14.00	SANDSTONE COARSE RED	Sandstone	
74.00	78.00	4.00	SILTSTONE	Siltstone	

*** End of GW104240 ***

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WaterNSW

Work Summary

GW104555

Licence: 10WA110847

Licence Status: CURRENT

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

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary

Owner Type: Private

Commenced Date:
Completion Date: 05/12/2002

Final Depth: 61.00 m
Drilled Depth: 61.00 m

Contractor Name: HIGHLAND DRILLING PTY LTD

Driller: Brett Delamont

Assistant Driller:

Property: HENLEY BRAE RETIREMENT
VILLAGE Etheridge St MITTAGONG
2575 NSW

Standing Water Level 15.000
(m):

GWMA: -
GW Zone: -

Salinity Description:
Yield (L/s): 3.000

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed: CAMDEN

Parish
MITTAGONG
MITTAGONG

Cadastre
LT 1 DP 1037170
Whole Lot 1//1037170

Region: 10 - Sydney South Coast

CMA Map: 8929-2S

River Basin: 212 - HAWKESBURY RIVER
Area/District:

Grid Zone:

Scale:

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

Northing: 6185125.000
Easting: 264444.000

Latitude: 34°26'54.8"S
Longitude: 150°26'09.6"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	61.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	5.00	7.00				Graded, Q:2.000m3
1	1	Casing	Pvc Class 9	0.00	61.00	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Diagonal	43.00	61.00	160		0	Sawn, PVC Class 9, SL: 18.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
35.00	36.00	1.00	Unknown	15.00		1.25	36.00		60.00
40.00	41.00	1.00	Unknown			0.89	42.00		60.00
46.00	47.00	1.00	Unknown			0.86	50.00		60.00
54.00	55.00	1.00	Unknown			3.00	61.00		60.00

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments
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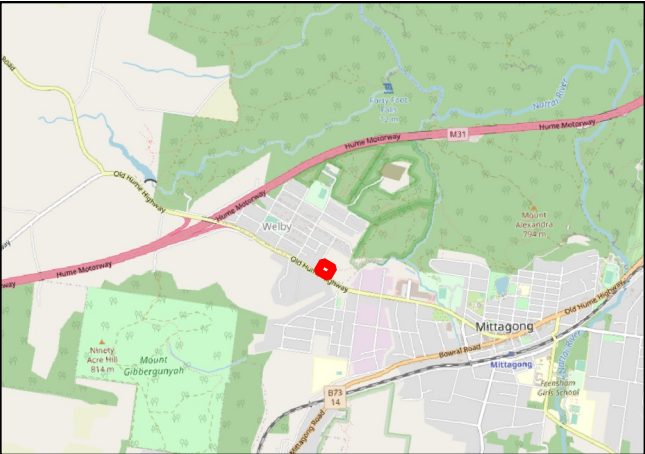
(m)	(m)	(m)			
0.00	5.00	5.00	CLAY	Clay	
5.00	25.00	20.00	SANDSTONE FINE	Sandstone	
25.00	26.00	1.00	SHALE	Shale	
26.00	47.00	21.00	SANDSTONE FINE WHITE	Sandstone	
47.00	61.00	14.00	SANDSTONE COARSE GREY	Sandstone	

*** End of GW104555 ***

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Appendix D

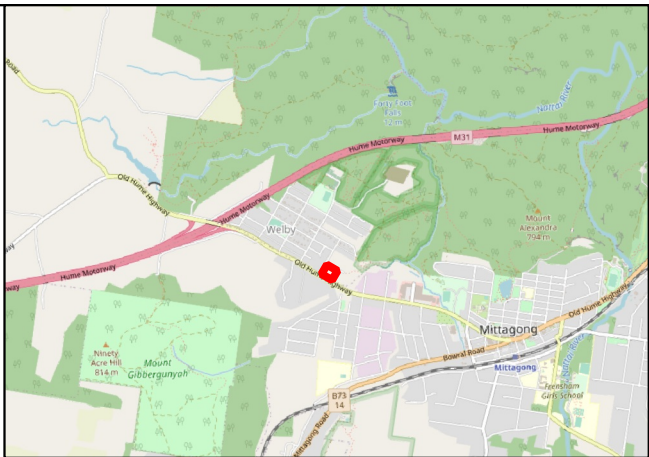
Historical Aerial Photographs



LOCALITY MAP

- Legend
- Approximate Site Boundary
 - 250m Site Buffer

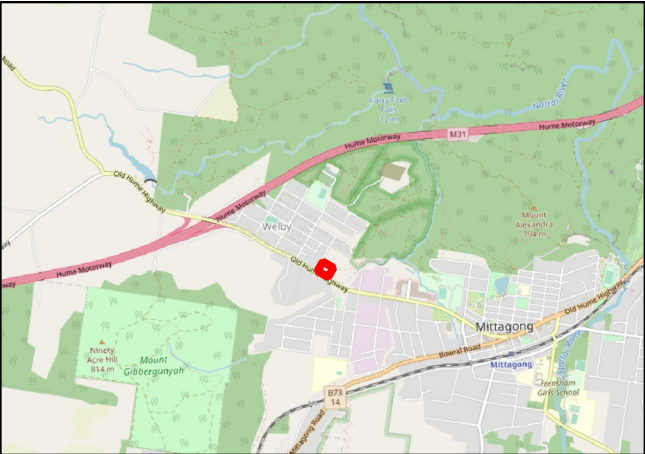






LOCALITY MAP

- Legend
- Approximate Site Boundary
 - 250m Site Buffer

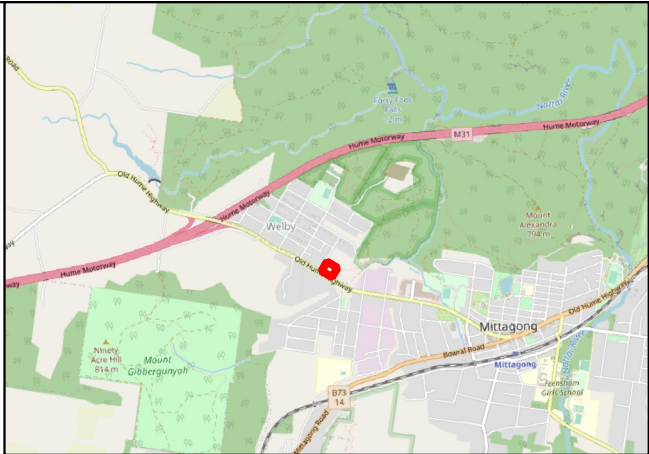




LOCALITY MAP

- Legend
-  Approximate Site Boundary
 -  250m Site Buffer

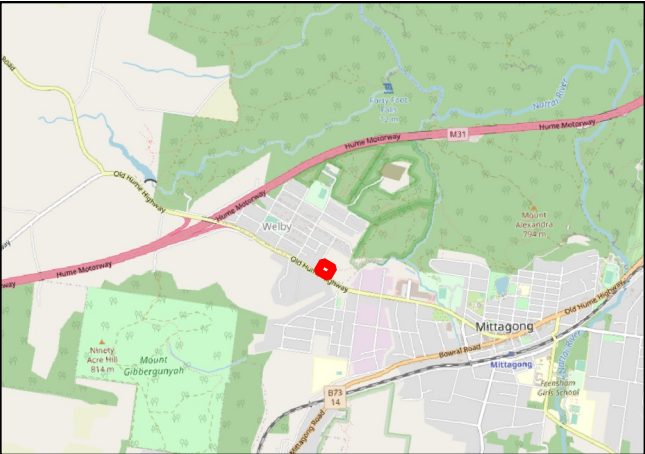






LOCALITY MAP

- Legend
- Approximate Site Boundary
 - 250m Site Buffer

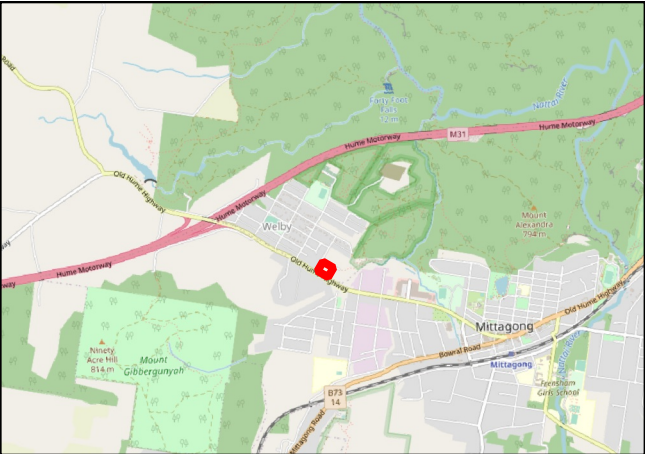




LOCALITY MAP

- Legend
-  Approximate Site Boundary
 -  250m Site Buffer

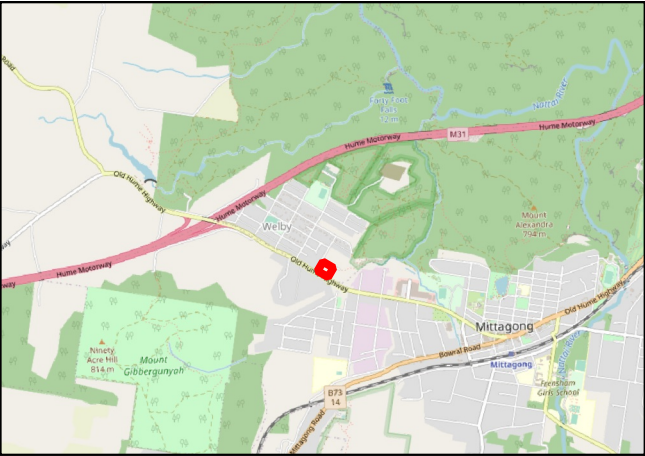




LOCALITY MAP

- Legend
- Approximate Site Boundary
 - 250m Site Buffer





LOCALITY MAP

- Legend
- Approximate Site Boundary
 - 250m Site Buffer



Appendix E

Site Photographs

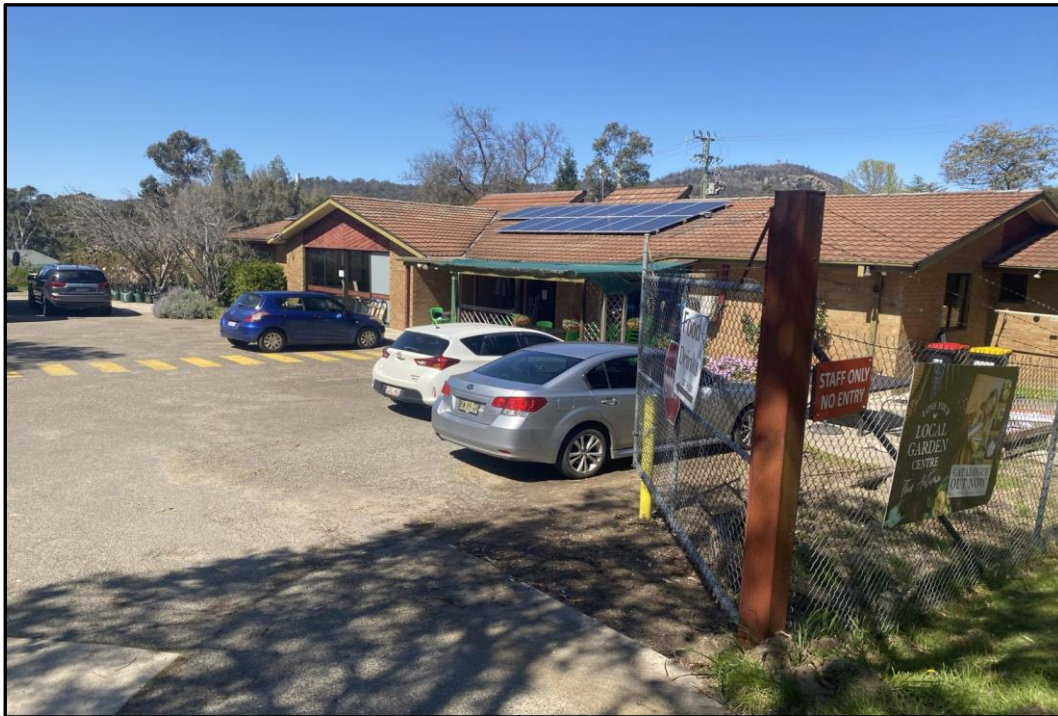


Photo 1: View of building in western portion of the site



Photo 2: General view of garden beds



Photo 3: General view of garden beds



Photo 4: General view of garden beds



Photo 5: View of wooden pallet in yard in the northe of the site.



Photo 6: View of flammable liquids store



Photo 7: View inside flammable liquids store