



ENVIRONMENTAL - REMEDIATION - GEOTECHNICAL ENGINEERING - WORK HEALTH & SAFETY - LABORATORIES - DRILLING

PRELIMINARY SITE INVESTIGATION

**16-28 Portland Avenue &
14-16 George Street, Marulan NSW**

Prepared for

DIB Group Pty Ltd

31st March 2020

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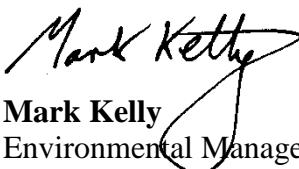
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ABBREVIATIONS

ADWG	Australian Drinking Water Guidelines
ANZECC	Australian and New Zealand Environment and Conservation Council
AST	Aboveground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene and Xylene
COC	Contaminants of Concern
DLWC	Department of Land & Water Conservation
DNR	Department of Natural Resources
DQOs	Data Quality Objectives
POEO	Protection of the Environment Operations
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
HIL	Health-Based Soil Investigation Level
LGA	Local Government Area
NEHF	National Environmental Health Forum
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NHMRC	National Health and Medical Research Council
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photo Ionisation Detector
PQL	Practical Quantitation Limit
PSH	Phase Separated Hydrocarbon
PSI	Preliminary Site Investigation
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Site Remediation Plan
RPD	Relative Percentage Difference
SAC	Site Assessment Criteria
SCID	Stored Chemical Information Database
SEPP	State Environment Planning Policy
SMP	Site Management Plan
SVC	Site Validation Criteria
TCLP	Toxicity Characteristics Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TRH	Total Recoverable Hydrocarbons
UCL	Upper Confidence Limit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds
VHC	Volatile Halogenated Compounds

EXECUTIVE SUMMARY

Aargus Pty Ltd ('Aargus') was appointed by DIB Group Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 16-28 Portland Avenue & 14-16 George Street, Marulan NSW (the 'site').

The site is proposed for development into:

- Hotel/motel with landscaping areas at Lot 3 in DP1053945
- Fast food restaurant & truck wash with landscaping areas at Part Lot 2 in DP1053945
- Industrial Park at Lot 1 in DP1053945

A PSI was requested by the client to determine the potential for onsite contamination. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

At the time of Aargus inspection (25th March 2021), the site comprised of a metal shed in Lot 1, a retail shop, two canopies with bowzers underneath, an AdBlue storage tank, a metal shed used as a generator room in Lot 2, two wooden sheds, a metal shed, three storage tanks, an abandoned fuel storage tank and two abandoned bowzers in Lot 3.

In summary, the land title information provided suggested that the site was used by private individuals from 1936 to 1968. In 1968, the site was acquired by Kemria Concrete Haulage Pty Ltd and remained under the same ownership until 1985. The site was owned by Malcolm Edward Biddlecombe, a service station proprietor between 1985 and 2011. Helen Margaret Millis owned the site between 2011 and 2014. In 2014, the site was acquired by DIB Group Pty Ltd. Aerial photography indicates that the land use of the site appeared to have been vacant from at least 1967 to 1979 and subsequently developed for commercial land use between 1979 and 1991, comprising of a service station in the central portion of the site. From 1991 to 1997 the structures appear to remain generally unchanged with the exception of a few changes in the structures in the central portion of the site. From 1997 to 2021, the

structures appear to remain generally unchanged with the exception of vegetation observed at the western portion of the site.

The general land use of the immediate site vicinity seems to have been consistently low-density residential and commercial from 1987 to 1991, with residential development in the western vicinity and commercial development in the southern vicinity of the site appearing to increase between 1997 and 2021.

As part of the service station activities, the following infrastructure was located:

- Two 54,800L USTs - Diesel
- One 54,600L UST – Diesel
- Two 27,400L USTs – Diesel
- One 27,400L UST – E10
- One 27,400L UST – ULP
- One 10,000L AST- AdBlue
- Bowsers, fuel lines, vent pipes, spill boxes, LPG cylinders etc.

The findings of the assessment indicated the following areas of potential environmental concern, those being imported fill materials (stockpiles and insitu), former and current site activities, driveway and car parking areas, USTs, ASTS & associated infrastructure, groundwater, pesticide use, metal degradation, and asbestos in buildings.

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- Confirmation if contamination has occurred from current and historical site activities through collection and laboratory analysis of soil.
- The presence and quality of groundwater is currently unknown and may be impacted by contaminated fill and historical leakages from service station operations on site.

Based on the information collected during this investigation and in reference to Clause 7 (DA development) of SEPP 55, the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed development.

1 INTRODUCTION

1.1 Background

Aargus Pty Ltd ('Aargus') was appointed by DIB Group Pty Ltd (the 'client') to undertake a Preliminary Site Investigation (PSI) within the property located at 16-28 Portland Avenue & 14-16 George Street, Marulan NSW (the 'site'). The location of the property is presented in Figure 1 of Appendix A.

It is understood that the site is proposed for the development into:

- Hotel/motel with landscaping areas at Lot 3 in DP1053945
- Fast food restaurant & truck wash with landscaping areas at Part Lot 2 in DP1053945
- Industrial Park at Lot 1 in DP1053945

The proposed development plans can be found in Appendix B.

A site investigation was required by Goulburn Mulwaree Council to determine the potential for onsite contamination as part of the Development Application (DA).

1.2 Objective

The primary objectives of this PSI are as follows:

- Identify potential areas where contamination may have occurred from current and historical activities;
- Identify potential contaminants associated with potentially contaminating activities;
- Assess the potential for soils and groundwater to have been impacted by current and historical activities; and
- Assess the suitability of the site for development into a mixed use area with deep soil landscaping areas, based on its current condition and the findings of this investigation.

1.3 Scope of Works

The scope of works for this PSI includes:

- Review of the physical site setting and site conditions based on a site inspection, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc. (where applicable);
- Research and review of the information available, including previous environmental investigations, current and historical titles information, review of aerial photographs, groundwater bore searches, EPA notices, council records, anecdotal evidence, site survey and site records on waste management practices;
- Development of a preliminary Conceptual Site Model (CSM) to demonstrate the interactions between potential sources of contamination, exposure pathways and human/ecological receptors identified; and
- Recommendations for additional investigations should any data gaps be identified or possible strategies for the management of the site, where relevant.

This report was prepared with reference to the NSW Environment Protection Authority (EPA) "*Guidelines for Consultants Reporting on Contaminated Sites*" (2020).

2 SITE IDENTIFICATION AND DESCRIPTION

2.1 Site Identification

Site identification information and land use is summarised in the table below.

Table 1: Site Identification

Lot and DP Number (Address)	Lot 1 in DP 1053945 (16-28 Portland Avenue, Marulan NSW) Lot 2 in DP 1053945 (14 George Street, Marulan NSW) Lot 3 in DP 1053945 (16 George Street, Marulan NSW)
Coordinates (SE corner) *	Latitude: -34.716146, Longitude: 150.000667
Approx. Lot 1 in DP 1053945 Area	2.748ha
Approx. Lot 2 in DP 1053945 Area	3.994ha
Approx. Lot 3 in DP 1053945 Area	5,363m ²
Approx. Site Area	7.278ha
Local Government Area	Goulburn Mulwaree
Parish	Marulan
County	Argyle
Current Land Zoning**	IN1 – General Industrial
Proposed Land Use	Mixed Use
Current Site Owner	DIB Group Pty Ltd
Site End Users	Workers & visitors

Notes: * refer to <http://maps.six.nsw.gov.au/>

** refer to <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

The site boundary and Lot and DP numbers are presented in Figure 2 of Appendix A.

2.2 Site Inspection

A site visit was carried out on Thursday 25th March 2021 by an Aargus field scientist to inspect the site for any potential sources of contamination and document any observations made regarding the current site conditions. At the time of the site inspection, the following observations were made:

16-28 Portland Avenue

- The site was square in shape and used for heavy duty vehicle parking purposes.
- The site comprised of a metal shed in the west central portion of the site (refer to Photograph 15 in Appendix C).
- The access to the site was along Portland Avenue on the western boundary.
- No signs of stress were observed on the weeds, although there were signs of dehydration in some areas.
- Stockpiles containing shale and gravel, sand and gravel were observed near the west central portion and north west portion of the site (refer to Photographs 15 & 17 in Appendix C).
- Assorted materials, including metal, wood and household scrap were observed within the metal shed, bricks and concrete blocks were observed near the west central portion of the site (refer to Photograph 18 in Appendix C).
- The majority of the site was occupied by an unsealed gravel covered driveway (refer to Photograph 16 in Appendix C).
- The site boundaries were defined by metal fences along the western, southern boundaries, and northern boundaries.
- No surface standing water was noticed at the site.
- No USTs and/or ASTs were observed on site.

14 George Street

- The site was irregular in shape and used as a Caltex Service Station (refer to Photographs 1 & 6 in Appendix C).
- The service station is occupied by two canopies located in the centre of the site (refer to Photograph 6 in Appendix C).

- The site is occupied by a retail structure near the central portion of the site (refer to Photograph 1 in Appendix C).
- The site comprises a concrete paved forecourt accessed by two driveways, one in the south east and one in the north east. The service station is accessed via George Street in the eastern portion and via unsealed gravel driveway in the western portion (refer to Photographs 3 & 7 in Appendix C).
- Oil staining was observed near the bowzers on site (refer to Photograph 9 in Appendix C).
- A metal shed used as a generator room was observed near the central west portion of the site, fuel oil storage drums were also observed inside the generator room (refer to Photograph 8 in Appendix C).
- Oil drums were observed at the backside of the retail shop (refer to Photograph 4 in Appendix C).
- Seven (7) USTs, one (1) Adblue Above Storage Tank (AST), nine (9) bowzers, two (2) LPG Storage Cylinders and six vents were observed on site.

16 George Street

- The site was irregular in shape and comprised of two wooden sheds with metal roofing (refer to Photographs 11 & 12 in Appendix C).
- The site also comprised of three storage tanks (access unavailable to identify the contents) and a metal shed near the north east portion of the site (refer to Photographs 10 & 13 in Appendix C).
- The site comprised of an abandoned fuel storage tank and two bowzers (refer to Photographs 13 & 14 in Appendix C).
- The majority of the site is grass and gravel covered (refer to Photographs 10 & 11 in Appendix C).
- No oil stains were observed near the bowzers on site (refer to Photograph 13 in Appendix C).

The site features are presented in Figure 3 of Appendix A. Site photographs are included in Appendix C.

2.3 Topography and Surface Water Drainage

The following observations were made during the site inspection carried out on the 25th March 2021:

- The site topography is slightly sloping, with George Street (along the eastern perimeter) slightly sloping to the southeast at approximately 5% slope, and Portland Avenue (along the southern perimeter) sloping to the west at approximately 5% slope.
- Stormwater runoff from the site is expected to flow in a south-easterly direction along George Street and Portland Avenue.

2.4 Surrounding Land Uses

The surrounding land uses identified are described in the table below:

Table 2: Surrounding Land Uses

Orientation	Description
North	Vacant land, then low density residential
East	George Street, then low density residential & vacant land
South	Portland Avenue, then commercial buildings
West	Portland Avenue, then low density residential

3 SITE HISTORY

3.1 Land Titles

A review of historical documents held at the NSW Department of Lands offices accessed via “Directinfo” website was undertaken to identify the current and previous land owners, and potential land uses. The results of the title search are summarised in the following table.

Table 3: Land Title Information

Year	Lot 1 in DP 1053945 (16-28 Portland Avenue, Marulan NSW)
2014-Current	DIB Group Pty Ltd
	Prior: Vol.199, Fol.38
2011-2014	Helen Margaret Millis
	Prior: Vol.13737, Fol.38
1985-2011	Malcolm Edward Biddlecombe, service station propertier
	Prior: Vol.13737, Fol.11, 12, 13, 14, 15 Vol 8137, Fol.161
1968-1985	Westpac Banking Corporation
	Prior: Vol.7303, Fol.127
1968-1985	Kemria Concrete Haulage Pty Ltd
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	Prior: Vol.7444, Fol.214
1936-1957	Cecil Stanley Shepherd
	Lot 2 in DP 1053945 (14 George Street, Marulan NSW)
2014-Current	DIB Group Pty Ltd
	Prior: Vol.199, Fol.38
2011-2014	Helen Margaret Millis
	Prior: Vol.13737, Fol.38
1995-2011	Malcolm Edward Biddlecombe, service station propertier
	Prior: Vol.10641, Fol.151
1985-1995	Melhem Ayoub
	Prior: Vol.7303, Fol.127
1968-1985	Kemria Concrete Haulage Pty Ltd
	Prior: Vol.7303, Fol.127
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	Prior: Vol.7444, Fol.214
1936-1957	Cecil Stanley Shepherd
	Lot 3 in DP 1053945 (16 George Street, Marulan NSW)
2014-Current	DIB Group Pty Ltd

	Prior: Vol.199, Fol.38
2011-2014	Helen Margaret Millis
	Prior: Vol.13737, Fol.38
1985-2011	Malcolm Edward Biddlecombe, service station proprietor
	Prior: Vol.7303, Fol.127
1968-1985	Kemria Concrete Haulage Pty Ltd
	Prior: Vol.7303, Fol.127
1957-1968	Robert Stanley Shepherd, Haulage Contractor and Kathleen Stella Shepherd
	Prior: Vol.7444, Fol.214
1936-1957	Cecil Stanley Shepherd

In summary, the land title information provided suggested that the site was used by private individuals from 1936 to 1968. In 1968, the site was acquired by Kemria Concrete Haulage Pty Ltd and remained under the same ownership until 1985. The site was owned by Malcolm Edward Biddlecombe, a service station proprietor between 1985 and 2011. Helen Margaret Millis owned the site between 2011 and 2014. In 2014, the site was acquired by DIB Group Pty Ltd.

A copy of the land titles information obtained by Aargus can be found in Appendix D.

3.2 Aerial Photographs

Selected aerial photographs obtained from the NSW Department of Spatial Services were reviewed to describe the site features and surrounding areas at various timelines. A summary of the review is presented in the table below.

Table 4: Summary of Historical Aerial Photos

Year	Site	Surrounding areas
1967	The site appeared to be a vacant bush and grass covered land.	N: Vacant land S: Vacant land E: Vacant land and a road W: Vacant land
1979	The site comprised of two small structures one along the south western boundary portion of the site and one along the north east boundary portion of the site.	No apparent changes in the surroundings from the previous photograph.
1987	The site comprised of a few structures along the north east portion of the site covering the north east boundary of the site. A structure was observed in the central west portion of the site. Driveway access into the site was observed along the eastern portion of the site. The site appeared to be disturbed compared to the previous photo.	N: Vacant land and low density residential S: Road and commercial E: Road and vacant land W: Road and Low density residential
1991	The site layout appeared to be similar to that observed in the 1987 photo. However, new structures were observed in the central portion of the site appearing similar to the structures of the service station in the present day.	No apparent changes were observed from the previous photo except in the western property where new residential developments were observed.
1997	The site layout appeared to be similar to that observed in the 1991 photo. However, few small structures were observed to the west of the previous existing structures in the central portion of the site.	No apparent changes were observed from the previous photo.

Year	Site	Surrounding areas
2021	No apparent changes were observed from the photo in 1997.	No apparent changes were observed from the previous photo except in the southern and eastern properties where commercial and low density residential developments were observed.

In summary, land use of the site appeared to have been vacant from at least 1967 to 1979 and subsequently developed for commercial land use between 1979 and 1991, comprising of a service station in the central portion of the site. From 1991 to 1997 the structures appear to remain generally unchanged with the exception of a few changes in the structures in the central portion of the site. From 1997 to 2021, the structures appear to remain generally unchanged with the exception of vegetation observed at the western portion of the site.

The general land use of the immediate site vicinity seems to have been consistently low-density residential and commercial from 1987 to 1991, with residential development in the western vicinity and commercial development in the southern vicinity of the site appearing to increase between 1997 and 2021.

Copies of current and historical aerial photographs are presented in Appendix E.

3.3 EPA Records

3.3.1 CLM Act 1997

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act. However, it should be noted that the EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

A search of the EPA database revealed that the subject site is not listed. Copies of the EPA records are included in Appendix F.

3.3.2 POEO Register

A search of the POEO Register revealed that the site was not listed. A copy of the POEO register search is included in Appendix F.

3.4 SafeWork NSW Records

A search of the SafeWork NSW records is currently being undertaken and will be provided as an addendum to this report once received.

3.5 Council Records

A search of the Council records is currently being undertaken and will be provided as an addendum to this report once received.

3.6 Section 10.7 certificates

The Planning Certificate – Section 10.7 (2 & 5) of the Environmental Planning & Assessment Act 1979 for the site was obtained by the client and provided to Aargus for review. A summary of the information pertaining to the site is provided below:

16-28 Portland Avenue

- The site is zoned IN1-General Industrial under the provision of the *Goulburn Mulwaree Local Environmental Plan 2009*.
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out.
- The land does not include or comprise conservation areas, or environmental heritage items.

- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1993*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by a policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils or flooding.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

14 George Street

- The site is zoned IN1-General Industrial under the provision of the *Goulburn Mulwaree Local Environmental Plan 2009*.
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out.
- The land does not include or comprise conservation areas, or environmental heritage items.
- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1993*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by a policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils or flooding.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

16 George Street

- The site is zoned IN1-General Industrial under the provision of the *Goulburn Mulwaree Local Environmental Plan 2009*.
- Complying Developments under the Housing Alteration Code, General Development Code, General Commercial and Industrial Code, Subdivision Code and Demolition Code may be carried out.
- The land does not include or comprise conservation areas, or environmental heritage items.
- The property is not affected by a road widening or road realignment under the Roads Act.
- The land is not affected by the operation of Section 38 or 39 of the *Coastal Protection Act 1993*.
- The land is not within a proclaimed mine subsidence district.
- The land is not affected by a policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils or flooding.
- The land is not affected by one of the matters prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Copies of the certificates are included in Appendix J.

3.7 Industrial Processes and Products Manufactured

A review of the industrial processes and/or products manufactured at the site was conducted, with such activities unlikely to be undertaken given the site was used as a service station since 1987.

3.8 Former / Current Chemical Storage and Transfer Areas

A review of the former chemical storage and transfer areas and/or products manufactured at the site was conducted with a summary of the information pertaining to the site is provided below:

Lot 2 - 14 George Street

- Two 54,800L USTs - Diesel
- One 54,600L UST – Diesel
- Two 27,400L USTs – Diesel
- One 27,400L UST – E10
- One 27,400L UST – ULP
- One 10,000L AST- AdBlue
- Bowsers, fuel lines, vent pipes, spill boxes, LPG cylinders etc.

Lot 3 - 16 George Street (no access inside the property was provided)

- Two bowsers
- One fuel AST
- Three unknown ASTs

3.9 Product Spill & Loss History

Based on Aargus review, no records of product spill & loss history were available.

3.10 Discharges to Land, Water and Air

There were no discharges to land, water and/or air noted.

3.11 Complaints History

There were no known complaints noted for the site.

3.12 Historical Use of Adjacent Land

It was indicated by the client that to their knowledge, the adjacent lands to the site have been used primarily for residential and commercial / industrial developments.

3.13 Discussion and Summary of Site History

Based on available information, the site historical usage is summarised as follows:

- The land title information provided suggested that the site was used by private individuals from 1936 to 1968. In 1968, the site was acquired by Kemria Concrete Haulage Pty Ltd and remained under the same ownership until 1985. The site was owned by Malcolm Edward Biddlecombe, a service station proprietor between 1985 and 2011. Helen Margaret Millis owned the site between 2011 and 2014. In 2014, the site was acquired by DIB Group Pty Ltd.
- Aerial photography indicated that the land use of the site appeared to have been vacant from at least 1967 to 1979 and subsequently developed for commercial land use between 1979 and 1991, comprising of a service station in the central portion of the site. From 1991 to 1997 the structures appear to remain generally unchanged with the exception of a few changes in the structures in the central portion of the site. From 1997 to 2021, the structures appear to remain generally unchanged with the exception of vegetation observed at the western portion of the site.
- The general land use of the immediate site vicinity seems to have been consistently low-density residential and commercial from 1987 to 1991, with residential development in the western vicinity and commercial development in the southern vicinity of the site appearing to increase between 1997 and 2021.
- There were no records for the site listed on the NSW EPA database.
- The POEO register had no licence.

- Review of the former chemical storage and transfer areas and/or products manufactured at the site was conducted with a summary of the information pertaining to the site is provided below:

Lot 2 - 14 George Street

- Two 54,800L USTs - Diesel
- One 54,600L UST – Diesel
- Two 27,400L USTs – Diesel
- One 27,400L UST – E10
- One 27,400L UST – ULP
- One 10,000L AST- AdBlue
- Bowsers, fuel lines, vent pipes, spill boxes, LPG cylinders etc.

Lot 3 - 16 George Street (no access inside the property was provided)

- Two bowsers
 - One fuel AST
 - Three unknown ASTs
- The adjacent lands to the site have been used primarily for residential and commercial / industrial developments.

4 ENVIRONMENTAL SETTING

4.1 Sensitive Environmental Receptors

The nearest down-gradient watercourse is Marulan Creek, located approximately 265m south east of the site, whilst Jaorimin Creek is located approximately 430m to the northwest of the site.

Other environmental sensitive receptors like Marulan Family Medical Centre and Marulan Children's Centre are located immediately northwest and 100m northwest of the site. Marulan Public School is also located 480m northwest of the site.

4.2 Soil

The Soil Landscape Map of Marulan, indicates that the site is located within the Paralithic Leptic Rudosols (Lithosols) and chemical Tenosols with Shallow Red Kandosols (Red Earth) also present. The site is also located within the Marulan Landscape area typically consists of coars sandy loam/sandy clay loam.

4.3 Geology

The Geological Map of Goulburn & Moss Vale (Geological Series Sheet 9130, Scale 1:100,000, 1983), published by the Department of Mineral Resources indicates the residual soils within the site to be underlain by Residium of the Quaternary Cenozoic Units, comprising residual deposits of unconsolidated clayey coarse to fine grained sands to weakly consolidated clay layers.

Previous investigations encountered natural Clays to 4.5 mbgl.

4.4 Acid Sulfate Soils

To determine whether there is a potential for acid sulphate soils to be present at the site, reference was made to the NSW Department of Land & Water Conservation (DLWC) *Acid Sulphate Soil Risk Maps* (Edition Two, December 1997, Scale 1:250,000), no maps were available.

4.5 Hydrogeology

Based on available information, our desktop study indicates that the inferred groundwater flow direction from site is likely to be flowing towards Marulan Creek, located approximately 265m south east of the site or Jaorimin Creek located approximately 430m to the northwest of the site, as shown in Figure 4 in Appendix A.

A search of the Water NSW borehole database information revealed that there were seven (7) groundwater bores within a 500m radius of the site.

A summary of the relevant information provided by the registered groundwater bore record search is provided in the following table:

Table 5: Groundwater Bore Search

GW Bore ID	Approximate Location	Intended Purpose	Depth (m bgl)	Standing Water Level (m bgl)	Water Bearing Zones	Salinity (µS/cm)
GW022357	500m	Domestic	26.50	-	Granite	-
GW023891	500m	Domestic	60.90	-	-	-
GW113742	500m	Monitoring	9.0	-	-	-
GW113743	500m	Monitoring	10.0	-	-	-
GW113744	500m	Monitoring	11.0	-	-	-
GW113745	500m	Monitoring	11.0	-	-	-
GW113756	500m	Monitoring	11.0	-	-	-

The registered groundwater bores within a 500m radius of the site were located down-gradient and up-gradient used for domestic and monitoring purposes.

Based on the single bore record with data on the water bearing zone (GW022357), groundwater is likely to be present within water bearing zones in the underlying granite stratum. No information was provided regarding salinity records, however, groundwater is likely to be fresh or brackish based on other site surroundings in the area.

A copy of the groundwater bore search records can be found in Appendix G.

4.6 Local Meteorology

The monthly rainfall of the local area can be represented by the data collected by Bureau of Meteorology (BOM) from the rainfall gauge located in the Concord (Brays Rd), which is located approximately 0.7km away from the site. Records indicate that the mean annual rainfall from 1894 to 2021 is 708.8mm.

Reference can be made to Appendix H – Local Meteorology.

5 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the site inspection, site history, previous reports and review of available information from the desktop study, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Concern (CoC) for the site were identified. These are summarised in the following table.

Table 6: Summary of Potential Areas and Contaminants of Concern

Potential AEC	Potentially contaminating activity	Potential CoCs	Potentially Impacted Medium	Likelihood of Site Impact	Justification
Entire site	Importation of fill material from unknown origin	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos	Soil	low	Based on Aargus site observations, stockpiles of unknown origin were observed in the western portion of the site. Fill layer is likely to be minimal based on previous investigations.
	Previous site activities	Metals, TPH, BTEX, PAH, OCP, PCB, Phenols, Cyanides, Asbestos, VOCs	Soil / Groundwater	Moderate	Lot 2 of the site was predominantly concrete sealed which was in a good condition. However, Lots 1 & 3 were predominantly covered by unsealed gravel and grass.
Entire site	Pesticide use	OCP	Soil	Low	If use of OCPs has occurred, the impact is likely to have been localised and limited to the near surface layer.
Metal Features	Metal degradation	Metals	Soil	Low	If degradation has occurred, the impact is likely to have been localised and limited to the near surface layer.
Driveway and car parking areas	Leaks from vehicles	Metals, TPH, BTEX, PAH	Soil	Low	Stains were observed near the bowsters in Lot 2; however the concrete was in a good condition. If contamination did occur it would likely be restricted to the near

Potential AEC	Potentially contaminating activity	Potential CoCs	Potentially Impacted Medium	Likelihood of Site Impact	Justification
					surface.
USTs, ASTs and associated infrastructure	Leaking of tanks and lines	Metals, TPH, BTEX, PAH, Phenols	Soil / Groundwater	Moderate	Hydrocarbon staining was observed around the diesel bowser. However, it is unknown if the tanks and lines have been leaking.
Groundwater	Off-site migration	Metals, TPH, BTEX, PAH, Phenols	Groundwater	Low	Based on the desktop review and Aargus field observation, groundwater is expected to be in a deep aquifer in the granite bedrock.
North Eastern Portion	Leaking of tanks and lines	Metals, TPH, BTEX, PAH, Phenols	Soil	Low to Moderate	Abandoned storage tanks, fuels storage tanks and bowsers observed on Lot 3. However, it is unknown if the tanks and lines have been leaking.
Building Structures	Potential Asbestos/Fibro Features	Asbestos	Soil	Low	If present, these will be removed by licensed contractors.

6 PRELIMINARY CONCEPTUAL SITE MODEL

6.1 Conceptual Site Model

The Preliminary Conceptual Site Model (CSM) presented in the table below provides a representation of the potential risks associated with the linkages between the following elements:

- Potential contamination sources and their associated contaminants of concern identified in Section 6. Only potential areas of concern with a significance rating of low to high were included;
- Potential human receptors that may be impacted by site contamination are current and future end-users, construction workers and the general public within the immediate vicinity;
- Potential environmental receptors identified in Section 4;
- Potential exposure pathways; and
- Whether each source-pathway-receptor pollution linkage are complete, limited or not present, based on current and future site conditions.

Table 7: Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathways	Complete Linkages	Risk	Justification
Entire site – fill materials, former / current site activities and pesticide use Metal Degradation Driveway and car parking areas USTs, ASTs and associated infrastructure Groundwater	Site users or the general public	Dermal contact, inhalation or ingestion of exposed impacted soils	Limited (Current)	Low to Moderate	Majority of the site in Lot 2 is covered by hard standing surfaces while Lots 1 & 3 are covered by unsealed gravel and grass. Contamination if occurred will be limited to the surface. However, it is currently unknown if tanks and lines are leaking below the surface layer.
			Limited (Future)	Low to Moderate	Further assessment will be required.
	The aquatic ecosystems at Marulan Creek	Migration of impacted groundwater and surface water run-off	Yes (Current)	Low to Moderate	Surface oil stains observed near bowsters on site could migrate offsite with the surface water runoff. However contamination is unlikely considering the minor nature of the oil stains. Leaks from USTs and lines are currently unknown.
			Limited (Future)	Low to Moderate	Further assessment will be required.
	Underlying Bedrock Aquifer	Leaching and migration of contaminants through groundwater infiltration	Limited (Current)	Low to Moderate	Depending on the thickness of the expected confining sandy clay layer and leachability of metals and organic compounds, vertical migration of contaminants may be limited. However, shallow bedrock layer indicates any contamination would be restricted to surface of the bedrock.
			Limited (Future)	Low to Moderate	Further assessment will be required.
Asbestos	Site user or visitors	Inhalation of airborne fibres	Limited (Current)	Low	Any asbestos present will be likely removed by licensed contractors.

6.1.1 Data Gaps

Based on the CSM, the following data gaps were identified with respect to the pollution linkages identified:

- Confirmation if contamination has occurred from current and historical site activities through collection and laboratory analysis of soil.
- The presence and quality of groundwater is currently unknown and may be impacted by contaminated fill and historical leakages from service station operations on site.

7 CONCLUSION AND RECOMMENDATIONS

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified. Therefore, a Detailed Site Investigation (DSI) is required to confirm the presence and extent of contamination in order to determine the suitability of the site for the proposed development application and to address the data gaps identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development) of SEPP 55, the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed mixed use development.

Thank you for the opportunity to undertake this work. We would be pleased to provide further information on any aspects of this report.

For and on behalf of

Aargus Pty Ltd

Written by:



Gokul Balakrishnan

Environmental Engineer

Reviewed By:



Mark Kelly

Environmental Manager

LIMITATIONS

The Aargus assessment is based on the result of limited site investigations and sample testing. Neither Aargus, nor any other reputable consultant, can provide unqualified warranties nor does Aargus assume any liability for site conditions not observed or accessible during the time of the investigations.

Despite all reasonable care and diligence, the materials encountered and concentrations of contaminants measured may not be representative of conditions between the locations sampled and investigated. There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site. In addition, site characteristics may change at any time in response to variations in natural conditions, chemical reactions, truck movement or contractor movement of soils and other events, e.g. groundwater movement and or spillages of contaminating substances. These changes may occur subsequent to Aargus investigations and assessment.

This report and associated documentation and the information herein have been prepared solely for the use of the client at the time of writing the report and is valid (for the purposes of management or transport of material) for a period of one month only from the date of issue. Any other reliance assumed by third parties on this report shall be at such parties' own risk. Any ensuing liability resulting from use of the report by third parties cannot be transferred to Aargus.

Whilst this report provides a review of site conditions encountered at sampling locations within the investigation, it should be noted that if materials are proposed to be moved from site - Part 5.6, Section 143 of the Protection of the Environment Operations (POEO) Act 1997 states that it is an offence for waste to be transported to a place that cannot lawfully be used as a facility to accept that waste. It is the duty of the owner and transporter of the waste to ensure that all material removed from a site must be accompanied by an appropriate waste classification report and materials are disposed of appropriately. An environmental or validation report does not constitute a waste classification report and results are treated

differently. Aargus accepts no liability for the unlawful disposal of waste materials from any site. Aargus does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site. If material is to be removed from a site, before disposal of any material to a licensed landfill is undertaken, the site owner must ensure an appropriate waste classification exists for all materials on the site planning to be removed, the waste producer will need to obtain prior consent from the licensed landfill/recycler. The receiving site should check to ensure that the material received matches the description provided in the report.

Opinions are judgements, which are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

Appendix I – Important information about your environmental site report should also be read in conjunction with this report.

REFERENCES

This report was prepared with reference to the following guiding documents:

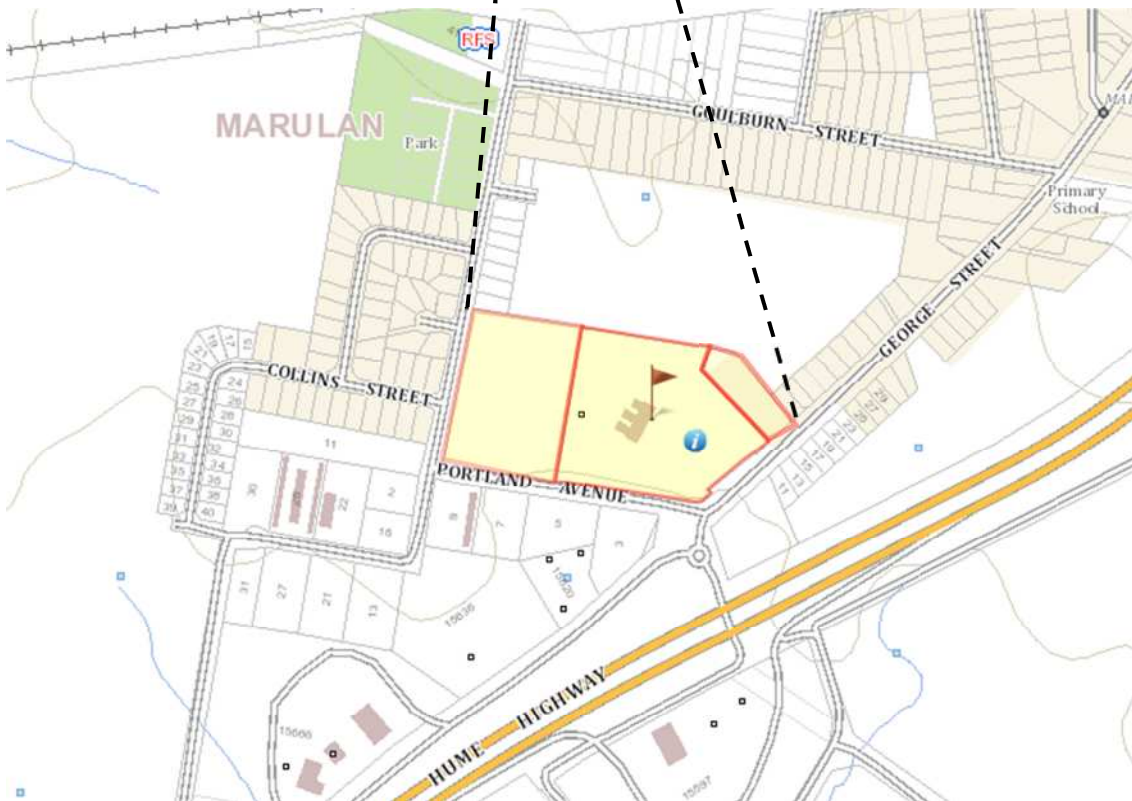
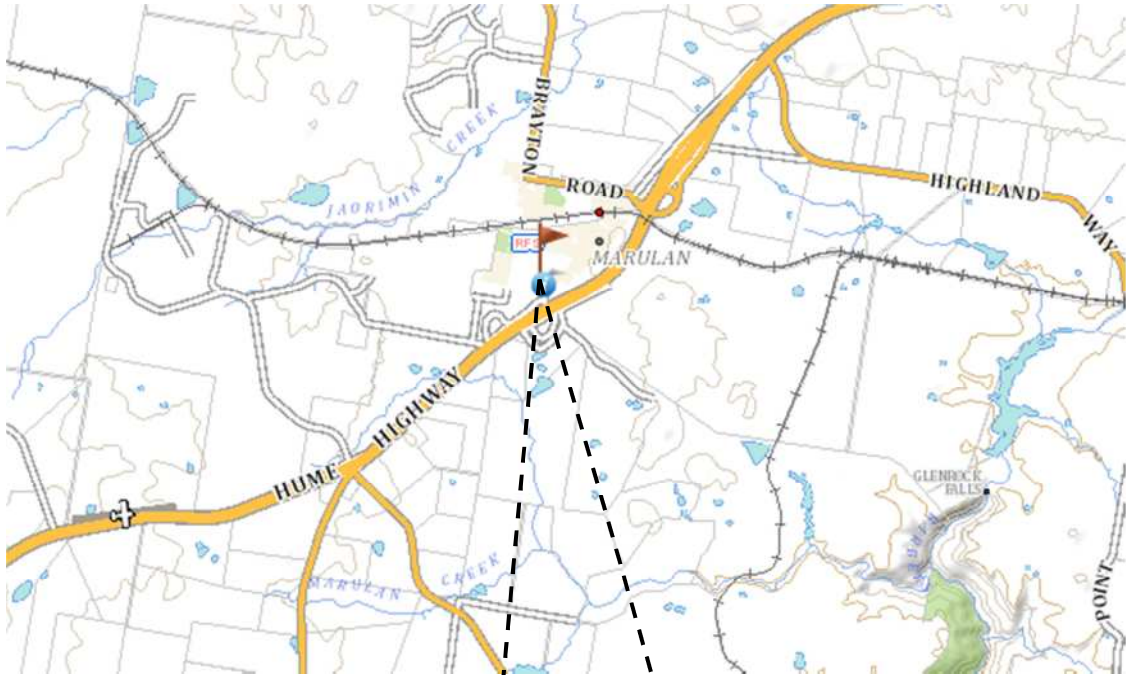
- ANZECC/NHMRC (1992) – “Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites”. Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, Canberra.
- Department of Urban Affairs and Planning – EPA (1998) “Managing Land Contamination – Planning Guidelines – SEPP 55 – Remediation of Land”.
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1).
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2017, 3rd edition) NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”.
- NSW EPA “Guidelines for Consultants Reporting on Contaminated Sites” (2011). NSW Environment Protection Authority, Sydney.

APPENDIX A

SITE PLANS



SITE LOCALITY MAP



PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



DRAWING DETAILS

Figure No.	1	Rev No.	0
Scale	As above	Size	A4
Drawn by	GB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

SITE PLAN – LOT & DEPOSITED PLAN



LEGEND



Site Boundary

PROJECT DETAILS

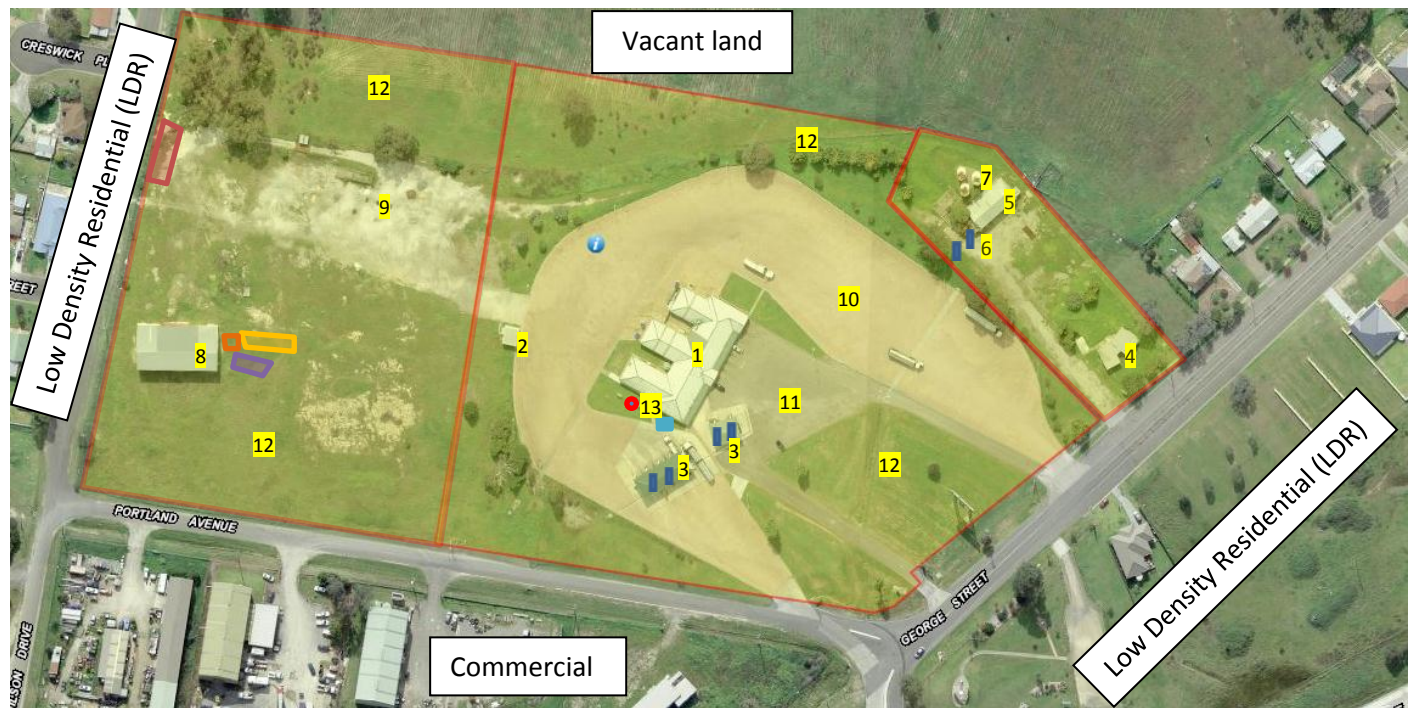
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Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



DRAWING DETAILS

Figure No.	2	Rev No.	0
Scale	As above	Size	A4
Drawn by	GB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

SITE FEATURES



SITE FEATURES - LEGEND

1. Retail shop (fibre board and brick structure) with metal roof
2. Generator with oil drums stored within a metal shed
3. Metal Roofing above the bowzers
4. Woodens sheds with metal roofing
5. Metal shed with metal roofing in Lot3 DP1053945
6. Petroleum Fuel storage tank
7. Water Storage tanks
8. Metal shed with metal roofing(contains metal, plastic, wooden and household scraps) in Lot1 DP1053945
9. Unsealed gravel driveway
10. Concrete block driveway
11. Bitumen covered driveway
12. Grass covered driveway
13. Ice storage box
14. Bowser location
15. Sandy gravel stockpile – 22m³(11mx2mx1m)
16. Shale & gravel stockpile – 12.5m³(25mx0.5mx1m)
17. Brick & Concrete block stockpile
18. LPG Refill cylinders
19. AdBlue storage tank- 10,000L
20. Stockpile covered by grass – 5m³(5mx1mx1m)

PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



DRAWING DETAILS

Figure No.	3	Rev No.	0
Scale	As above	Size	A4
Drawn by	GB	Date	26.03.2021
Approved by	MK	Date	26.03.2021

Inferred Groundwater Flow Direction



Marulan, Goulburn Mulwaree Council, New South Wales, Australia (-34.71117 150.00640)

SITE FEATURES - LEGEND



Inferred Groundwater Flow Direction



Site Boundary

PROJECT DETAILS

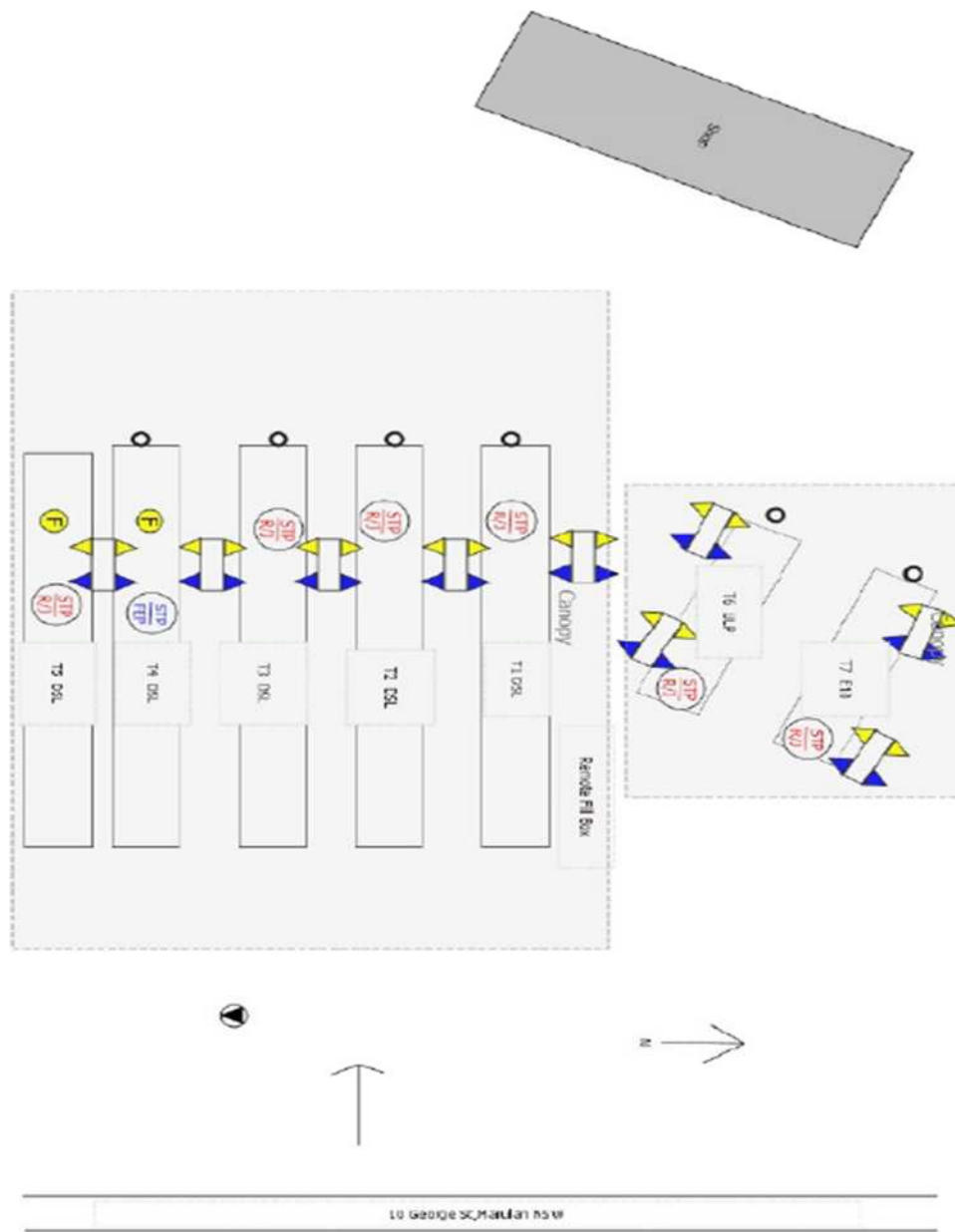
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Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



DRAWING DETAILS

Figure No.	4	Rev No.	0
Scale	As above	Size	A4
Drawn by	GB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

UST LAYOUT



SITE FEATURES - LEGEND

 Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	5	Rev No.	0
Project No.	ES8191		Scale	As above	Size	A4
Client	DIB Group Pty Ltd		Drawn by	GB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021

APPENDIX B

PROPOSED DEVELOPMENT PLANS



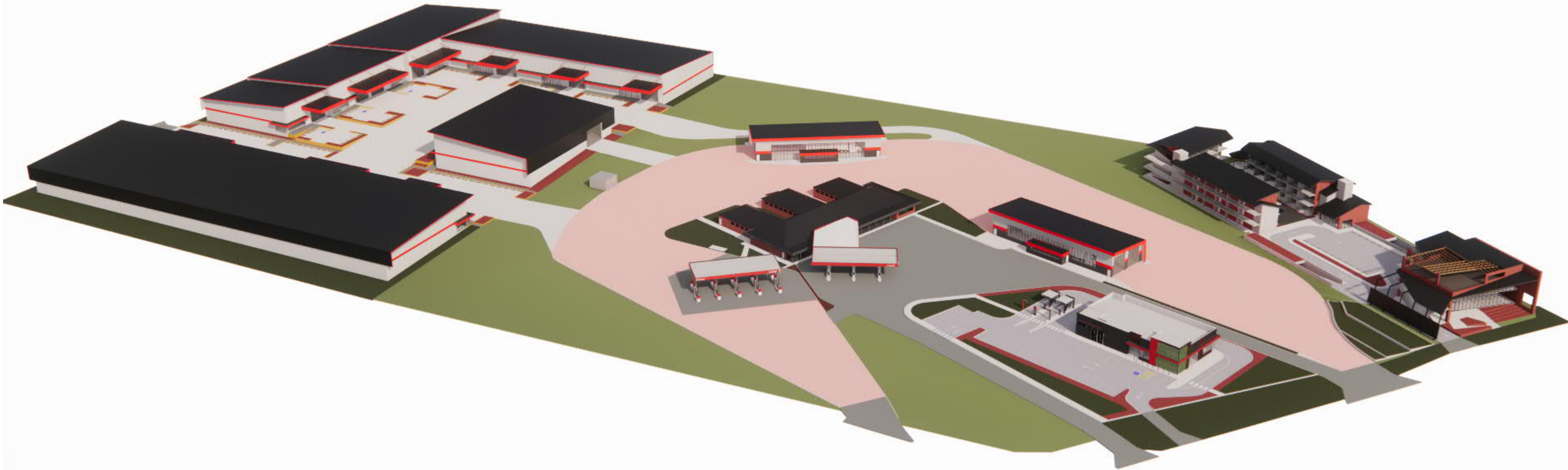
COMMERCIAL DEVELOPMENT

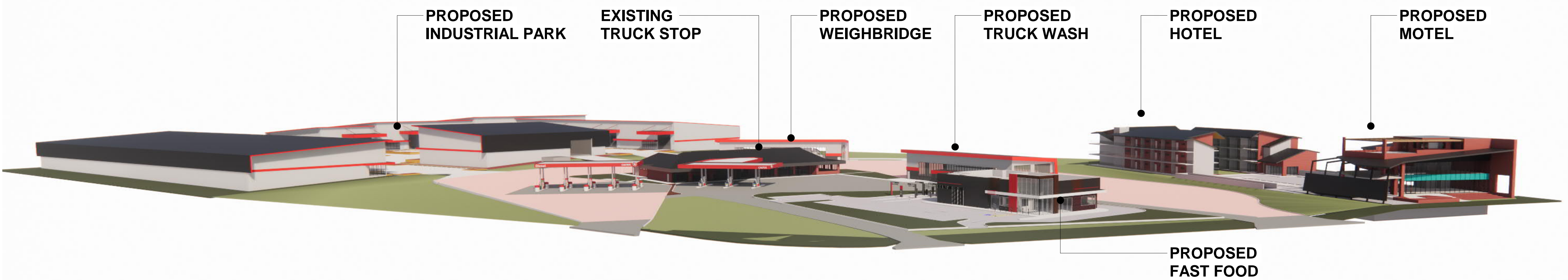
DIB GROUP - METRO PETROLEUM

MARULAN, NSW

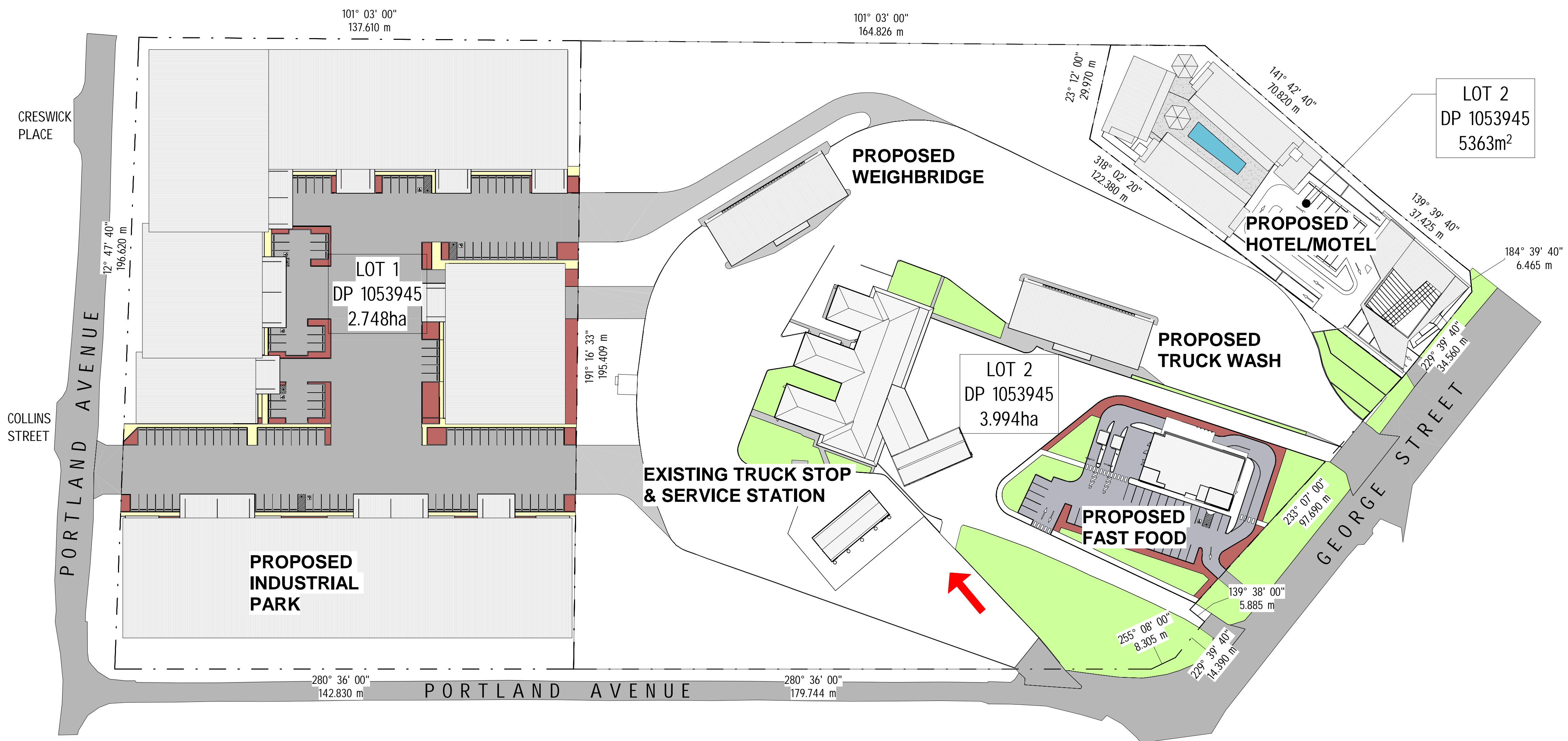
TRUCKSTOP 31, 14 GEORGE STREET

Drg No.	Drawing Title
CD00	COVER SHEET
CD01	PROPOSED SITE LAYOUT
CD02	PROPOSED TRUCKSTOP CONCEPT
CD03	PROPOSED FAST FOOD CONCEPT
CD04	PROPOSED INDUSTRIAL PARK CONCEPT
CD05	PROPOSED HOTEL & MOTEL CONCEPT PLANS
CD06	PROPOSED HOTEL & MOTEL CONCEPT IMAGES






2 AERIAL VIEW



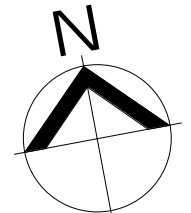
1 PROPOSED SITE PLAN
SCALE 1 : 800 @ A1



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REV	DATE	BY	DESCRIPTION	CHK	PROJECT DETAILS	DRAWING TITLE	STATUS
A	12.10.20	EEK	CONCEPT DESIGN		COMMERCIAL DEVELOPMENT for: METRO PETROLEUM at: 10 GEORGE STREET MARULAN, NSW	PROPOSED SITE LAYOUT	CONCEPT DESIGN

DRAWN
EEK

DATE CREATED
06.10.20

DRAWING NO
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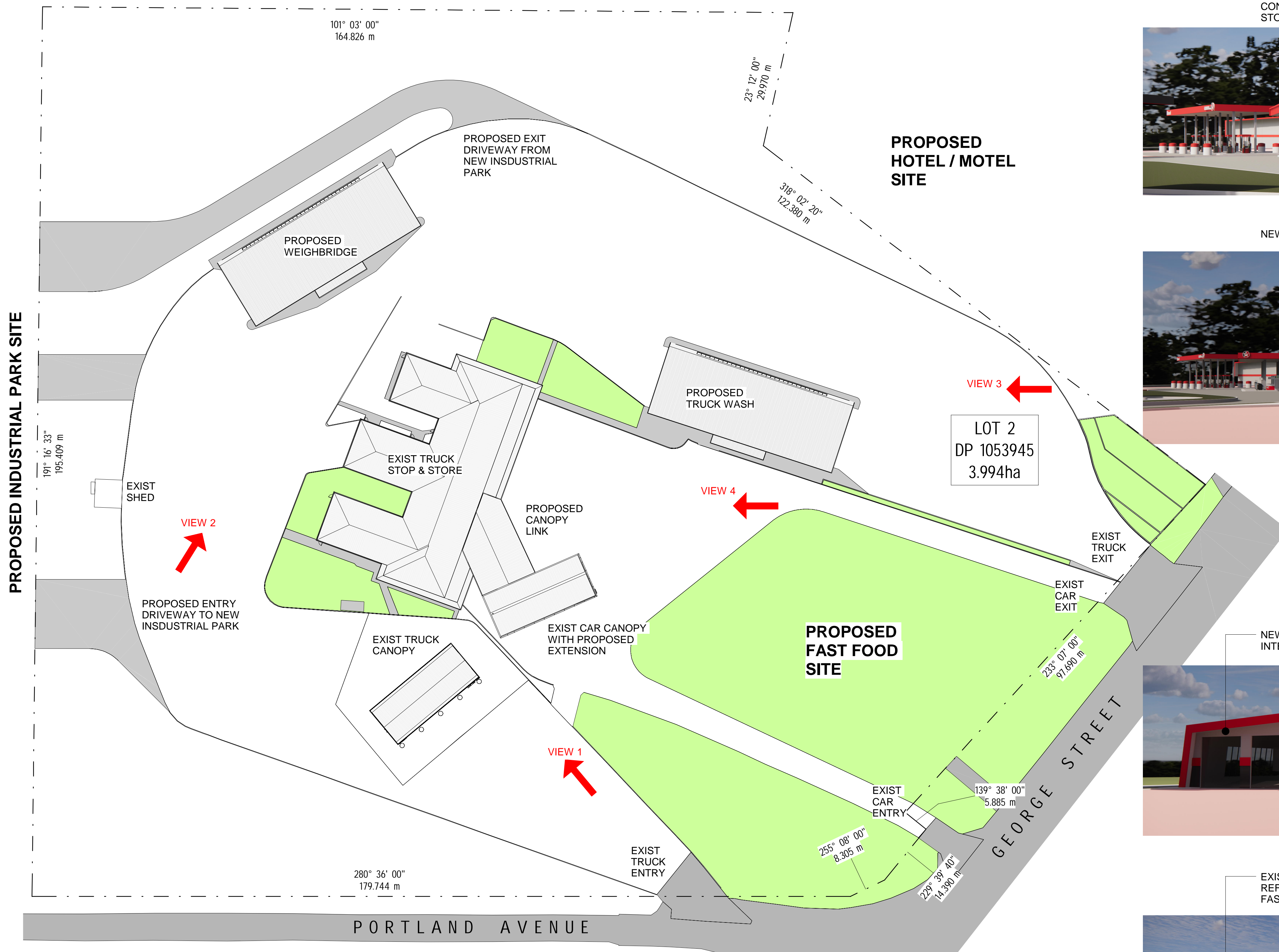
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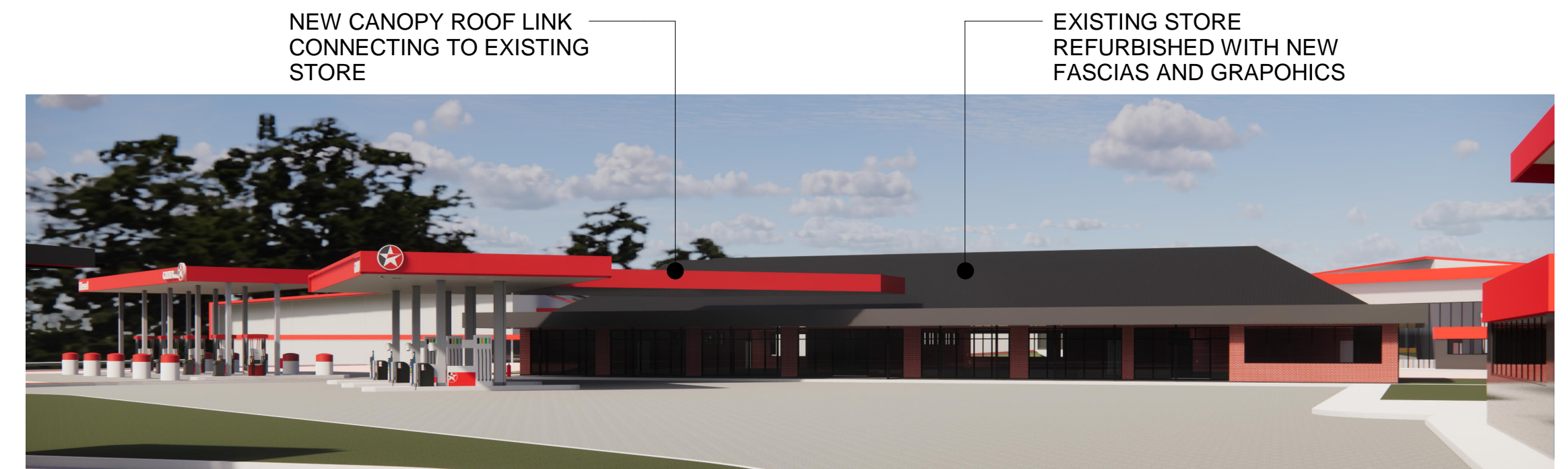
CD01

A3 SCALE

REV
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1 PROPOSED SITE PLAN TRUCK STOP
SCALE 1 : 500 @ A1



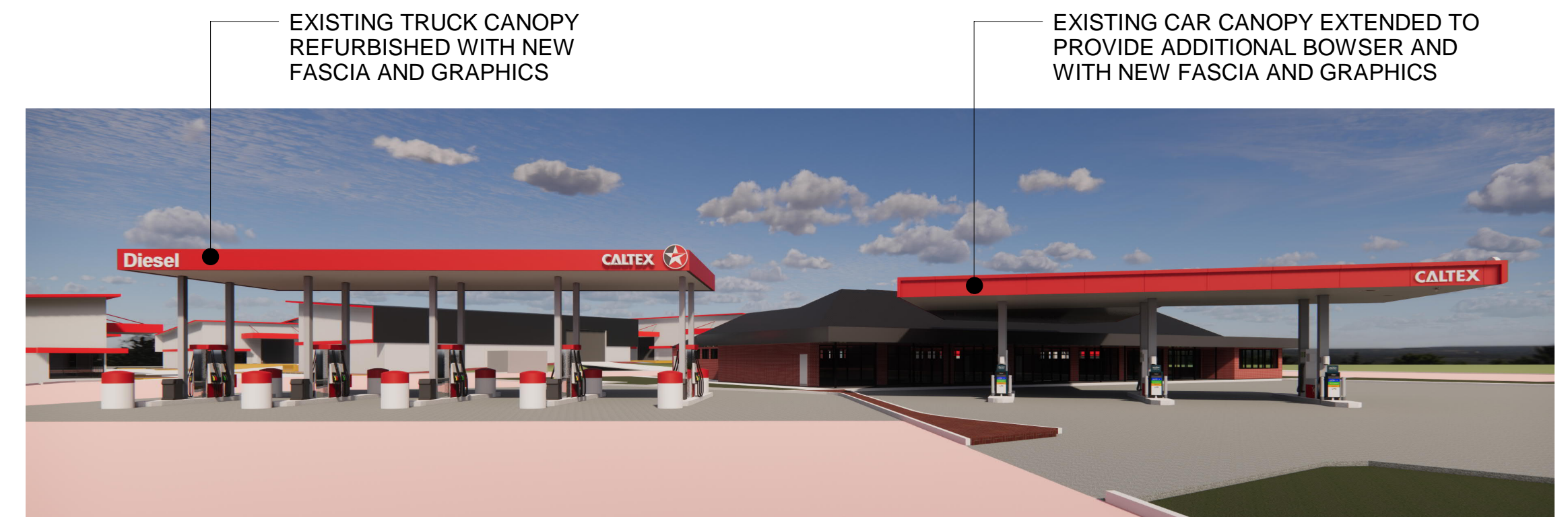
VIEW 4 - NEW CANOPY LINK



VIEW 3 - TRUCK WASH



VIEW 2 - WEIGHBRIDGE



VIEW 1 - TRUCK & CAR CANOPIES



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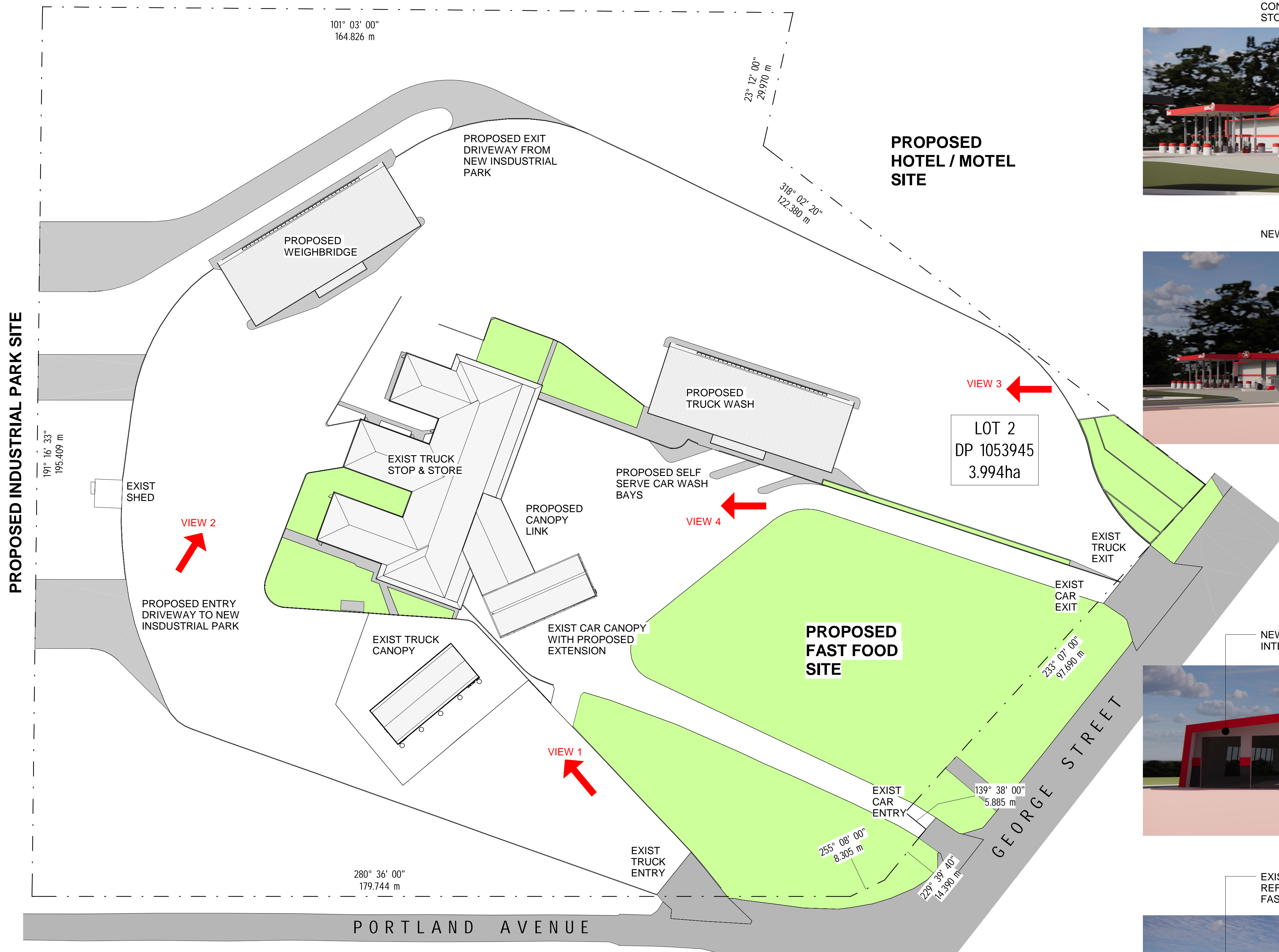
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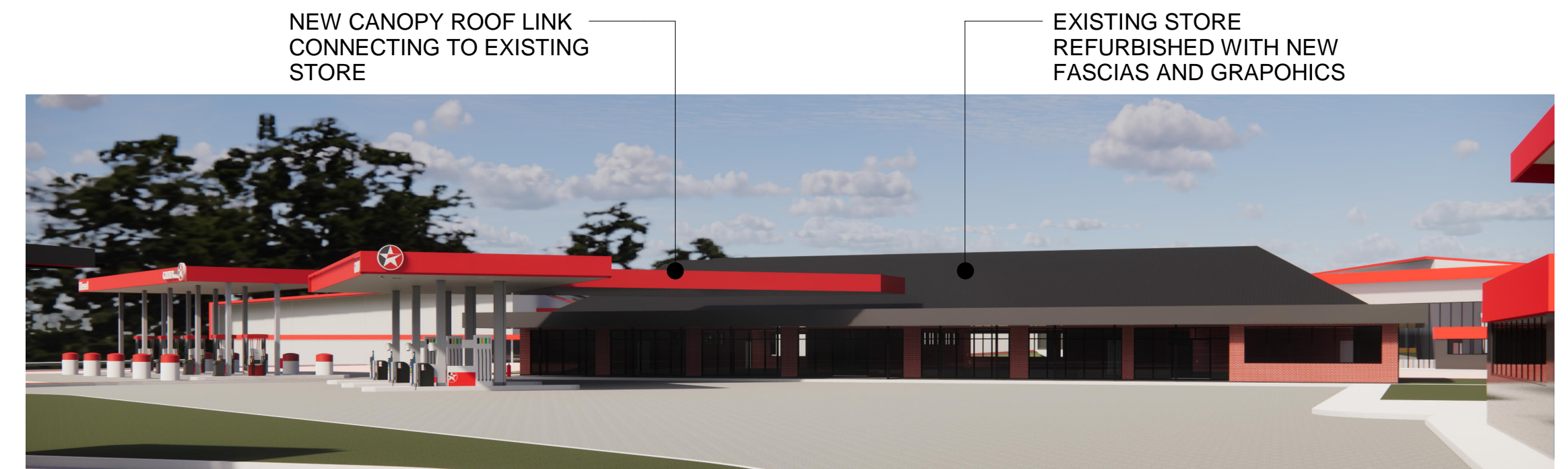
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DATE CREATED 08.10.20		A1 SCALE 1 : 500		A3 SCALE					
DRAWING NO		REV							
20236		CD02		A					



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SCALE 1 : 500 @ A1



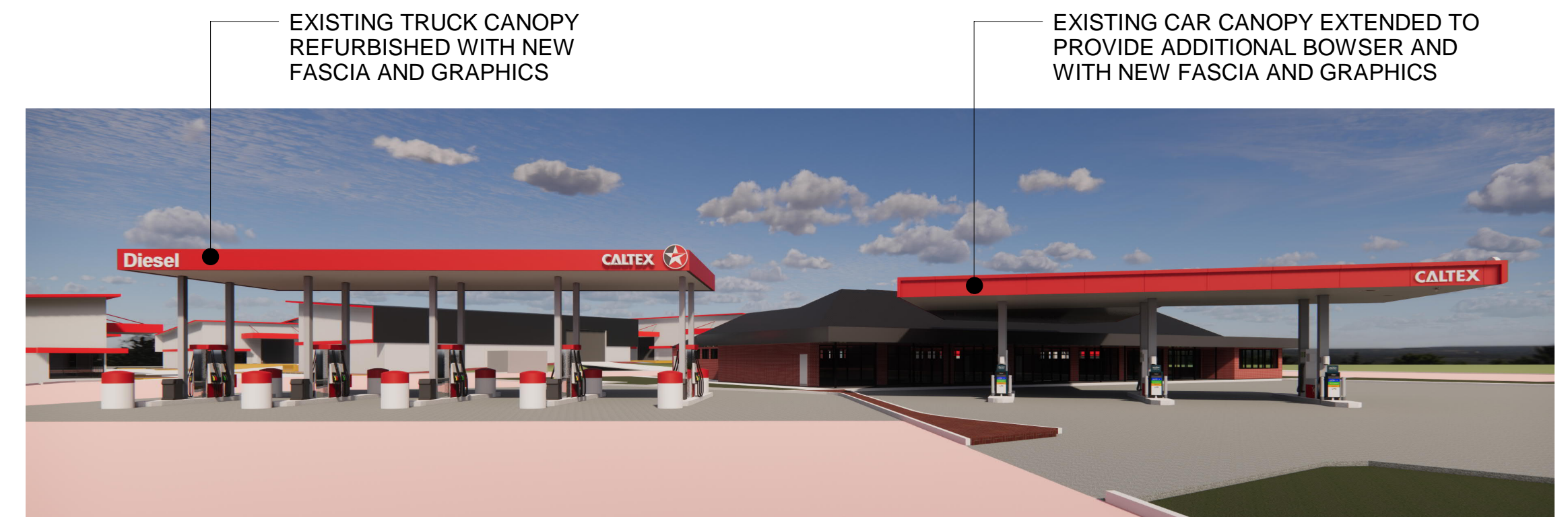
VIEW 4 - NEW CANOPY LINK



VIEW 3 - TRUCK WASH



VIEW 2 - WEIGHBRIDGE



VIEW 1 - TRUCK & CAR CANOPIES



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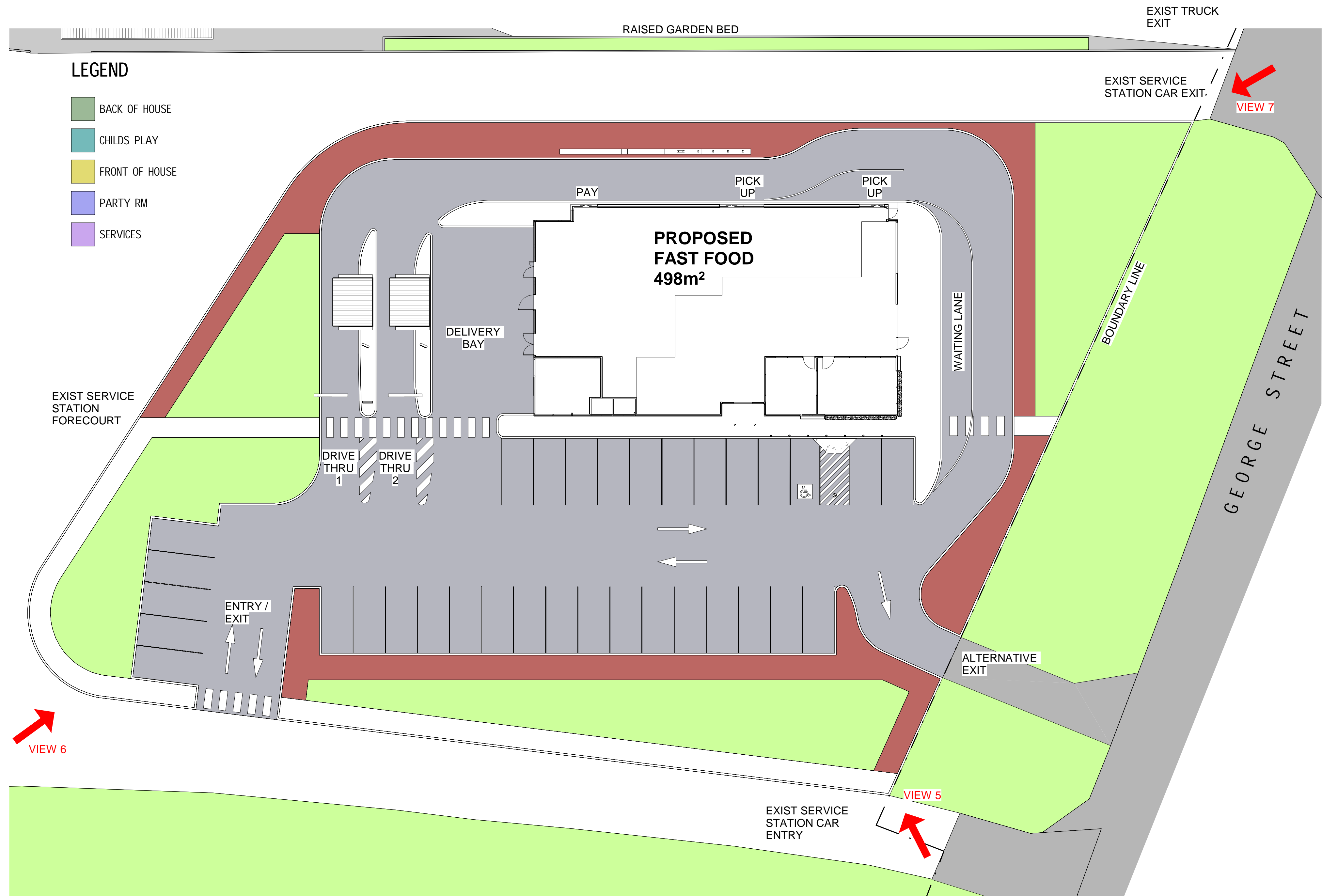
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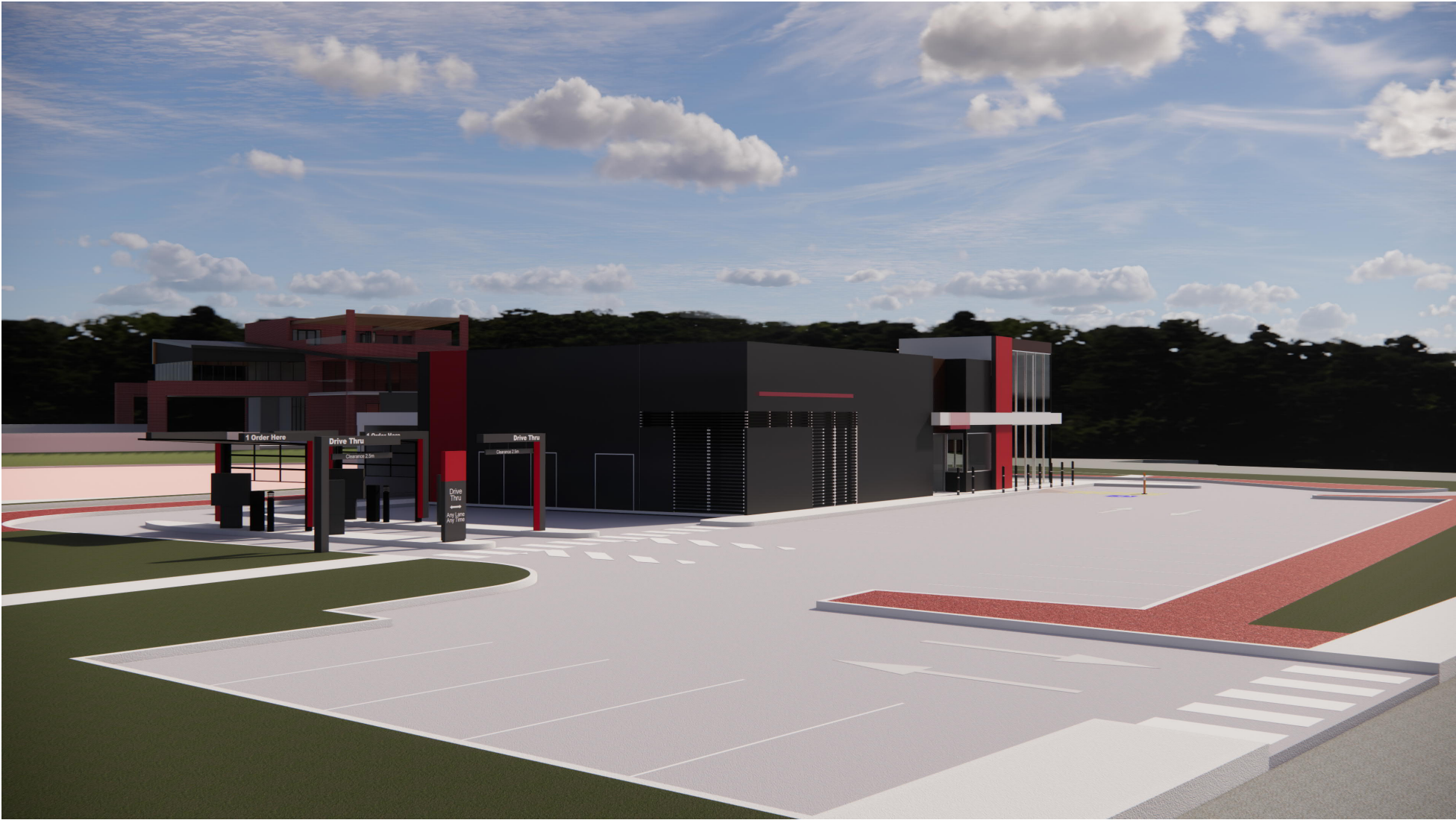
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				DATE CREATED 08.10.20			A1 SCALE 1 : 500	A3 SCALE		
				DRAWING NO			REV			
				20236			CD02	B		



1 PROPOSED SITE PLAN FAST FOOD
SCALE 1 : 200 @ A1




VIEW 7 - FAST FOOD GEORGE STREET FRONTAGE



VIEW 6 - FAST FOOD DRIVE THRU



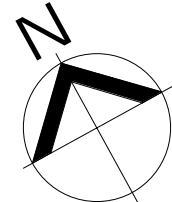
VIEW 5 - FAST FOOD ACCESS SIDE



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DRAWN
EEK

DATE CREATED
08.10.20

DRAWING NO
20236

APPROVED

A1 SCALE
1 : 200

CD03

A3 SCALE

REV
A



VIEW 11 - INTERNAL VIEW



VIEW 10 - ENTRANCE OFF PORTLAND AVENUE



VIEW 9 - EXIT FROM INDUSTRIAL PARK INTO SERVICE STATION SITE



VIEW 8 - ENRY INTO INDUSTRIAL PARK FROM SERVICE STATION

1 PROPOSED INDUSTRIAL PARK
SCALE 1 : 500 @ A1

INDUSTRIAL PARK AREA SCHEDULE	
Name	Area
BUILDING A	4860 m ²
BUILDING B	2823 m ²
BUILDING C	4680 m ²
BUILDING D	1670 m ²
GROSS BUILDING AREA	14034 m ²

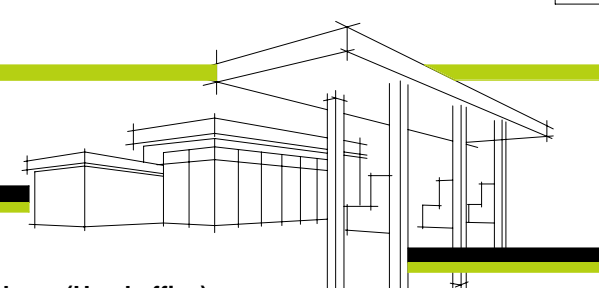


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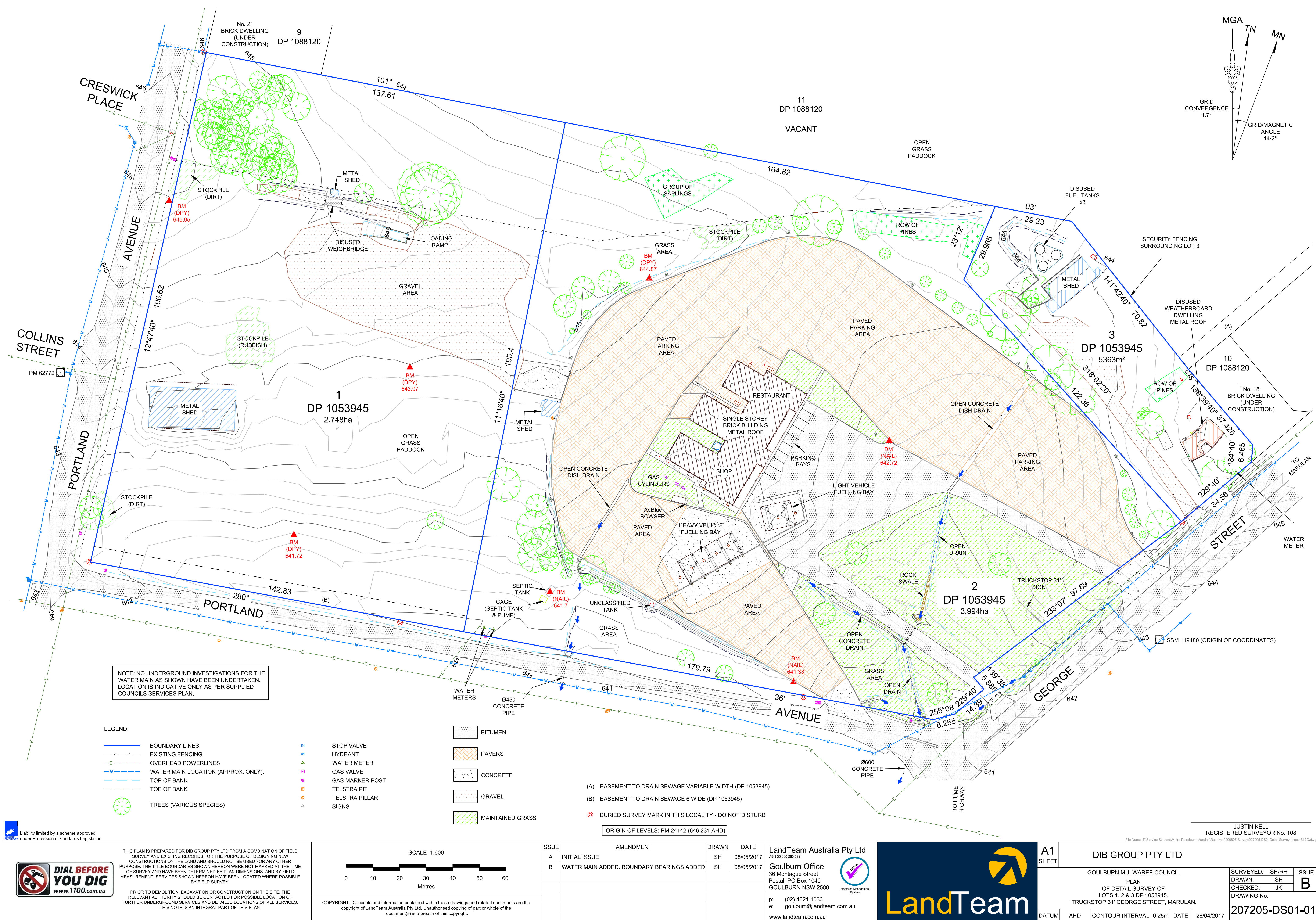
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consent in writing from TFA Group Pty Ltd. ACN 612 132 233
Do not scale this drawing. Check and verify all dimensions on site
prior to commencement of works.

TFA
Project Group

REV	DATE	BY	DESCRIPTION	CHK	PROJECT DETAILS	DRAWING TITLE	STATUS		
A	12.10.20	EEK	CONCEPT DESIGN		COMMERCIAL DEVELOPMENT for: METRO PETROLEUM at: 10 GEORGE STREET MARULAN, NSW	PROPOSED INDUSTRIAL PARK CONCEPT	CONCEPT DESIGN		
DRAWN EEK		APPROVED							
DATE CREATED 08.10.20		A1 SCALE 1 : 500		A3 SCALE					
DRAWING NO		REV							
20236		CD04		A					





APPENDIX C

SITE PHOTOGRAPHS



SITE PHOTOGRAPHS

Client:	DIB Group Pty Ltd
Project:	PSI
Site Location:	16-28 Portland Avenue & 14-16 George Street, Marulan NSW
Job No.:	ES8191
Photos Taken By:	GB



Photograph N° 1



View of: Retail shop with metal roof and bitumen covered driveway and car park
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 2



View of: Retail shop with metal roof and concrete block covered driveway
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 3



View of: Concrete block driveway with shed in the far end
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 4



View of: Concrete block driveway with oil drums stored at the back end of the retail shop
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 5



View of: Adblue storage tank, LPG Cylinders and ice box next to the retail shop
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 6



View of: Bowzers under the canopy with concrete driveway
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

SITE PHOTOGRAPHS

Client:	DIB Group Pty Ltd
Project:	PSI
Site Location:	16-28 Portland Avenue & 14-16 George Street, Marulan NSW
Job No.:	ES8191
Photos Taken By:	GB



Photograph N° 7



View of: Concrete and bitumen covered driveway access to the site from George Street near the south west portion of the site.
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 8



View of: the metal shed with generator and fuel oil storage drums
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 9



View of: Oil stains next to the bowser on site
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

SITE PHOTOGRAPHS

Client:	DIB Group Pty Ltd
Project:	PSI
Site Location:	16-28 Portland Avenue & 14-16 George Street, Marulan NSW
Job No.:	ES8191
Photos Taken By:	GB



Photograph N° 10



View of: Storage tanks on site
Site address: 16 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 11



View of: Wooden shed with metal roof on grass covered areas
Site address: 16 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 12



View of: Wooden shed on gravel and grass covered area
Site address: 16 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 13



View of: Metal shed with blocks or bricks, two bowzers and a fuel storage tank
Site address: 16 George Street, Marulan NSW
Inspected on 25.03.2021

Photograph N° 14



View of: Bowser and petroleum storage tank
Site address: 14 George Street, Marulan NSW
Inspected on 25.03.2021

SITE PHOTOGRAPHS

Client:	DIB Group Pty Ltd
Project:	PSI
Site Location:	16-28 Portland Avenue & 14-16 George Street, Marulan NSW
Job No.:	ES8191
Photos Taken By:	GB



Photograph N° 15



View of: Shale and gravel stockpile and metal shed near the west central portion of the site
 Site address: 16-28 Portland Avenue, Marulan NSW
 Inspected on 25.03.2021

Photograph N° 16



View of: Unsealed gravel covered driveway
 Site address: 16-28 Portland Avenue, Marulan NSW
 Inspected on 25.03.2021

Photograph N° 17



View of: Sandy gravel stockpile area near the north west portion of the site
 Site address: 16-28 Portland Avenue, Marulan NSW
 Inspected on 25.03.2021

Photograph N° 18



View of: Metal, wood and household scrap inside the metal shed
 Site address: 16-28 Portland Avenue, Marulan NSW
 Inspected on 25.03.2021

APPENDIX D

LAND TITLE INFORMATION



**LAND
REGISTRY
SERVICES**

Direct Info
Quick and easy online

29/03/2021 03:29 PM

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CANCELLED



10641151

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

SEE AUTO FOLIO

Vol. 10641 Fol. 151

Crown Grant Vol. 199 Fol. 38
Prior Title Vol. 4744 Fol. 214



HB Edition issued 15-9-1967

K465437

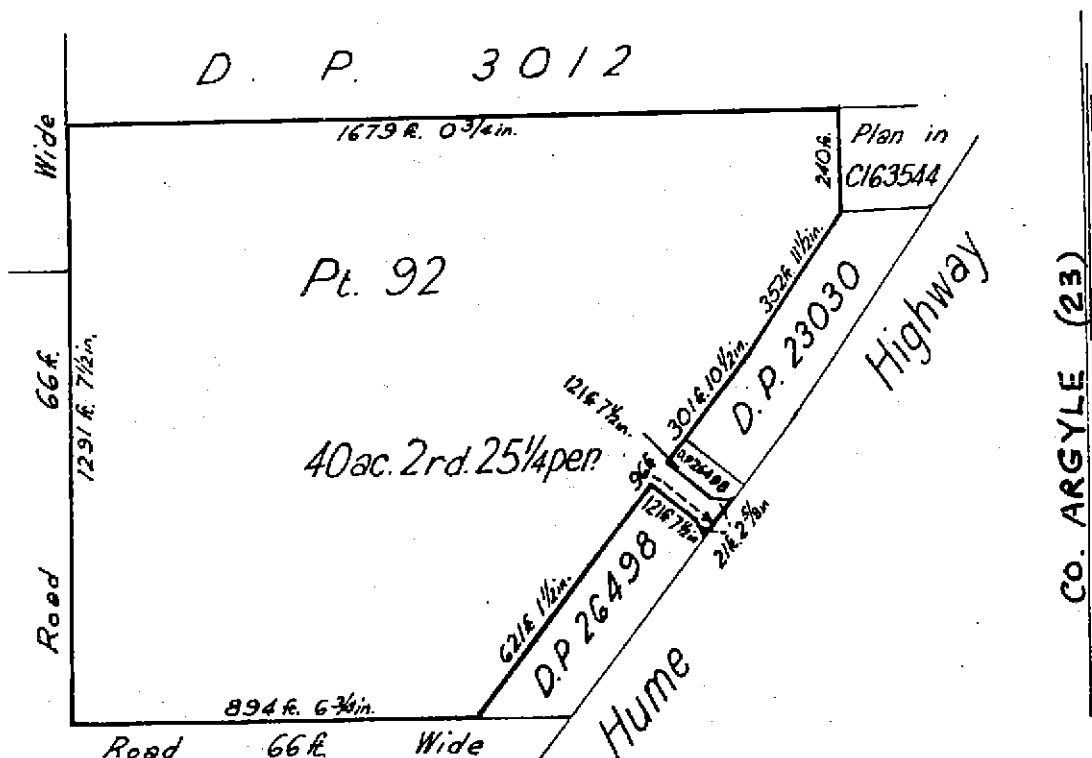
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Walter*

Jawakson
Registrar General.



PLAN SHOWING LOCATION OF LAND



CO. ARGYLE (23)

THE LAND WITHIN
DESCRIBED IS NOW
LOT 92 IN DP652222

Scale : 400 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Portion 92 shown in the plan hereon at Marulan, in the Shire of Mulwaree, Parish of Marulan and County of Argyle. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~KENLA CONCRETE HAULAGE PTY. LIMITED.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Jawakson
Registrar General.

Historical Search

26/03/2021 12:20 PM

Client Reference: DI-ES8191

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/3/2021 12:20PM

FOLIO: 2/1053945

First Title(s): VOL 199 FOL 38

Prior Title(s): 18/26498 1/121134

92/652222 14/658719

15/658720 16/658721

17/658722

Recorded	Number	Type of Instrument	C.T. Issue
4/7/2003	DP1053945	DEPOSITED PLAN	FOLIO CREATED
		EDITION 1	
16/7/2003	9794875	DEPARTMENTAL DEALING	
30/9/2003	AA21456	DISCHARGE OF MORTGAGE	
30/9/2003	AA21457	DISCHARGE OF MORTGAGE	EDITION 2
21/10/2003	AA58124	MORTGAGE	EDITION 3
3/6/2004	AA687733	DEPARTMENTAL DEALING	
27/5/2009	AE711307	LEASE	EDITION 4
28/6/2011	AG329582	DISCHARGE OF MORTGAGE	
28/6/2011	AG329583	TRANSMISSION APPLICATION	EDITION 5
18/2/2014	AI382750	TRANSFER	
18/2/2014	AI382751	MORTGAGE	EDITION 6
9/11/2016	AK904961	DISCHARGE OF MORTGAGE	
9/11/2016	AK904962	MORTGAGE	EDITION 7
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 8
		CORD ISSUED	

*** END OF SEARCH ***



DI-ES8191

PRINTED ON 26/3/2021

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**LAND
REGISTRY
SERVICES**

Direct Info
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29/03/2021 03:44 PM

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Form: 03TA
Release: 3.1
www.lpma.nsw.gov.au

3

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act



AG329583K

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 3337774	584
Duty: \$50-	Trans No: 6313181
Asst details:	

(A) TORRENS TITLE

1/1053945; 2/1053945; 3/1053945

(B) REGISTERED DEALING

Number
AE711307

Torrens Title
2/1053945

(C) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any CITILINK & LEGALITIES DX 597 SYDNEY Reference: 11-110.SSN.DF.110519	CODE TA
-------------------------	--	------------

(D) DECEASED REGISTERED PROPRIETOR

MALCOLM EDRED BIDDLECOMBE

(E) APPLICANT

HELEN MARGARET MILLS

(F) I, the applicant, being entitled as beneficiary of the estate of the deceased registered proprietor (who died on 26 February 2011) pursuant to probate No. 2011/160240 granted on 17 May 2011 to HELEN MARGARET MILLS (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned LAND AND REGISTERED DEALING.
DATE _____

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

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

Signature of witness:

Tess Wharton

Signature of Applicant:

Helen M Mills

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive
Goulburn 2580

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I, HELEN MARGARET MILLS executor of the will of the estate of the deceased registered proprietor, consent to this application.

Signature of witness:

Tess Wharton

Signature of executor of the will:

Helen M Mills

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive Goulburn 2580

(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS. The applicant, _____ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. _____ Full name: _____ Signature: _____

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY
Office use only—
Evidence sighted and returned: *off*

Probate



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1053945

SEARCH DATE	TIME	EDITION NO	DATE
14/12/2020	2:52 PM	8	8/9/2018

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

LAND

LOT 2 IN DEPOSITED PLAN 1053945
AT MARULAN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF MARULAN COUNTY OF ARGYLE
TITLE DIAGRAM DP1053945

FIRST SCHEDULE

DIB GROUP PTY LTD (T AI382750)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1053945 EASEMENT TO DRAIN SEWAGE 6 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 AE711307 LEASE TO DIB GROUP PTY LIMITED EXPIRES: 30/4/2014. OPTION OF RENEWAL: 5 YEARS & A FURTHER PERIOD OF 5 YEARS.
- 4 AK904962 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

20236 Dib Marulan

PRINTED ON 14/12/2020

Provided on 14/12/2020 01:52 PM by CITEC Confirm

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

CITEC Confirm hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act, 1900.

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

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26/03/2021 01:14 PM

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 Licence: 05-11-638
 Licensee: Softdocs

TRANSFER

New South Wales
 Real Property Act 1900



AI382750R

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
 NSW Treasury
 Client No: 111926606 3054
 Duty \$10.00 Trans No: 7476476-001
 Ass: details

(A) TORRENS TITLE

2/1053945

(B) LODGED BY

Document
 Collection
 Box

248K

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

DIAMOND CONWAY
WHPN 123/645
 Reference (optional): *BOS 143/44*

CODES

T
TW

(C) TRANSFEROR

HELEN MARGARET MILLS

OFFICE OF STATE REVENUE
 (NSW TREASURY)
 (D) CONSIDERATION, 111926606 3054
 (E) ESTATE
 ALTERATION NOTED
 (F) SHARE
 TRANSFERRED

The transferor acknowledges receipt of the consideration of \$4,756,236.35 and as regards the land specified above transfers to the transferee an estate in fee simple. \$1,931,859.99

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

DIB GROUP PTY LTD (ACN 002 889 474)

(I)

TENANCY:

DATE

12/12/2014

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

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

Signature of witness:

Patricia Dianne Fennamore

Name of witness:

Patricia Dianne Fennamore

Address of witness:

A Justice of the Peace in and for the State of New South Wales
 No. 120130

Signature of transferor:

Helen M Mills

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

Signature:

Ian Johnson

Signatory's name: Ian Johnson

Capacity: Solicitor for the transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and

stored under eNOS ID No.

Full Name: Signature:

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



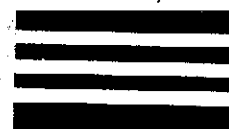
**LAND
REGISTRY
SERVICES**

Direct Info
Quick and easy online

26/03/2021 01:55 PM

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NEW SOUTH WALES



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13737011



CANCELLED

SEE AUTO FOLIO

EDITION ISSUED

7 11 1978

Crown Grant Vol. 199 Fol. 38
Prior Title Vol. 7303 Fol. 127

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

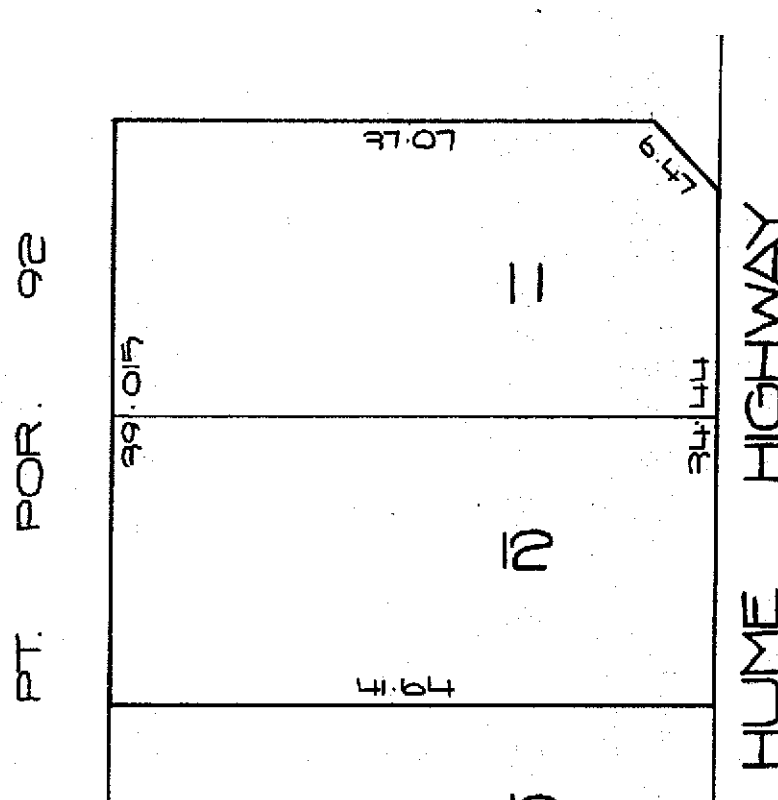
[Signature]

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



AREA : 1606 m²
REDUCTION RATIO 1 : 500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 11 and 12 in Deposited Plan 26498 at Marulan in the Shire of Mulwaree Parish of Marulan dn County of Argyle. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~KEMBLA CONCRETE HAULAGE COY. LIMITED~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

REGISTERED PROPRIETOR

F 80.5.38 Zc
- 9 11 A

PARTICULARS

PARTICULARS

SEE AUTO FOLD

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

Historical Search

26/03/2021 12:20 PM

Client Reference: DI-ES3945

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/3/2021 12:20PM

FOLIO: 3/1053945

First Title(s): VOL 199 FOL 38

Prior Title(s): 92/652222 VOL 13737 FOL 11

Recorded	Number	Type of Instrument	C.T. Issue
4/7/2003	DP1053945	DEPOSITED PLAN	FOLIO CREATED
		EDITION 1	
16/7/2003	9794875	DEPARTMENTAL DEALING	
30/9/2003	AA21456	DISCHARGE OF MORTGAGE	
30/9/2003	AA21457	DISCHARGE OF MORTGAGE	EDITION 2
3/6/2004	AA687733	DEPARTMENTAL DEALING	
28/6/2011	AG329583	TRANSMISSION APPLICATION	EDITION 3
19/2/2014	AI389449	TRANSFER	
19/2/2014	AI389451	MORTGAGE	EDITION 4
24/2/2016	AK242581	DISCHARGE OF MORTGAGE	EDITION 5
11/8/2016	AK673496	MORTGAGE	EDITION 6
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 7
		CORD ISSUED	

*** END OF SEARCH ***



DI-ES3945

PRINTED ON 26/3/2021

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**LAND
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SERVICES**

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Form: 03TA
Release: 3.1
www.lpma.nsw.gov.au

3

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act



AG329583K

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 3337774	584
Duty: \$50-	Trans No: 6313181
Asst details:	

(A) TORRENS TITLE

1/1053945; 2/1053945; 3/1053945

(B) REGISTERED DEALING

Number
AE711307

Torrens Title
2/1053945

(C) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any CITILINK & LEGALITIES DX 597 SYDNEY Reference: 11-110.SSN.DF.110519	CODE TA
	LLPN: 123819E CITYLINK	

(D) DECEASED REGISTERED PROPRIETOR

MALCOLM EDRED BIDDLECOMBE

(E) APPLICANT

HELEN MARGARET MILLS

(F) I, the applicant, being entitled as beneficiary of the estate of the deceased registered proprietor (who died on 26 February 2011) pursuant to probate No. 2011/160240 granted on 17 May 2011 to HELEN MARGARET MILLS (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned LAND AND REGISTERED DEALING.
DATE _____

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

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

Signature of witness:

Tess Wharton

Signature of Applicant:

Helen M Mills

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive
Goulburn 2580

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I, HELEN MARGARET MILLS executor of the will of the estate of the deceased registered proprietor, consent to this application.

Signature of witness: *Tess Wharton*

Signature of executor of the will: *Helen M Mills*

Name of witness: Tess Wharton

Address of witness: 39 Monastery Drive Goulburn 2580

(I) This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS. The applicant, _____ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. _____ Full name: _____ Signature: _____

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY
Office use only—
Evidence sighted and returned: *off*

Probate



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/1053945

SEARCH DATE	TIME	EDITION NO	DATE
14/12/2020	2:52 PM	7	8/9/2018

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

LAND

LOT 3 IN DEPOSITED PLAN 1053945
AT MARULAN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF MARULAN COUNTY OF ARGYLE
TITLE DIAGRAM DP1053945

FIRST SCHEDULE

DIB GROUP PTY LTD (T AI389449)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1053945 EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 3 AK673496 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

20236 Dib Marulan

PRINTED ON 14/12/2020

Provided on 14/12/2020 01:52 PM by CITEC Confirm

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

CITEC Confirm hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act, 1900.

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

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26/03/2021 01:17 PM

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Licensee: Softdocs

TRANSFER
New South Wales
Real Property Act 1900



AI389449A

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 111926606 3054
Duty: \$10.00 Trans No: 7476404.00
Ass: data is

(A) TORRENS TITLE

3/1053945

(B) LODGED BY

Document Collection Box 124E	Name, Address or DX, Telephone, and Customer Account Number if any LegalinX Pty Ltd LLPN: 123820V Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: (02) 9230 6900 Reference (optional): NASH 815253	CODES T TW
--	---	--------------------------------

(C) TRANSFEROR

HELEN MARGARET MILLS

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 224,000.00 and as regards the land

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

DIB GROUP PTY LTD (ACN 002 889 474)

(I) TENANCY:

DATE 12 / 02 / 2014

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

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

Signature of witness:

Name of witness:

Patricia Dianne Fennamore

Address of witness:

A Justice of the Peace in and for
the State of New South Wales
No. 120130

Cl- Goulburn Local Court
Montague St
Goulburn NSW 2580

Signature of transferor:

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

Signature:

Signatory's name: Ian Johnson

Capacity: Solicitor for the transferee

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

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



**LAND
REGISTRY
SERVICES**

Direct Info
Quick and easy online

29/03/2021 03:29 PM

© Office of the Registrar-General 2021

CANCELLED



10641151

NEW SOUTH WALES

CERTIFICATE OF TITLE

RTY ACT, 1900, as amended.

SEE AUTO FOLIO

Vol. 10641 Fol. 151

Crown Grant Vol. 199 Fol. 38
Prior Title Vol. 4744 Fol. 214



HB Edition issued 15-9-1967

K465437

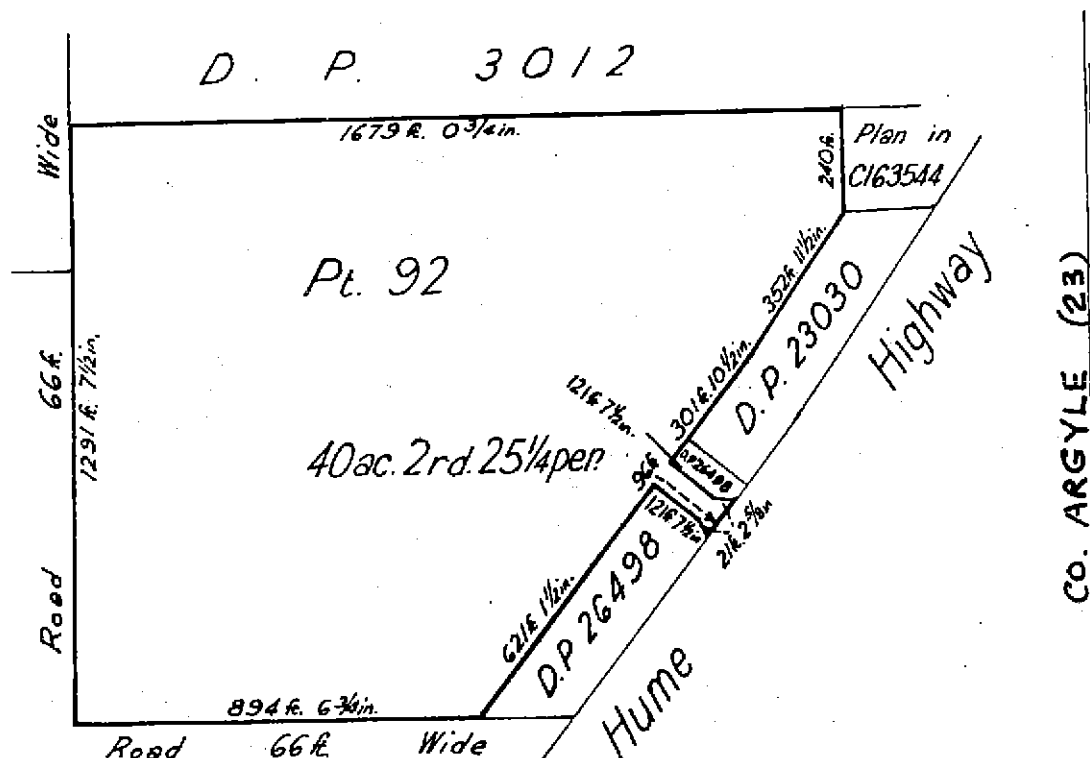
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Walter*

Jawakson
Registrar General.



PLAN SHOWING LOCATION OF LAND



THE LAND WITHIN
DESCRIBED IS NOW
LOT 92 IN DP652222

Scale : 400 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the part of Portion 92 shown in the plan hereon at Marulan, in the Shire of Mulwaree, Parish of Marulan and County of Argyle. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~KENLA CONCRETE HAULAGE PTY. LIMITED.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Jawakson
Registrar General.

Registered 29-11-1989.

SECOND SCHEDULE (continued)

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



**LAND
REGISTRY
SERVICES**

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29/03/2021 10:28 AM

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202

Primary Appn. No.
Reference to Last Title
Vol. 4744 Fol. 214

New South Wales.



[CERTIFICATE OF TITLE.]

JOINT TENANCY

REGISTER BOOK.

VOL. 7303 FOL. 127

Issued on Transfer No. G607296

CANCELLED ☒

61011 3.56 K 2006-1 A. H. Fettes, Government Printer.

ROBERT STANLEY SHEPHERD of Marulan, Haulage Contractor and KATHLEEN STELLA SHEPHERD his wife, are now the proprietors of an Estate in Fee Simple as joint tenants, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land in the Shire of Mulwaree Parish of Marulan, and County of Argyle shown in the plan hereon and therein edged red being Lote 11 and 12 in Deposited Plan No. 26498 and being part of Portion 92 granted on 20th August 1874 by Crown Grant Volume 199 Folio 38. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

In witness whereof I have hereunto signed my name and affixed my Seal, this

Tenth day of June, 1957

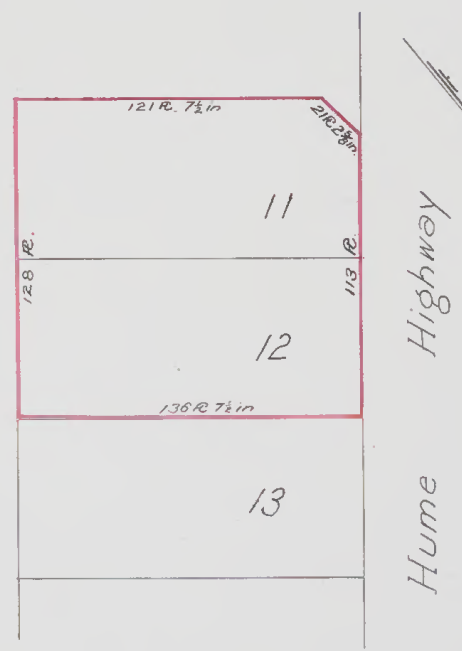
Signed in the presence of

G. W. Moss

J. H. Pells
Registrar-General.



Persons are cautioned against altering or adding to this Certificate or any notification thereon.



MORTGAGE No. G717631 has been discharged.
See K465435 Entered 10th October 1966
J. H. Pells
REGISTRAR GENERAL

Lemela Concrete Haulage Pty. Limited is
now the registered proprietor of the land within described.
See TRANSFER No. K465436 dated 26th August 1966
Entered 10th October 1966
J. H. Pells
REGISTRAR GENERAL

G607296

P.H.

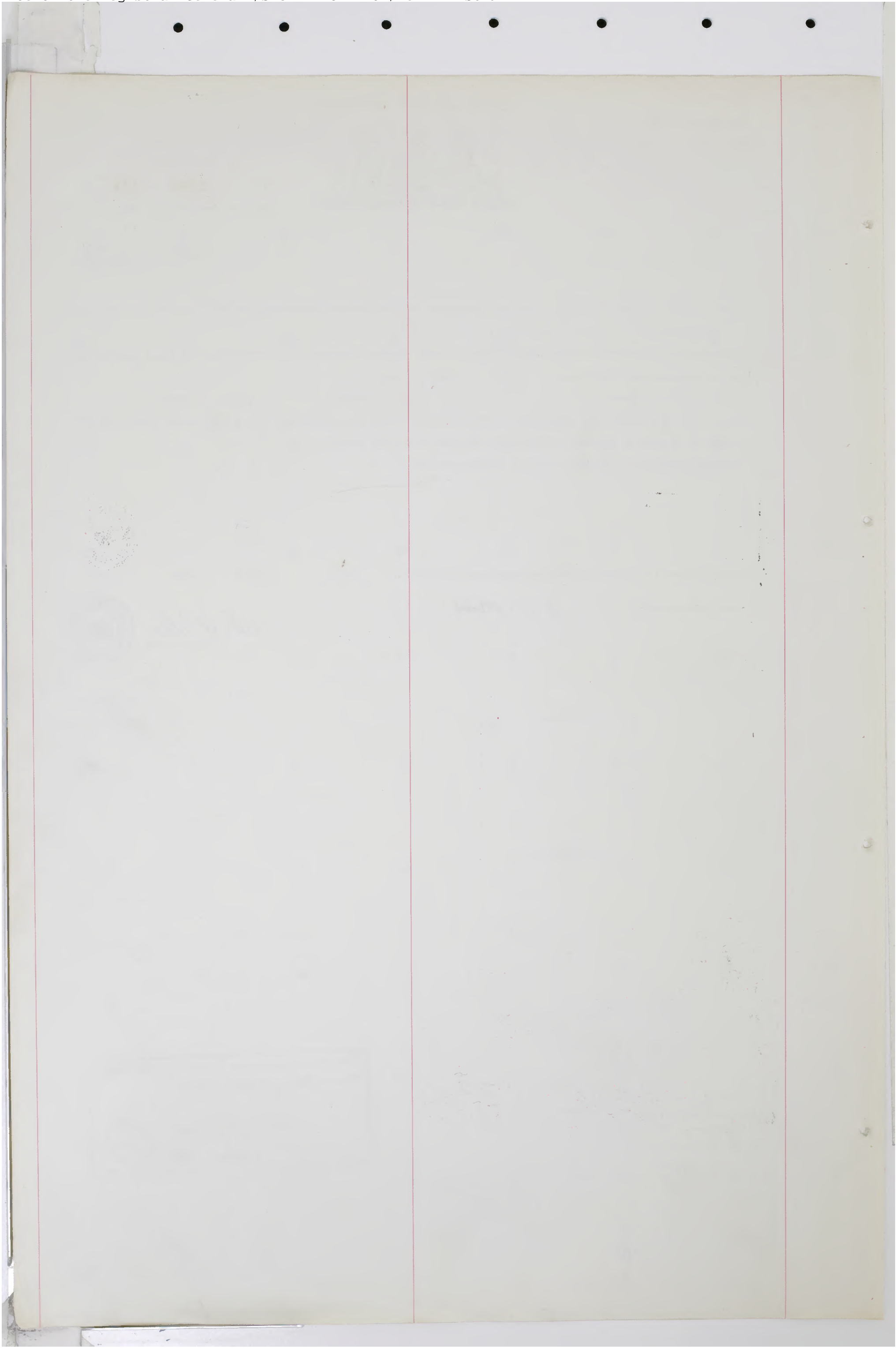
Area: 1rd 23 1/2 per
Scale: 60 feet to one inch.

NOTIFICATION REFERRED TO

No. G717631 MORTGAGE dated 14th May 1957
from the said Robert Stanley Shepherd and
Kathleen Stella Shepherd to Rural
Banks of New South Wales.
Entered 26th June 1957
J. H. Pells
REGISTRAR GENERAL

This Deed is cancelled and Certificate of Title Issued.
Vol. 13737 Fol. 11 dated 7.11.1978.
[Signature]
REGISTRAR GENERAL

G717631
9760197
S.H.





**LAND
REGISTRY
SERVICES**

Direct Info
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26/03/2021 01:23 PM

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No. 74/182

New South Wales.

[LAND GRANT.]



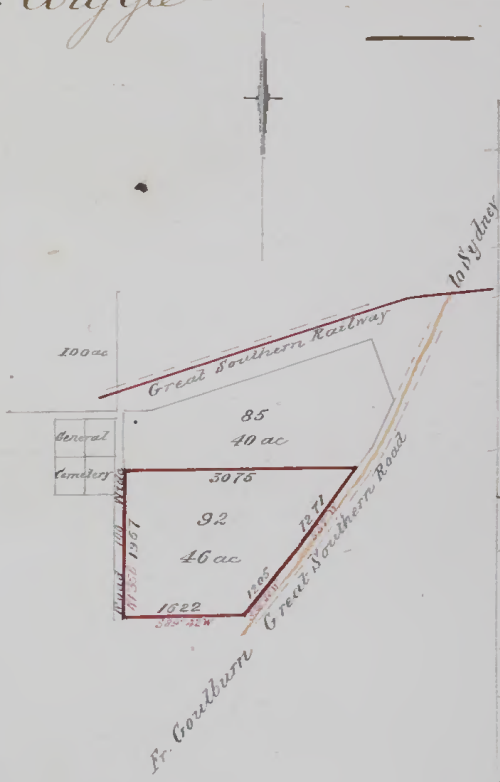
REGISTER BOOK,
Vol. CXCIX Folio 38

GRANT OF LAND PURCHASED BY CONDITIONAL SALE WITHOUT COMPETITION.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, and so forth: TO ALL to whom these presents shall come, Greeting:

CANCELLED

WHEREAS on the Twenty third day of August in the Year of Our Lord One thousand eight hundred and Eighty six Richard Chapman of Marulan in Our said Colony, became, under and by virtue of the 18th section of the Crown Lands Alienation Act of 1861, the Purchaser by Conditional Sale without Competition of the Parcel of Land hereinafter described: And whereas the said Richard Chapman hath duly paid into the Office of the Colonial Treasurer of the said Colony, the sum of Forty six Pounds being the Purchase Money payable by him for the said Lands: And whereas the said Richard Chapman hath made the declaration required by the 18th section of the said Act, and the Minister for the time-being charged with the administration of the public lands is satisfied that the said Richard Chapman hath done all things required by law to be done by him, to entitle him the said Richard Chapman to a grant of the fee simple of the said Lands, subject to the Reservations hereinafter contained: Now Know Ye, That for and in consideration of the said sum, for and on Our behalf well and truly paid into the Colonial Treasury of Our said Colony, before these presents are issued, and of all and singular the premises, We, for Us, Our Heirs and Successors, Do HEREBY GRANT unto the said Richard Chapman his Heirs and Assigns, subject to the several and respective reservations hereinafter mentioned, ALL THAT Allotment or Parcel of Land in Our said Colony, containing by Admeasurement Forty six acres be the same more or less, situated in the County of Argyle and Parish of Marulan



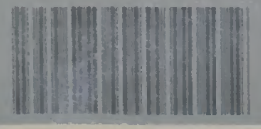
Portion ninety two COMMENCING on the north Western Side of the Great Southern road from Goulburn to Sydney at the South Eastern corner of portion eighty five of forty acres and bounded thence on the South East by that Road bearing South thirty seven degrees West twelve Chains seventy one links and thence South thirty eight degrees forty minutes West twelve Chains and five links on the South by a line bearing South eighty nine degrees forty two minutes West sixteen chains and twenty two links on the West by a road one Chain wide dividing it partly from part of the General Cemetery bearing north one degree thirty five minutes East nineteen chains and fifty seven links and on the North by the Southern boundary of portion eighty five aforesaid bearing East thirty chains and seventy five links to the point of commencement

As per plan in the margin hereof: with all the Rights and Appurtenances whatsoever thereto belonging: To Hold unto the said Richard Chapman his Heirs and Assigns for ever: Subject nevertheless, to the reservations, provisoes, and conditions hereinafter contained, that is to say: Provided Nevertheless, AND WE DO HEREBY RESERVE unto Us, Our Heirs and Successors, all Minerals which the said Land contains, with full power and authority for Us, Our Heirs and Successors, and such person or persons as shall from time to time be authorized by Us, Our Heirs and Successors, or by the Governor for the time-being of Our said Colony, to enter upon the said Lands, and to search for, mine, dig, and remove the said Minerals, with full right of ingress, egress, and regress, for the purposes aforesaid: Provided Also, AND WE DO HEREBY FURTHER EXCEPT AND RESERVE unto Us, Our Heirs and Successors, all such parts and so much of the said Land as may hereafter be required for a Public Way, or Public Ways, Canals, or Railroads, in, over, and through the same, to be set out by Our Governor for the time-being of Our said Colony, or some person by him authorized in that respect; AND ALSO all Sand, Clay, Stone, Gravel, and Indigenous Timber, and all other Materials, the natural produce of the said Land, which may be required at any time or times hereafter by the Government of Our said Colony, for the construction and repair of any Public Ways, Bridges, or Canals, or for Naval purposes, or Railroads, or any Fences, Embankments, Dams, Sewers, or Drains necessary for the same, together with the right of taking and removing all such Materials; AND ALSO all Land within One hundred feet of High Water Mark on the Sea Coast, and on every Creek, Harbour, and Inlet of the Sea, AND ALSO the right of full and free ingress, egress, and regress, into, out of, and upon the said Land, for the several purposes aforesaid, or any of them: In Testimony Whereof, We have caused this Our Grant to be Sealed with the Seal of Our said Colony.

WITNESS Our Trusty and Well-beloved SIR HERCULES GEORGE ROBERT ROBINSON, Knight Commander of Our Most Distinguished Order of Saint Michael and Saint George, Governor and Commander-in-Chief of Our Colony of NEW SOUTH WALES and its Dependencies, and Vice-Admiral of the same, at Government House, Sydney, in NEW SOUTH WALES aforesaid, this Twentieth day of August in the thirty-eighth year of Our Reign; and in the year of Our Lord One thousand eight hundred and eighty-four.

Hercules Robinson

ES266102



RECORDED and ENROLLED in the Registrar General's Office, at Sydney, in New
South Wales, this 12th day of January 1875.

W. Muir Registrar General.

NO 73822 MORTGAGE DATED 2^d December 1881
FROM THE WITHIN NAMED *Richard Chapman Senior*
TO *English, Scottish and Australian*
Chartered Bank
PRODUCED & ENTERED 29th April 1883
AT 10th 11 O'CLOCK IN THE *Fore* NOON
W. Muir REGISTRAR GENERAL

DISCHARGE OF THE *above* MORTGAGE NO 73822
DATED 30th April 1886 PRODUCE & ENTERED
35th May 1886 1/2 past 10
O'CLOCK IN THE *Fore* NOON
W. Muir REGISTRAR GENERAL

NO 104485 TRANSFER DATED 5th May 1886
FROM THE WITHIN NAMED *Richard Chapman To the*
Right Reverend Merac Thomas Lord Bishop of
Gaulburn of part OF THE LAND WITHIN DESCRIBED
PRODUCED & ENTERED 35th May 1886
AT 10th 11 O'CLOCK IN THE *after* NOON
W. Muir REGISTRAR GENERAL

Cancelled as regards the land or above Transfer NO 104485
see Certificate of Title Vol 494 Fol. 195
W. Muir
Deputy Registrar General

Cancelled and Certificate of Title issued Vol. 826
Fol. 56 *Residue*
W. Muir
Deputy Registrar General



29/03/2021 03:44 PM

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Form: 03TA
Release: 3.1
www.lpma.nsw.gov.au

3

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act



AG329583K

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue

NSW Treasury

Client No: 3337774

584

Duty: \$50-

Trans No: 6313181

Asst details:

(A) TORRENS TITLE

1/1053945; 2/1053945; 3/1053945

(B) REGISTERED DEALING

Number
AE711307

Torrens Title
2/1053945

(C) LODGED BY

Document
Collection
Box

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

CITILINK & LEGALITIES
DX 597
SYDNEY

48T

LLPN: 123819E
CITYLINK

Reference: 11-110.SSN.DF.110519

CODE

TA

(D) DECEASED REGISTERED PROPRIETOR

MALCOLM EDRED BIDDLECOMBE

(E) APPLICANT

HELEN MARGARET MILLS

(F) I, the applicant, being entitled as beneficiary of the estate of the deceased registered proprietor (who died on 26 February 2011) pursuant to probate No. 2011/160240 granted on 17 May 2011 to HELEN MARGARET MILLS (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned LAND AND REGISTERED DEALING.

DATE

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

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

Signature of witness:

Tess Wharton

Signature of Applicant:

Helen M Mills

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive
Goulburn 2580

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I, HELEN MARGARET MILLS

executor of the will of the estate of the deceased registered proprietor, consent to this application.

Signature of witness:

Tess Wharton

Signature of executor of the will:

Helen M Mills

Name of witness:

Tess Wharton

Address of witness:

39 Monastery Drive Goulburn 2580

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

The applicant, _____ certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. _____

Full name: _____

Signature: _____

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY

Office use only—

Evidence sighted and returned:

Probate



29/03/2021 01:21 PM

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212.

Appn. No. _____
Reference to last certificate
Vol. 826 Fol. 56

New South Wales.



[CERTIFICATE OF TITLE]

REGISTER BOOK.
Vol. 4744 Fol. 214

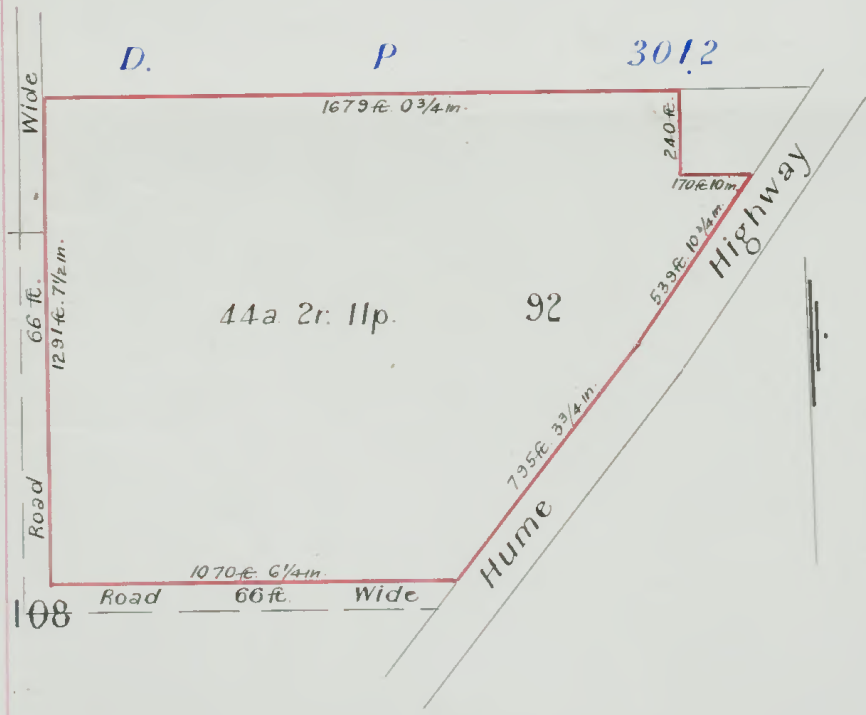
CANCELLED *to rent!*
R

CECIL STANLEY SHEPHERD, of Marulan, Shire Council Employee, Transferee under Instrument of Transfer No. C406341 is now the proprietor of an Estate in Fee Simple, _____ subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That _____ piece of land situated _____ in the Shire of Mulwaree _____ Parish of Marulan _____, and County of Argyle _____ containing Forty four acres two roods eleven perches _____ or thereabouts, as shown in the Plan hereon and therein edged red, being also part of Portion 92 originally granted to Richard Chapman by Crown Grant dated the 20th day of August 1874 Volume 199 Folio 38. _____

In witness whereof I have hereunto signed my name and affixed my Seal, this *Twenty fourth* day of *February* 1936

Signed in the presence of *Mr. Cairns*

Reg. W. Mills
Registrar General.



C406341. Scale - 400 feet to one inch.

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of minerals.

Reg. W. Mills
Registrar General.

No. F327549 TRANSFER dated 24th August 1950 from the said Cecil Stanley Shepherd to Alfred Wooding of part (Subject to Covenant) _____ of the land within described Produced 18th October 1950 and entered 15th February 1951 at 12 o'clock in the _____ As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6299 Fol. 110 *J. H. Pells* REGISTRAR GENERAL

No. F327550 TRANSFER dated 24th August 1950 from the said Cecil Stanley Shepherd to Thomas James Sedorey of part (Subject to Covenant) _____ of the land within described Produced 18th October 1950 and entered 15th February 1951 at 12 o'clock in the _____ As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6299 Fol. 108 *J. H. Pells* REGISTRAR GENERAL

No. F330308 TRANSFER dated 24th August 1950 from the said Cecil Stanley Shepherd to Walter Edward Driver and Myra Driver as joint tenants of part (Subject to Covenant) _____ of the land within described Produced 20th October 1950 and entered 15th February 1951 at 12 o'clock in the _____ As to land in this transfer this Certificate is cancelled and new Certificate issued Vol. 6299 Fol. 109 *J. H. Pells* REGISTRAR GENERAL

The interest of the Council of the Shire of Mulwaree in the Reserve for Drainage Shown on Deposited Plan No. 23030 Dated 15th February 1951 *J. H. Pells* REGISTRAR GENERAL

F327549 24th Aug 1950
F330308 24th Aug 1950
F327550 24th Aug 1950


No. F4G4 845 TRANSFER dated 19th March 1957
 from the said Cecil Stanley Shepherd to Edmund
Grandson Murphy & Marcellan Prosser of
Lot 1 DP 43030 Subject to Covenants
of the land within d scried
 Produced 4th June 1957 and entered 12th July 1957
 at 12 o'clock in the noon.
 As to land in this transfer
 this certificat on well d
 and now that issued
 Vol 6356 Fol 153 L. Wells
 REGISTRAR GENERAL
 SOUTH WALES

495. F 688702 TRANSFER dated 19th June 1952
 from the said Coal Stanley Shepherd to the Commonwealth
 Portland Cement Company Limited of Lot 2 DP 23030
 of the land within described
 Produced 29th June 1952 and entered 21st August 1952
 at 12 o'clock in the noon.
 As to land in this transfer
 this ~~transfer~~ cancelled
 and New Certificate issued
 Vol. 6551 Fol. 46
 REGISTRAR GENERAL

No. F 79820 TRANSFER dated 9th March 1953
 from the said Geil Stanley Shepherd to Florence
Rogers of Crows Nest Lane, Spring, Chertsey
Norman of lots 3, 4, 8 and 9 D.P. 23 of 300 (Subject
to Covenants) of the land within described.
 Produced 30 January 1953 and entered 9th March 1953
 at 12 o'clock in the noon.
 As to land in this transfer
 this Certificate is cancelled
 and new Certificate issued
 No. 648 of 115
 REGISTRAR GENERAL

The interest of the Council of the
Shire of Bulwerie in the addition
to existing roads shown on Deposited
Plan No. 26498
Dated 11th January 1956

J. Wells
Registrar General

No. G. 672454 TRANSFER dated 23rd January 1954
to Norman Ernest Pole and Hazel Lilian Pole as joint tenants of
Lot 10 D.P. 26498.
_____ of the land within described
Entered 19th March 1954.
As to land in this transfer
this deed is contained
and new certificate issued
Vol. _____ Fol. _____
J. W. Pells
REGISTRAR GENERAL



No. 6607296 TRANSFER dated 29th September 1956
to Robert Stanley Shepherd and Kathleen
Stella Shepherd as joint tenants of
Lots 11 and 12 D.P. 26498
_____ of the land within described.


Entered 1st May 1957
As to land in this transfer
this deed is cancelled
and new certificate issued
Vol. _____ Fol. _____
S. H. Pells
REGISTRAR GENERAL

No further dealings with land in D.P. 26498 to be registered until issue of n/c's on untransferred lots in the D.P.


As to the untransferred lots in DP 26498
this Deed is cancelled and new Certificate of Title issued
Vol 8137 Fol. 156 to 161
~~Vol~~ (for lots 13 to 18 inc.)

Janetson
Registrar General.



No. K465437 TRANSFER dated 26th August 1966.
to Hemlita Concrete Heritage Pty Limited
_____ of the land within described.
excluding the land in D.P. 26498 and DP 23030
Entered 13th September 1967.
As to land in this transfer
this deed is concerned
and new certificate issued
Vol. 1064 Fol. 151:


REGISTRAR GENERAL



The residue of land in this folio comprises
LOT 10 IN DP 23030.

Joubertson

REGISTERED DEEDS OFFICE
VICTORIA BRITISH COLUMBIA

RECORDED FOR CONVEYANCE

FOLIO CANCELLED NEW FOLIO IS 10/23030
NO FURTHER DEALINGS TO BE REGISTERED
RESIDUE IS ROAD(S) VIDE DP26498

F68102 Lr. 2 H
F79820 L5341
829.
P300

233571308
zone 26498

67244 7/24/10

4718622 bt 12

at 13
K465437 T (Positive)

30-
K465437
Whole -
EX LAND IN
DR. 23030 AND
DR. 26498.)



**LAND
REGISTRY
SERVICES**

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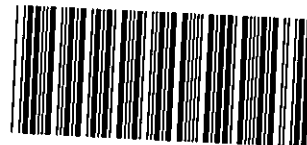
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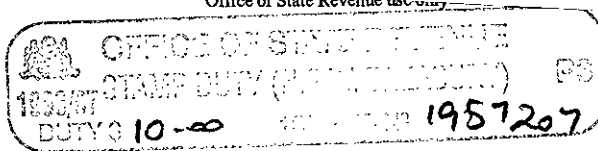
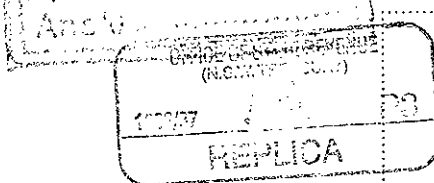
Form number:
97-01T
Licence number:
10V/0096/95

TRANSFER

Real Property Act 1900



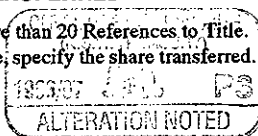
2951645 S



Office of State Revenue

(A) LAND TRANSFERRED

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



~~X~~ VOLUME 13737 FOLIO 12 FOLIO IDENTIFIERS:
~~O~~ VOLUME 13737 FOLIO 13 18/26498 ✓
~~+~~ VOLUME 13737 FOLIO 14 10/4/3012 ✓
~~X~~ VOLUME 13737 FOLIO 15 1/121134 ✓ 92/652222

~~X~~ Now 14/658719 / 015/658729 / 4-16/658729 ✓

(B) LODGED BY

L.T.O. Box

Name, Address or DX and Telephone

SALLY NASH & CO, SOLICITORS
63 ALBION STREET, SURRY HILLS
DX 128 SYDNEY
TEL: (02) 9212 2800

REFERENCE (max. 15 characters):

(C) TRANSFEROR

THE OFFICIAL TRUSTEE IN BANKRUPTCY

(D) acknowledges receipt of the consideration of ... \$10,000.00

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

(E) subject to the following ENCUMBRANCES 1. ... Z494589 2. 3.

(F) TRANSFEE

T TS (s713 LGA)	MALCOLM EDRED BIDDLECOMBE
TW (Sheriff)	TENANCY:

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

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

THE COMMON SEAL OF THE OFFICIAL TRUSTEE IN
BANKRUPTCY WAS HEREUNTO AFFIXED BY GEORGE
LIONEL CADDY OFFICIAL RECEIVER FOR THE
BANKRUPTCY DISTRICT OF THE STATE OF NEW
SOUTH WALES FOR AND ON BEHALF OF THE
OFFICIAL TRUSTEE IN BANKRUPTCY

Signature of Witness

Name of Witness (BLOCK LETTERS)

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

Signature of Transferor
Commonwealth
of
Australia
OFFICIAL TRUSTEE
IN
BANKRUPTCY

Signature of Transferee's Solicitor
NB: if applicable, indicate that the signatory is the transferee's solicitor
and show the solicitor's full name.

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

0196LTO

Approved By Lee 11 OFF X 0953370 O/S



**LAND
REGISTRY
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29/03/2021 02:29 PM

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RPI3



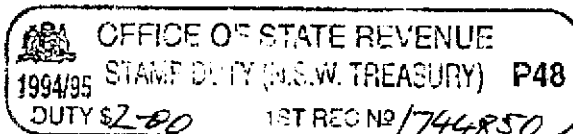
TRANSFER

Real Property Act, 1900



0
322549 X

Office of State Revenue use only



(A) LAND TRANSFERRED

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

Volume	Folio	Folio Identifiers
Volume 13737	Folio 12	
Volume 13737	Folio 13	18/26498
Volume 13737	Folio 14	1/121134
Volume 13737	Folio 15	10/4/3012
ONE QUARTER UNDIVIDED SHARE		92/652222

(B) LODGED BY

L.T.O. Box	Name, Address or DX and Telephone SALLY NASH & CO SOLICITORS DX 128 SYDNEY
REFERENCE (max. 15 characters):	

MELHEM AYOUB

(C) TRANSFEROR

(D) acknowledges receipt of the consideration of \$10,000.00

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

(E) subject to the following **ENCUMBRANCES** 1. Z 494589 2. 3.

(F) TRANSFEE

T	MALCOLM EDRED BIDDLECOMBE
as joint tenants/tenants in common	

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

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

Leslie Ronald Fletcher

Signature of Witness

LESLIE RONALD FLETCHER

Name of Witness (BLOCK LETTERS)

61 THE ESPLANADE OAK FLATS

Address of Witness

[Signature of Transferor]

Signature of Transferor

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

Leslie Ronald Fletcher

Signature of Witness

LESLIE RONALD FLETCHER

Name of Witness (BLOCK LETTERS)

61 The Esplanade OAK FLATS

Address of Witness

[Signature of Transferee]

Signature of Transferee

Carey allong 20.

205.

[Handwritten initials]



Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1053945

SEARCH DATE	TIME	EDITION NO	DATE
14/12/2020	2:52 PM	7	8/9/2018

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

LAND

LOT 1 IN DEPOSITED PLAN 1053945
AT MARULAN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF MARULAN COUNTY OF ARGYLE
TITLE DIAGRAM DP1053945

FIRST SCHEDULE

DIB GROUP PTY LTD (T AI389450)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1053945 EASEMENT TO DRAIN SEWAGE 6 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 AK673496 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

20236 Dib Marulan

PRINTED ON 14/12/2020

Provided on 14/12/2020 01:52 PM by CITEC Confirm

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

CITEC Confirm hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act, 1900.

Information contained in this document is provided by CITEC Confirm, ABN 52 566 829 700, confirm.com.au, an approved NSW Information Broker.

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**LAND
REGISTRY
SERVICES**

Direct Info
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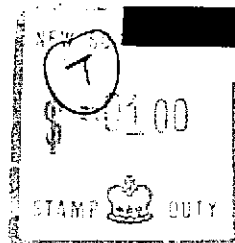
29/03/2021 01:35 PM

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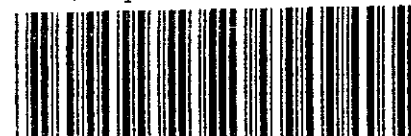
RP 13



STAMP DUTY



EXIST. FEE OF \$ 33.00
DATE 31-7-9
17-10-85
W. J. J. J.



V911389

TRANSFER

REAL PROPERTY ACT, 1900

T	B	1	of	2	X
					\$ 33

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference
VOLUME 10641 FOLIO 151 ✓
VOLUME 13737 FOLIO 11 ✓
VOLUME 13737 FOLIO 12 ✓
VOLUME 13737 FOLIO 13 ✓
VOLUME 13737 FOLIO 14 ✓
VOLUME 13737 FOLIO 15 ✓
VOLUME 8137 FOLIO 161 ✓

If Part Only, Delete Whole and Give Details

WHOLE

Location

MUNICIPALITY/SHIRE OF
MULWAREE, PARISH OF
MARULAN AND COUNTY OF
ARGYLE

TRANSFEROR
Note (b)

WESTPAC BANKING CORPORATION (formerly Bank of New South Wales) as Mortgagee exercising
Power of Sale pursuant to Mortgage No. T92662 dated 6th April, 1982 from Western Gold
Pty. Limited.

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 110,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

TRANSFEE
Note (d)

MALCOLM EDRED BIDDLECOMBE of 98 Hume Highway, Marulan, Service Station
Proprietor.

OFFICE USE ONLY

S
* see below.

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. (Mortgage No. T92662) mortgage
2. 3.

DATE 11th JULY 1985

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

EXECUTION
Note (g)

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

Signature of Witness

Signed Sealed and Delivered
for and on behalf of
WESTPAC BANKING CORPORATION
by

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

DAVID ROBERT MCCURE

its duly constituted
Attorney who is
personally known to me

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

FREDA IRENE HORNE
Justice of the Peace

WESTPAC BANKING CORPORATION
by its Attorney

who hereby states at the time of his executing this
instrument he has no notice of the revocation of the
Power of Attorney registered in the office of the
Registrar General No 734, Book 3558 under the authority
of which he has executed this instrument

ACTING Manager Legal, New South Wales Division

Signature of Transferee

IAN GARTH MCGILL

Solicitor for the Transferee

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

LODGED BY

Westpac Banking Corporation
THE BANKING HOUSE, 220 PITT STREET,
SYDNEY, 2000 PHONE: 226-2611
DELIVERY BOX NO. 37Y

Delivery Box Number

Checked Passed

Signed Extra Fee

REGISTERED 25 - 10 - 19 85

LOCATION OF DOCUMENTS

CT OTHER

7 MTC

Herewith.

In L.T.O. with

Produced by

Secondary
Directions

Delivery
Directions

OFF M T92662 Cancelled.



26/03/2021 01:12 PM

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Form: 01T
 Licence: 05-11-638
 Licensee: Softdocs

TRANSFER
 New South Wales
 Real Property Act 1900



AI389450R

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue NSW Treasury	
Client No: 111926606	3054
Duty: 310.00	Trans No: 14763 SI-001
Ass: details:	

(A) TORRENS TITLE

1/1053945

(B) LODGED BY

Document Collection Box 124E	Name, Address or DX, Telephone, and Customer Account Number if any LegalinX Pty Ltd LLPN: 123820V Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: (02) 9230 6900 Reference (optional): NASH 815253	CODES T TW
--	--	--------------------------------

(C) TRANSFEROR

HELEN MARGARET MILLS

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 646,000.00 and as regards the land

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

DIB GROUP PTY LTD (ACN 002 889 474)

(I) TENANCY:

DATE 12 / 2 / 2014

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

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

Signature of witness:

Name of witness:

Address of witness:

Patricia Dianne Fennamore
 A Justice of the Peace in and for
 the State of New South Wales

No. 120130

Cl- Goulburn Local Court
 Montague St
 Goulburn NSW 2580

Signature of transferor:

Helen H Mills

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

Signature:

[Signature]

Signatory's name: Ian Johnson

Capacity: Solicitor for the transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and

stored under eNOS ID No. [] Full Name: Signature:

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



**LAND
REGISTRY
SERVICES**

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No. _____



K 465436

New South Wales



Lodgment
Endorsement

R.P. 13
FEES:—

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900)

(Trusts must not be disclosed in the transfer.)

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

I,

WE, ROBERT STANLEY SHEPHERD of Marulan,
Haulage Contractor and **KATHLEEN STELLA**
SHEPHERD, his wife

(herein called transferor)

being registered as the proprietor of an estate in *fee simple*^a in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of **TEN THOUSAND DOLLARS**

(\$10,000.00)

(the receipt whereof is hereby acknowledged) paid to us by

KEMBLA CONCRETE HAULAGE PTY. LIMITED
HERBERT STANLEY ROBINSON

do hereby transfer to

HERBERT STANLEY ROBINSON **KEMBLA CONCRETE HAULAGE PTY. LIMITED**

(herein called transferee)^d

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

County	Parish	Reference to Title			Description of Land (if part only) ^e
		Whole or Part	Vol.	Fol.	
Argyle	Marulan	Whole	7303	127	

ENCUMBRANCES, &c., REFERRED TO^f

Nil.

Signed at Marulan the 26th day of August, 1968.

Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

R. Shepherd
R.S. Shepherd
Transferor*

Signed

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

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

James A. Mackay
Solicitor for the Transferee whose signature can not be obtained without difficulty and delay
Transferee(s)

JAMES A. MACKAY

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

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

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

K 1165 5:437-W

PROGRESS RECORD

DOCUMENTS LODGED HERewith

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

MEMORANDUM AS TO NON-REVOCACTION OF POWER OF ATTORNEY

Lodged by _____
 Address: _____
 Phone No.: _____
 (N.B.—Before execution read marginal note)

4

-----ON

by report

Phone No.:

(N.B.—Before execution read marginal note)

Address:

by report

Historical Search

26/03/2021 12:19 PM

Client Reference: DI-ES8191

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

26/3/2021 12:19PM

FOLIO: 1/1053945

First Title(s): VOL 199 FOL 38

Prior Title(s): 92/652222

Recorded	Number	Type of Instrument	C.T. Issue
4/7/2003	DP1053945	DEPOSITED PLAN	FOLIO CREATED
		EDITION 1	
16/7/2003	9794875	DEPARTMENTAL DEALING	
30/9/2003	AA21456	DISCHARGE OF MORTGAGE	
30/9/2003	AA21457	DISCHARGE OF MORTGAGE	EDITION 2
3/6/2004	AA687733	DEPARTMENTAL DEALING	
28/6/2011	AG329583	TRANSMISSION APPLICATION	EDITION 3
19/2/2014	AI389450	TRANSFER	
19/2/2014	AI389451	MORTGAGE	EDITION 4
24/2/2016	AK242581	DISCHARGE OF MORTGAGE	EDITION 5
11/8/2016	AK673496	MORTGAGE	EDITION 6
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 7
		CORD ISSUED	

*** END OF SEARCH ***



DI-ES8191

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Historical Search

29/03/2021 02:24 PM

Client Reference: DI-ES8191

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

29/3/2021 2:24PM

FOLIO: 92/652222

First Title(s): VOL 199 FOL 38

Prior Title(s): VOL 10641 FOL 151

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
20/1/1993		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED
		CT NOT ISSUED	
8/3/1994		AMENDMENT: TITLE DIAGRAM	
21/6/1995	O322549	TRANSFER	EDITION 1
1/3/1996	O953370	CAVEAT	
27/3/1996	2045108	WITHDRAWAL OF CAVEAT	
27/3/1996	2045110	WITHDRAWAL OF CAVEAT	
28/11/1996	2651010	CAVEAT	
4/2/1997	2805431	REQUEST	
22/5/1997	2951644	REQUEST	
22/5/1997	2951645	TRANSFER	EDITION 2
12/9/1997	3373175	CAVEAT	
15/9/1998	2685671	REQUEST	
15/9/1998	5255707	WITHDRAWAL OF CAVEAT	
15/9/1998	5255708	CAVEAT	
17/8/1999	5973583	MORTGAGE	
17/8/1999	5973584	REQUEST	EDITION 3
21/2/2000	6578725	WITHDRAWAL OF CAVEAT	
21/2/2000	6578726	DISCHARGE OF MORTGAGE	EDITION 4
27/3/2000	6671037	DISCHARGE OF MORTGAGE	



27/3/2000	6671038	MORTGAGE	EDITION 5
23/1/2001	7362112	MORTGAGE	EDITION 6
4/7/2003	DP1053945	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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APPENDIX E

CURRENT AND HISTORICAL AERIAL PHOTOGRAPHS


HISTORICAL AERIAL PHOTOGRAPHS - 1967



LEGEND




Site Boundary


PROJECT DETAILS			DRAWING DETAILS			
Project Title	Detailed Site Investigation		Figure No.	1	Rev No.	0
Project No.	ES8191		Scale	NTS	Size	A3
Client	DIB Pty Ltd		Drawn by	SB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021

HISTORICAL AERIAL PHOTOGRAPHS - 1979

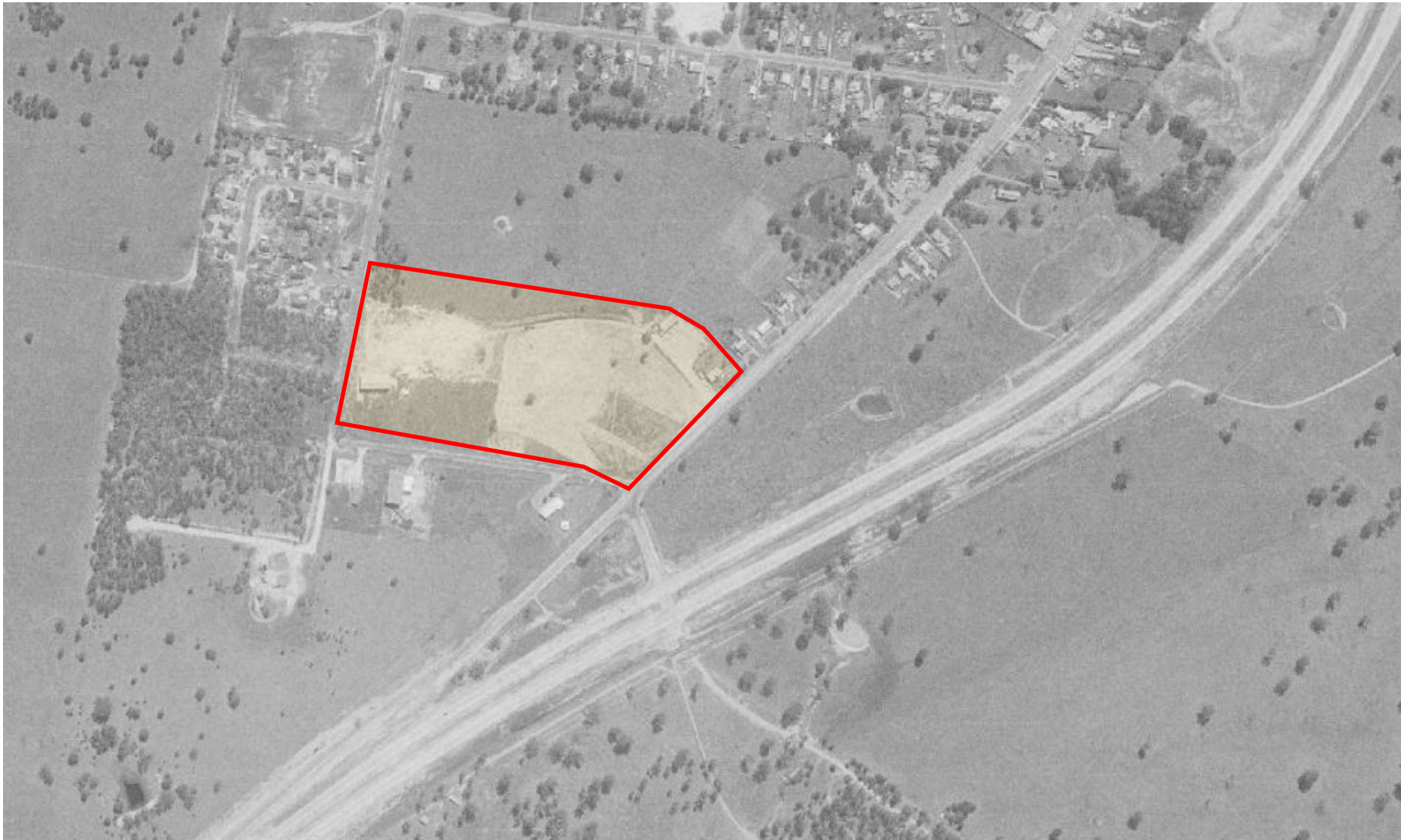


LEGEND

 Site Boundary


PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	2	Rev No.	0
Project No.	ES8191		Scale	NTS	Size	A3
Client	DIB Group Pty Ltd		Drawn by	SB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021

HISTORICAL AERIAL PHOTOGRAPHS - 1987



LEGEND


 Site Boundary

PROJECT DETAILS			DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	3	Rev No.	0
Project No.	ES8191		Scale	NTS	Size	A3
Client	DIB Group Pty Ltd		Drawn by	SB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021

HISTORICAL AERIAL PHOTOGRAPHS - 1991



LEGEND

 Site Boundary

PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW




DRAWING DETAILS


Figure No.	4	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

HISTORICAL AERIAL PHOTOGRAPHS - 1997



LEGEND

 Site Boundary

PROJECT DETAILS		 Aargus	DRAWING DETAILS			
Project Title	Preliminary Site Investigation		Figure No.	5	Rev No.	0
Project No.	ES8191		Scale	NTS	Size	A3
Client	DIB Group Pty Ltd		Drawn by	SB	Date	26.03.2021
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW		Approved by	MK	Date	31.03.2021

HISTORICAL AERIAL PHOTOGRAPHS - 2021



LEGEND

 Site Boundary

PROJECT DETAILS

Project Title	Preliminary Site Investigation
Project No.	ES8191
Client	DIB Group Pty Ltd
Site Address	16-28 Portland Avenue & 14-16 George Street, Marulan NSW



DRAWING DETAILS

Figure No.	6	Rev No.	0
Scale	NTS	Size	A3
Drawn by	SB	Date	26.03.2021
Approved by	MK	Date	31.03.2021

APPENDIX F

NSW EPA RECORDS



[Home](#) [Public registers](#) [Contaminated land record of notices](#)

Search results

Your search for: Suburb: MARULAN

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

[Search Again](#)

[Refine Search](#)

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

For business and industry ^

30 March 2021

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Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

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Search results

Your search for: **General Search** with the following criteria

Suburb - Marulan

returned 37 results

[Export to excel](#)

1 of 2 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1600516		BRAYTON ROAD, MARULAN, NSW 2579	s.80 Surrender of a Licence	Issued	23 Oct 2020
10321	CON FILIPOPPOULOS	LOT 2 WILSON DRIVE, MARULAN, NSW 2579	POEO licence	Surrendered	06 Jan 2000
1038298	CON FILIPOPPOULOS	LOT 2 WILSON DRIVE, MARULAN, NSW 2579	s.58 Licence Variation	Issued	19 Aug 2004
1109395	CON FILIPOPPOULOS	LOT 2 WILSON DRIVE, MARULAN, NSW 2579	s.80 Surrender of a Licence	Issued	27 Nov 2009
1009087	CSR LIMITED	BRAYTON ROAD, MARULAN, NSW 2579	s.58 Licence Variation	Issued	13 Mar 2002
13012	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	POEO licence	Issued	09 Jul 2009
1522524	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	27 Oct 2014
1532111	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	10 Aug 2015
1565848	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	12 Jul 2018
1588001	Gunlake Quarries Pty Limited	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	11 Dec 2019
1371	HOLCIM (AUSTRALIA) PTY LTD	BRAYTON ROAD, MARULAN, NSW 2579	POEO licence	Surrendered	25 May 2000
12939	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	POEO licence	Issued	12 Dec 2008
1126971	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	11 Apr 2011
1516510	HOLCIM (AUSTRALIA) PTY LTD	BRAYTON ROAD, MARULAN, NSW 2579	s.58 Licence Variation	Issued	22 Aug 2013
1514428	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	Compliance Audit	Complete	16 Sep 2013
1516663	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	23 Sep 2013
1513911	HOLCIM (AUSTRALIA) PTY LTD	BRAYTON ROAD, MARULAN, NSW 2579	Compliance Audit	Complete	25 Jul 2014
1546136	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	21 Dec 2016
1582898	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	27 Sep 2019
1587552	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	30 Oct 2019

For business and industry ^

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30 March 2021

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authority-
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Search results

Your search for: **General Search** with the following criteria

Suburb - Marulan

returned 37 results

Export to excel		2 of 2 Pages		Search Again		
Number	Name	Location	Type	Status	Issued date	
1588473	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	20 Nov 2019	
1588899	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	02 Dec 2019	
1589467	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	12 Dec 2019	
1590431	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	09 Jan 2020	
1590941	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	29 Jan 2020	
1591391	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	10 Feb 2020	
1592523	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	05 Mar 2020	
1593427	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	20 Apr 2020	
1595328	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	11 Jun 2020	
1598295	HOLCIM (AUSTRALIA) PTY LTD	278 Stoney Creek Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	28 Aug 2020	
11077	MITTAGONG MUSHROOMS PTY LTD	LOT 100 WINFARTHING ROAD, MARULAN, NSW 2579	POEO licence	Surrendered	21 Sep 2001	
1032698	MITTAGONG MUSHROOMS PTY LTD	LOT 100 WINFARTHING ROAD, MARULAN, NSW 2579	s.80 Surrender of a Licence	Issued	03 Dec 2003	
1514430	ROLLERS AUSTRALIA PTY LIMITED	715 Brayton Road, MARULAN, NSW 2579	Compliance Audit	Complete	16 Sep 2013	
1516660	ROLLERS AUSTRALIA PTY LIMITED	715 Brayton Road, MARULAN, NSW 2579	s.58 Licence Variation	Issued	16 Sep 2013	
3085772571	ROLLERS AUSTRALIA PTY LIMITED	715 Brayton Road, MARULAN, NSW 2579	Penalty Notice	Issued	23 Jan 2014	
20830	STEPHEN LICHTENBERGER	270 Glynmar Road, MARULAN, NSW 2579	POEO licence	Issued	03 Feb 2017	
21312	THE AUSTRAL BRICK CO PTY LTD	16431 HUME HIGHWAY, MARULAN, NSW 2579	POEO licence	Issued	09 Oct 2019	

For business and industry ^

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APPENDIX G

GROUNDWATER BORE SEARCH



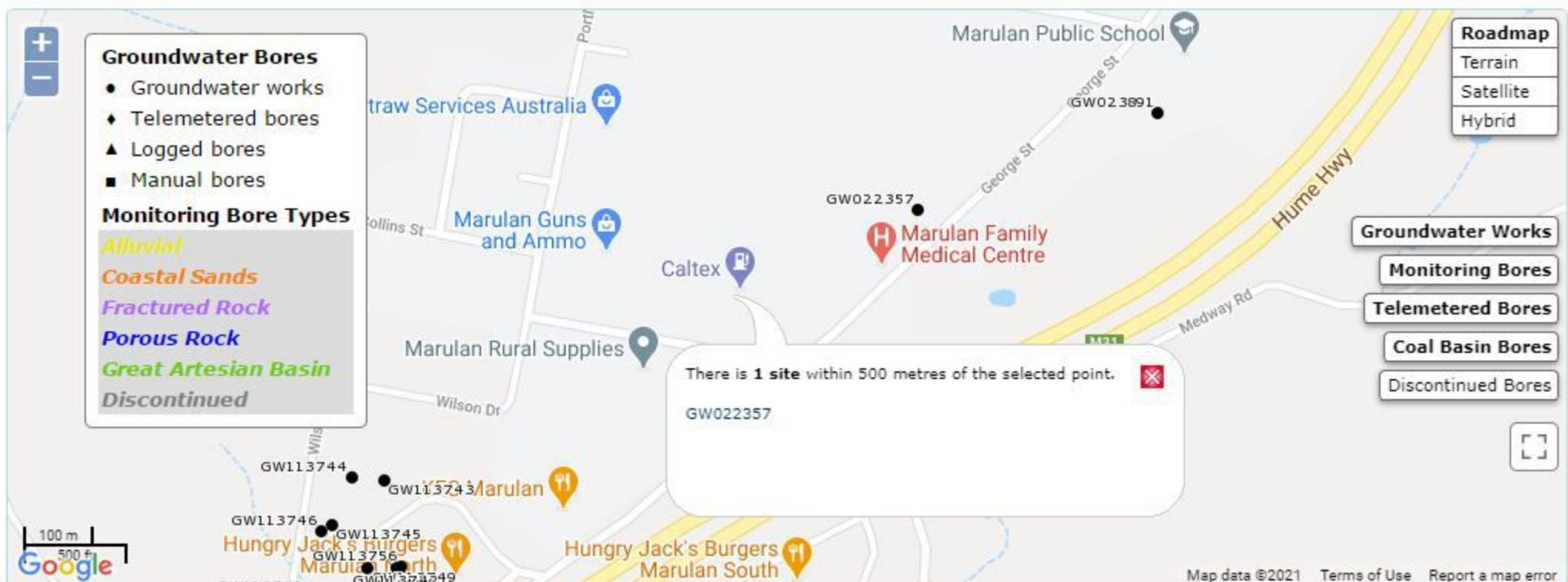
Aargus

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All data times are Eastern Standard Time

Map



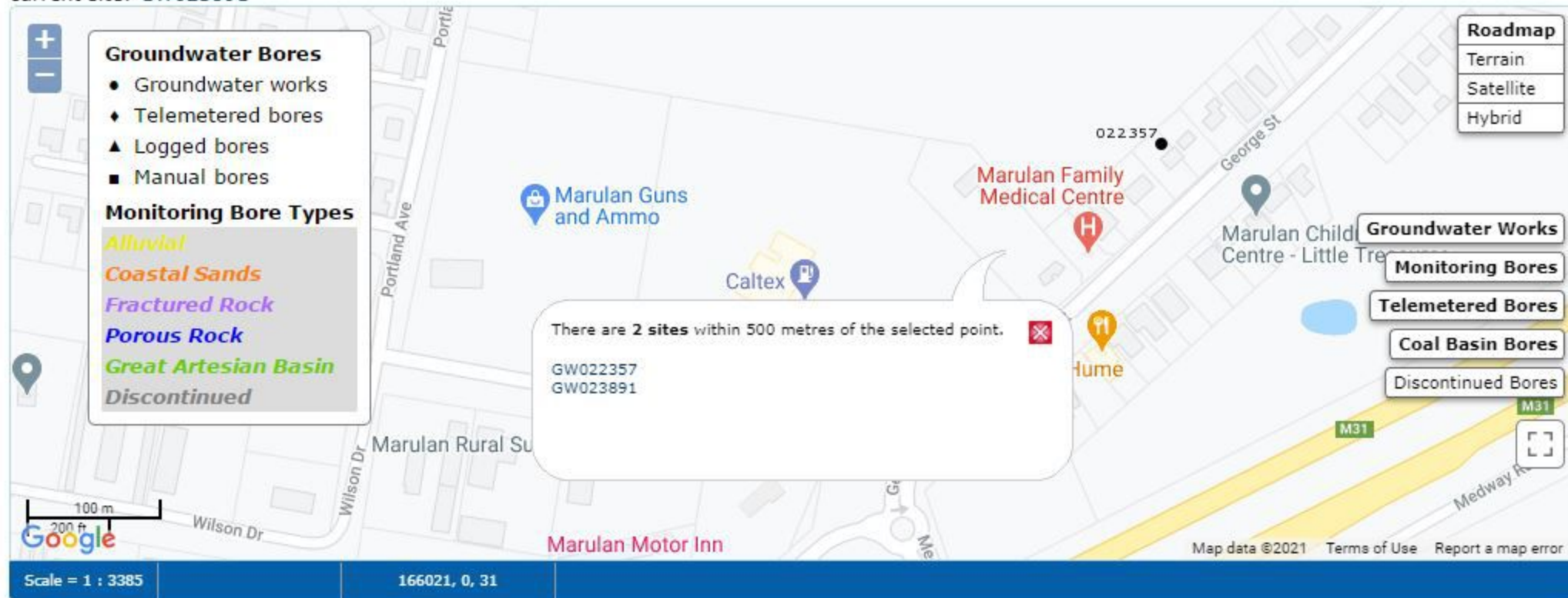
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All data times are Eastern Standard Time

Map

current site: GW023891



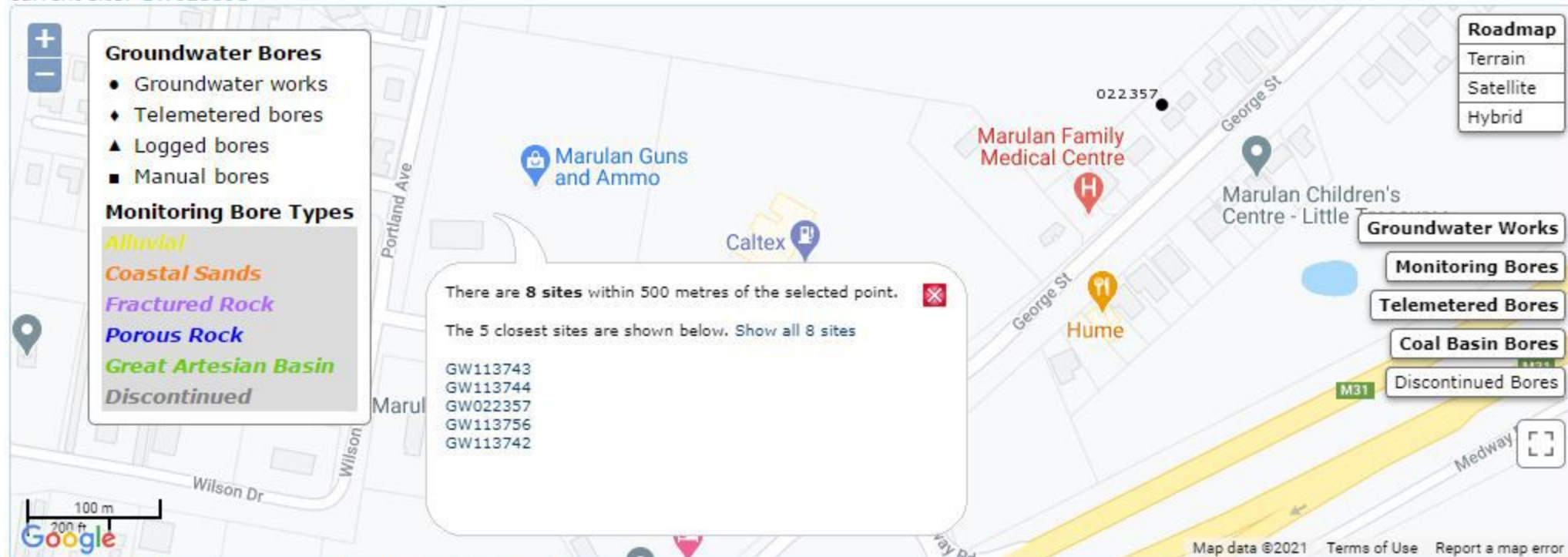
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All data times are Eastern Standard Time

Map

current site: GW023891



Scale = 1 : 3385

774281, 6154255, 55

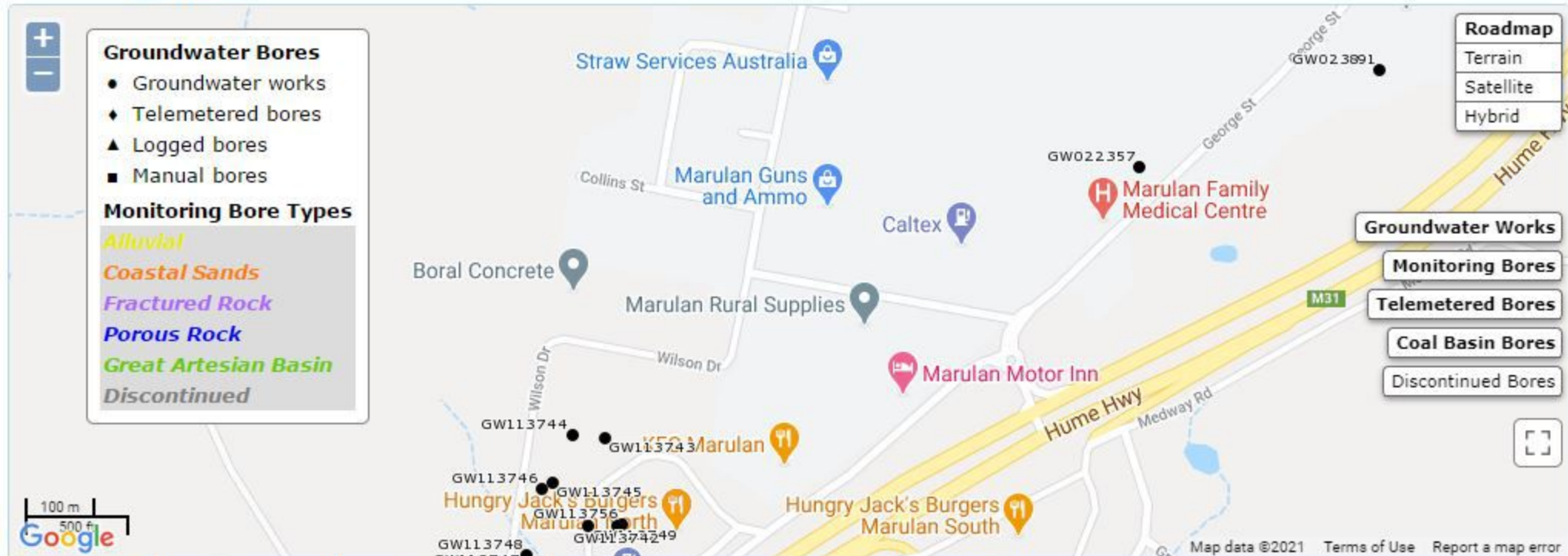
WOLLONGONG BASIN

[bookmark this page](#)

All data times are Eastern Standard Time

Map

current site: GW113742



WaterNSW

Work Summary

GW022357

Licence: 10WA114834	Licence Status: CURRENT
Authorised Purpose(s): WASTE DISPOSAL Intended Purpose(s): DOMESTIC	
Work Type: Bore open thru rock	
Work Status:	
Construct.Method: Cable Tool	
Owner Type: Private	
Commenced Date:	Final Depth: 26.50 m
Completion Date: 01/12/1964	Drilled Depth: 26.50 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property: N/A NSW	Standing Water Level (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s):

Site Details

Site Chosen By:			
County		Parish	Cadastre
Form A: ARGYLE	MARULAN	MARULAN	92
Licensed: ARGYLE			Whole Lot //
Region: 10 - Sydney South Coast	CMA Map: 8928-4S		
River Basin: 215 - SHOALHAVEN RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154520.000	Latitude: 34°42'52.4"S	
Elevation Source: (Unknown)	Easting: 225464.000	Longitude: 150°00'08.3"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	-0.30	25.30	127			

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)
22.80	22.80	0.00	Fractured	18.80		0.15			
25.90	25.90	0.00	Fractured	13.70		0.28			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.05	3.05	Clay	Clay	
3.05	6.10	3.05	Clay Sandy	Clay	
6.10	15.24	9.14	Granite Decomposed	Granite	
15.24	26.52	11.28	Granite Water Supply	Granite	

Remarks

28/02/1983: SHELL SERVICE STATION HUME HWY M00ARULAN

*** End of GW022357 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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

GW023891

Licence: 10WA114840	Licence Status: SURRENDERED
Authorised Purpose(s): WASTE DISPOSAL Intended Purpose(s): DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: P.W.D.	
Commenced Date:	Final Depth: 60.90 m
Completion Date: 01/11/1965	Drilled Depth: 61.00 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property: N/A NSW	Standing Water Level (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed: ARGYLE	Parish MARULAN MARULAN	Cadastre 211 Whole Lot //
Region: 10 - Sydney South Coast	CMA Map: 8928-4S		
River Basin: 215 - SHOALHAVEN RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154652.000	Latitude: 34°42'48.4"S	
Elevation Source: (Unknown)	Easting: 225765.000	Longitude: 150°00'20.3"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GD.,ACC.MAP	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Soil	Soil	
0.30	14.93	14.63	Clay Boulders Large Solid Hard	Clay	
14.93	16.76	1.83	Rock Broken Hard	Rock	
16.76	18.28	1.52	Boulders Hard Granite	Granite	
18.28	60.96	42.68	Granite Very Hard	Granite	

*** End of GW023891 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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

GW113742

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 9.00 m
Completion Date: 08/10/2009	Drilled Depth: 9.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 19//791620
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154070.000		Latitude: 34°43'07.2"S
Elevation Source: Unknown	Easting: 774277.000		Longitude: 149°59'42.1"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.

*** End of GW113742 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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.

GW113743

GWMA:
GW Zone:

Site Details

Coordinate Source: Unknown

Remarks

31/07/2014: Nat Carling, 31-July-2014: Added status, drill method & depth.

*** End of GW113743 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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

GW113744

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 11.00 m
Completion Date: 14/10/2009	Drilled Depth: 11.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 15//715105
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154188.000		Latitude: 34°43'03.4"S
Elevation Source: Unknown	Easting: 774223.000		Longitude: 149°59'39.8"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.

*** End of GW113744 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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

GW113745

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 11.00 m
Completion Date: 15/10/2009	Drilled Depth: 11.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 19//791620
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154128.000		Latitude: 34°43'05.4"S
Elevation Source: Unknown	Easting: 774195.000		Longitude: 149°59'38.8"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.
*** End of GW113745 ***
Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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

GW113756

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 11.00 m
Completion Date: 14/10/2009	Drilled Depth: 11.00 m
Contractor Name: (None)	
Driller: Unkown Unknown	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish MARULAN	Cadastre 19//791620
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154072.000		Latitude: 34°43'07.1"S
Elevation Source: Unknown	Easting: 774283.000		Longitude: 149°59'42.3"E
GS Map: -	MGA Zone: 55		Coordinate Source: Unknown

Remarks

31/07/2014: Nat Carling, 31-July-2014; Added status, drill method & depth.

*** End of GW113756 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW 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.

APPENDIX H

LOCAL METEOROLOGY



Aargus

Monthly rainfall

The Monthly rainfall is the total of all available Daily rainfall for the month. Observations of Daily rainfall are nominally made at 9 am local clock time and record the total for the previous 24 hours. Rainfall includes all forms of precipitation that reach the ground, such as rain, drizzle, hail and snow.

[About monthly rainfall](#)

Station: Marulan (George St)

Number: 70063

Opened: 1894

Now: Open

Lat: 34.71°S

Lon: 150.00°E

Elevation: 645.m

Key: Units are millimetres. 12.3 = Not quality controlled.

Period for calculating statistics: ☒ All years ☐ 1961-1990

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1894						56.4	3.8	20.1	71.2	70.6	35.3	58.0	
1895	197.5	46.2	6.4	14.0	20.5	11.7	15.3	41.4	58.8	10.9	15.0	71.4	509.1
1896	38.8	78.0	89.2	9.7	62.2	124.2	7.2	52.3	7.9	52.4	123.2	20.3	665.4
1897	41.6	3.1	14.4	93.8	40.9	106.5	46.9	53.3	68.1	30.0	12.6	80.1	591.3
1898	83.4	272.9	2.8	2.3	31.4	62.3	22.4	103.3	30.0	73.3	2.5	44.1	730.7
1899	17.1	2.1	22.4	43.3	27.1	99.0	137.7	224.0	32.5	33.0	74.0	25.6	737.8
1900	51.0	38.2	129.3	71.1	185.2	67.1	249.4	7.6	57.2	8.4	109.0	15.4	988.9
1901	102.6	9.7	81.3	43.6	6.8	40.4	28.9	113.6	42.0	67.1	45.4	8.7	590.1
1902	28.0	0.0	39.5	6.3	8.6	8.7	31.4	16.7	23.1	146.3	46.1	144.7	499.4
1903	18.8	44.6	45.1	75.1	27.6	46.2	56.6	51.0	96.2	143.6	28.2	90.4	723.4
1904	51.0	65.6	28.1	96.5	31.7	6.6	155.7	0.0	34.5	57.4	23.6	20.5	571.2
1905	34.6	35.4	29.5	72.3	91.5	75.0	11.4	5.3	18.0	51.9	6.4	77.6	508.9
1906	13.2	7.9	117.1	12.0	28.7	14.2	8.3	94.8	30.7	42.2	49.8	21.3	440.2
1907	55.6	23.3	49.0	21.8	21.9	98.4	7.9	13.9	22.8	0.8	49.5	33.9	398.8
1908	65.6	102.9	4.8	22.1	19.8	8.6	11.2	102.1	36.9	7.1			
1909	115.6	82.8	0.0	0.0	9.4	69.1	53.6	20.8	14.7	43.5	0.0	81.6	491.1
1910	110.3	0.5	100.5	0.5	5.1	34.6	153.4	0.0	49.1	28.4	13.5	134.4	630.3
1911	221.9	39.9	138.2	9.7	59.7	29.3	60.6	75.5	44.3	16.5	61.4	76.7	833.7
1912	4.8	78.1	70.6	28.4	24.0	80.3	157.0	43.5	39.0	28.5	17.1	39.0	610.3
1913	22.2	12.6	155.7	63.1	259.0	113.0	21.6	22.5	35.9	82.7	30.0	26.0	844.3
1914	16.1	23.6	245.1	10.4	1.8	17.2	72.7	3.6	73.4	51.9	74.0	199.7	789.5
1915	53.8	22.3	86.6	21.3	18.1	156.7	44.2	30.6	73.7	30.5	0.0	62.0	599.8
1916	23.8	44.7	34.6	139.5	0.0	59.5	66.6	26.4	89.4	207.5	86.6	78.8	857.4
1917	44.9	108.2	34.3	41.9	12.7	17.8	11.4	42.4	63.2	43.4	123.1	84.4	627.7
1918	145.3	59.7	12.7	41.4	7.6	0.0	55.4	37.3	19.8	5.8	5.8	0.0	390.8
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1919	11.5	42.1	10.7	22.8	101.6	5.8	16.5	31.2	19.1			135.4	
1920	98.7	32.7	68.9	20.3	1.3	28.7	53.1	41.3			97.3	161.3	
1921	66.5	23.6	92.4	143.5	178.8	33.0					24.6		
1922						27.9	318.7	5.1			38.6	85.9	
1923	39.9		17.0	27.4	27.4	98.4	78.2	31.8	80.3	35.2	33.1	52.6	
1924	31.5	50.0	29.7	66.0									
1926	21.3	8.7	152.6	69.1	70.9	56.5	49.5						
1941			13.2	14.9	23.6	32.4	5.9	22.7	47.6	29.6	36.1	11.2	
1942	6.6	28.7	98.3	21.8	30.9	64.0	32.2	22.0	14.2	114.4	127.6	45.1	605.8
1943	33.2	7.9	6.1	40.1	405.9	17.0	6.9	72.1	80.2	66.4	59.0	83.2	878.0
1944	10.2	3.5	25.9	41.2	90.1	1.5	31.0	21.5	10.5	27.8	8.8	15.7	287.7
1945	77.5	82.5	28.2	126.9	35.1	110.6	26.9	33.3	20.1	24.1	43.5	50.2	658.9
1946	47.7	91.8	16.3	91.0	17.0	88.9	18.5	0.0	23.7	16.0	82.6	18.3	511.8
1947	8.1	205.2	39.7	60.1	15.3	27.8	27.8	49.5	15.3	48.4	82.5	144.8	724.5
1948	113.4	120.5	17.0	27.7	101.5	121.1	6.8	15.8	20.3	23.6	7.6	95.3	670.6
1949	63.0	96.0	124.1	25.5	117.4	184.3	15.3	10.9	107.4	77.1	132.0	61.4	1014.4
1950	127.3	196.2	236.9	120.5	156.5	192.9	121.9	31.7	30.2	184.1	44.2	26.7	1469.1
1951	166.1	104.7	39.6	7.6	29.5	273.5	28.9	62.2	165.7	39.9	12.7	0.0	930.4
1952	90.9	19.6	127.8	147.4	52.0	120.3	92.5	154.0	14.2	118.2	52.6	97.1	1086.6
1953	63.5	56.7	16.0	30.7	82.1	5.8	10.2	23.9	41.6	35.1	21.1	23.7	410.4
1954	37.3	170.4	0.0	7.6	4.8	16.6	34.2	23.4	32.1	64.0	111.0	13.2	514.6
1955	63.7	104.9	62.7	33.8	193.5	53.0	16.0	34.0	19.3	51.6	79.6	76.2	788.3

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1956	97.5	181.8	309.0	113.3	82.4	126.2	27.8	58.5	25.4	111.3			
1957	22.9	52.4	32.3	1.8	7.6	41.2	109.1	74.0	0.0	21.3	41.9	95.7	500.2
1958	127.7	109.1	67.9	67.9	32.4	92.0	72.7	45.0	35.0	33.9	8.2	88.9	780.7
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1959	83.7	67.1	123.9	75.7	6.9	103.6	157.5	20.8	25.7	263.1	96.1	16.2	1040.3
1960	89.4	50.0	46.7	42.3	58.4	18.8	111.2	47.7	84.6	68.6	45.7	158.1	821.5
1961	40.7	65.6	163.3	33.1	7.9	45.6	76.2	101.8	44.2	82.5	247.5	122.8	1031.2
1962	177.8	96.6	30.3	33.2	77.0	5.6	28.6	69.9	95.7	39.2	8.2	161.7	823.8
1963	62.8	67.8	100.9	99.0	84.1	97.5	53.6	108.6	91.7	53.7	55.4	105.2	980.3
1964	30.9	3.8	92.9	155.0	32.4	116.3	33.9	48.5	33.8	80.3	28.4	46.5	702.7
1965	10.7	4.8	3.3	99.4	8.9	23.5	25.0	14.6	31.4	139.7	16.5	45.3	423.1
1966	28.8	53.5	67.7	15.5	25.6	60.7	20.8	33.8	48.8	110.7	120.0	77.5	663.4
1967	64.8	18.6	17.0	20.1	19.7	72.6	16.8	100.4	103.4	59.2	15.6	0.3	508.5
1968	110.0	1.5	31.0	24.9	117.7	9.2	28.5	31.6	2.3	29.9	31.5	130.7	548.8
1969	40.4	172.7	119.8	118.9	66.4	109.8	27.8	71.2	38.1	127.9	165.4	26.1	1084.5
1970	89.5	84.3	71.9	47.1	48.6	36.3	0.0	38.7	101.5	50.0	87.8	144.4	800.1
1971	155.8	208.4	30.9	16.6	15.8	1.3	10.4	60.0	38.5	11.4	84.7	127.9	761.7
1972	166.1	36.0	33.9	57.6	9.6	23.6	2.8	56.0	11.0	89.7	50.0	16.5	552.8
1973	61.7	169.8	31.0	18.2	44.7	46.7	38.0	62.5	16.7	75.9	143.1	53.0	761.3
1974	108.4	82.6	83.4	217.4	115.2	86.2	37.1	189.2	36.2	128.8	109.4	0.8	1194.7
1975	21.8	88.6	55.6	107.5	4.8	250.6	58.6	24.0	62.2	104.2	29.2	15.6	822.7
1976	188.2	94.0	143.2	31.4	2.2	68.0	85.6	19.2	56.2	169.8	81.2	16.6	955.6
1977	17.4	160.8	78.6	23.8	121.8	29.0	1.2	16.0	110.4	6.9	1.0	26.5	593.4
1978	194.1	10.6	329.8	47.3	115.6	157.6	41.1	17.7	90.8	45.8	90.3	44.4	1185.1
1979	6.3	7.4	123.0	35.5	37.6	24.9	48.3	26.2	27.9	33.6	42.6	1.0	414.3
1980	73.0	54.7	45.3	8.0	100.2	17.2	24.4	10.0	23.8	47.1	46.0	21.6	471.3
1981	14.4	107.0	6.8	38.5	72.0	31.0	25.2	30.5	17.2	44.3	99.8	82.0	568.7
1982	72.9	14.6	93.8	13.0	3.4	15.0	9.8	12.4	70.2	9.7	4.2	22.3	341.3
1983	27.2	38.5	109.0	24.8	136.2	25.9	23.0	21.7	39.1	117.9	56.6	95.5	715.4
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
1984	150.6	90.5	49.1	101.6	36.9	71.9	105.7	37.7	53.1	24.9	110.9	78.0	910.9
1985	41.5	39.2	100.6	50.8	82.8	36.0	21.8	41.0	107.3	115.1	80.0	32.6	748.7
1986	76.3	2.6	1.6	54.6	31.2	6.5	57.4	156.8	40.1	48.2	112.9	61.8	650.0
1987	39.6	54.8	81.0	33.8	52.2	19.2	74.6	97.2	15.2	102.2	71.5	84.0	725.3
1988	41.2	65.6	26.2	232.6	79.0	26.9	68.6	44.6	72.5	10.2	124.6	76.0	868.0
1989	137.6	44.9	175.4	181.5	42.2	88.5	54.8	24.6	14.0	18.4	73.0	46.0	900.9
1990	50.6	147.7	58.0	148.4	140.1	16.0	226.4	36.1	95.0	33.2	16.7	10.0	978.2
1991	57.6	37.1	8.6	34.1	31.0	166.0	97.5	28.6	37.6	34.2	38.9	74.3	645.5
1992	102.1	149.7	64.2	42.6	44.6	63.6	10.0	32.5	34.5	63.0	73.4	103.2	783.4
1993	89.0	92.0	83.7	3.0	15.5	40.5	72.1	10.0	63.9	47.0	61.3	41.2	619.2
1994	8.6	105.8	60.7	91.0	12.5	51.7	19.0	5.5	4.5	23.7	54.3	35.6	472.9
1995	100.4	18.4	68.7	1.8	117.4	18.3	27.3	1.4	107.0	72.5	87.6	75.1	695.9
1996	105.8	35.7	31.9	53.1	104.5	20.8	48.8	34.5	49.0	80.1	72.8	64.4	701.4
1997	61.5	42.4	47.6	0.4	40.5	204.1	18.5	11.0	111.8	15.7	8.2	21.2	582.9
1998	84.3	17.0	0.0	62.6	84.3	74.3	48.2	149.5	49.1	42.1	134.3	29.4	775.1
1999	51.1	51.6	33.1	40.9	16.5	30.2	79.4	41.9		187.8	26.3		
2000	26.2	10.9	138.9	28.4	36.3	42.2	20.7	30.8	46.8	39.4	147.9	32.7	601.2
2001	73.3	152.6	43.1		10.1	11.1	73.7	60.3	25.8	49.4	58.3	15.9	
2002	29.4	153.6	35.7	24.8	15.9	14.6	11.8	27.6	27.2		3.2	7.5	404.3
2003	25.1		86.9	34.1	67.7	35.4	19.9	29.1		77.1	87.0	50.2	
2004	34.1		54.3	13.5	2.0	4.7	24.2	20.2	59.4	109.8	74.5	72.4	
2005	77.9	129.3	54.4	12.3	13.1	53.0	83.5	12.7	78.9	59.2	115.6	37.8	727.7
2006	143.8	19.7	28.9	3.2	22.2	81.8	56.0	21.7	21.6	1.0	27.7	71.2	498.8
2007	21.9	185.0	63.8	28.2	21.6	259.4	15.2	26.0	14.5	23.0	136.9	117.6	913.1
2008	75.4	125.3	47.3	35.7	9.9	36.2	21.3	37.4	42.6	89.4	39.4	87.9	647.8
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2009	29.9	59.6	18.8	84.3	39.5	35.4							
2011	21.6	81.6	79.0	26.2	26.8	58.2	23.4	65.2	49.6			49.2	
2012	54.2	188.6	252.4	52.8	12.6	72.0	36.6	13.0	30.6	42.2	40.8	66.6	862.4
2013	107.8	149.0	45.0	30.6	27.8	234.2	39.6	6.8	50.8	23.6	55.8	28.8	799.8
2014	4.6	92.9		37.2	26.8	33.8	8.0	167.4	26.0	36.6	13.6	204.2	
2015		55.6	26.0	101.0	25.8	48.4	47.4	117.4	22.6	36.0	56.2	14.8	
2016	152.9	17.8	49.6	17.0	29.2	209.4	47.0	60.4	65.8	21.6	33.8	64.2	768.7
2017	26.4		111.3	36.4			10.8	37.0		64.0	104.1	40.5	
2018	59.2	157.0	15.0	12.0	14.0	41.3	7.0	18.2	20.0	46.5	76.0	106.0	572.2

3/31/2021Monthly Rainfall - 070063 - Bureau of Meteorology

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2019	34.2	19.5	94.0	7.0	17.0	77.0	8.9	15.5	53.3	20.3	5.0	0.0	351.7
2020	33.0	232.0	67.5	53.0	43.0	20.0	69.0	174.5	43.5	142.5	69.5	115.5	1063.0
2021	58.5	94.5											

1894GoView a year of daily data

Summary statistics for all years

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	66.7	73.0	68.6	50.4	52.2	64.2	49.4	46.7	46.8	60.7	59.9	62.5	708.8
Lowest	4.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	287.7
5th %ile	9.2	3.2	3.8	2.5	3.8	5.8	6.8	5.2	11.1	7.2	5.1	2.2	401.5
10th %ile	15.6	7.9	10.1	7.6	7.3	9.1	8.2	10.0	14.8	12.3	8.2	15.0	440.2
Median	54.9	55.6	49.3	34.8	31.0	45.6	31.2	32.5	38.8	47.0	51.3	53.0	701.4
90th %ile	144.2	166.2	138.4	115.0	117.4	132.3	106.7	102.6	94.7	126.0	122.2	129.9	988.9
95th %ile	166.1	187.9	171.2	146.0	151.6	199.6	154.9	152.6	106.8	146.0	134.0	144.8	1073.8
Highest	221.9	272.9	329.8	232.6	405.9	273.5	318.7	224.0	165.7	263.1	247.5	204.2	1469.1

Data within the table which are in italics represent observations which have not been fully quality controlled, a process which may take a number of months to complete. While these data may be correct, you should exercise caution in their use.

Gaps occur in the table where there are missing valid daily observations within the month. This is frequently associated with the observer being unavailable (where observations are undertaken manually), a failure in the observing equipment, or when an event has produced suspect data.

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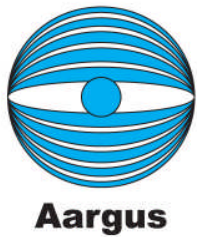
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APPENDIX I

IMPORTANT INFORMATION ABOUT YOUR REPORT





IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT

These notes have been prepared by Aargus (Australia) Pty Ltd and its associated companies using guidelines prepared by ASFE (The Association) of Engineering Firms Practising in the Geo-sciences. They are offered to help you in the interpretation of your Environmental Site Assessment (ESA) reports.

REASONS FOR CONDUCTING AN ESA

ESA's are typically, though not exclusively, carried out in the following circumstances:

- as pre-acquisition assessments, on behalf of either purchaser or vender, when a property is to be sold;
- as pre-development assessments, when a property or area of land is to be redeveloped or have its use changed for example, from a factory to a residential subdivision;
- as pre-development assessments of greenfield sites, to establish "baseline" conditions and assess environmental, geological and hydrological constraints to the development of, for example, a landfill; and
- as audits of the environmental effects of an ongoing operation.

Each of these circumstances requires a specific approach to the assessment of soil and groundwater contamination. In all cases however, the objective is to identify and if possible quantify the risks that unrecognised contamination poses to the proposed activity. Such risks may be both financial, for example, cleanup costs or limitations on site use, and physical, for example, health risks to site users or the public.

THE LIMITATIONS OF AN ESA

Although the information provided by an ESA could reduce exposure to such risks, no ESA, however, diligently carried out can eliminate them. Even a rigorous professional assessment may fail to detect all contamination on a site. Contaminants may be present in areas that were not surveyed or sampled,

or may migrate to areas which showed no signs of contamination when sampled.

AN ESA REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

Your environmental report should not be used:

- when the nature of the proposed development is changed, for example, if a residential development is proposed instead of a commercial one;
- when the size or configuration of the proposed development is altered;
- when the location or orientation of the proposed structure is modified;
- when there is a change of ownership
- or for application to an adjacent site.

To help avoid costly problems, refer to your consultant to determine how any factors, which have changed subsequent to the date of the report, may affect its recommendations.

ESA "FINDINGS" ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual subsurface conditions only at those points where samples are taken, when they are taken. Data derived through sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists who then render an opinion about overall subsurface conditions, the nature and extent of contamination, its likely impact on the proposed development and appropriate remediation measures. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than a report indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to help minimise its impact. For this reason owners should retain the services of their consultants

through the development stage, to identify variances, conduct additional tests which may be needed, and to recommend solutions to problems encountered on site.

SUBSURFACE CONDITIONS CAN CHANGE

Natural processes and the activity of man change subsurface conditions. As an ESA report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on an ESA report whose adequacy may have been affected by time. Speak with the consultant to learn if additional tests are advisable.

ESA SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND PERSONS

Every study and ESA report is prepared in response to a specific brief to meet the specific needs of specific individuals. A report prepared for a consulting civil engineer may not be adequate for a construction contractor, or even some other consulting civil engineer. Other persons should not use a report for any purpose, or by the client for a different purpose. No individual other than the client should apply a report even apparently for its intended purpose without first conferring with the consultant. No person should apply a report for any purpose other than that originally contemplated without first conferring with the consultant.

AN ESA REPORT IS SUBJECT TO MISINTERPRETATION

Costly problems can occur when design professionals develop their plans based on misinterpretations of an ESA. To help avoid these problems, the environmental consultant should be retained to work with appropriate design professionals to explain relevant findings and to review the adequacy of their plans and specifications relative to contamination issues.

LOGS SHOULD NOT BE SEPARATED FROM THE ENGINEERING REPORT

Final borehole or test pit logs are developed by environmental scientists, engineers or geologists based upon their interpretation of field logs (assembled by site personnel) and laboratory evaluation of field samples. Only final logs customarily included in our reports. These logs should not under any circumstances be redrawn for inclusion in site remediation or other design drawings, because drafters may commit errors or omissions in the transfer process. Although photographic reproduction eliminates this problem, it does nothing to minimise the possibility of contractors misinterpreting the logs during bid preparation. When this occurs, delays, disputes and unanticipated costs are the all-too-frequent result.

To reduce the likelihood of boring log misinterpretation, the complete report must be available to persons or organisations involved in the project, such as contractors, for their use. Those who do not provide such access may proceed under the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing all the available information to persons and organisations such as contractors helps prevent costly construction problems and the adversarial attitudes that may aggravate them to disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY

Because an ESA is based extensively on judgement and opinion, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, model clauses have been developed for use in transmittals. These are not exculpatory clauses designed to foist liabilities onto some other party. Rather, they are definitive clauses that identify where your consultant's responsibilities begin and end. Their use helps all parties involved recognise their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your ESA report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

APPENDIX J

SECTION 10.7 CERTIFICATES





Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

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

Contact: Planning & Environment

Dib Group Pty Ltd
PO Box 388
LIDCOMBE NSW 1825

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

Receipt No.: 333376
Applicant's Reference: 20236
Certificate No: PLAN/1171/2021

DESCRIPTION OF PROPERTY

Address: 14 George Street MARULAN NSW 2579
Legal Description: Lot 2 DP 1053945

1 Names of relevant planning instruments and DCP's

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

State Environmental Planning Policies (SEPP)

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

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

Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <i>This amendment only affects Lots 100 and 101 DP 1214244</i> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i> <p>Proposed Natural Disasters Clause</p>
Draft State Environmental Planning Policies (SEPP's)
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <i>SEPP (Affordable Rental Housing) 2009,</i> <i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i> <i>SEPP No 70 – Affordable Housing (Revised Schemes).</i> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i> <i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i> <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i> <i>Consolidate design and place requirements in other SEPPs in the future.</i>

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

Goulburn Mulwaree Development Control Plan 2009

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

2 Zoning and land use under relevant LEP's

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

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

Zone IN1 General Industrial

1 Objectives of zone

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

2 Permitted without consent

Roads.

3 Permitted with consent

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

4 Prohibited

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

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.
No
- (f) Whether the land includes or comprises critical habitat.
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.
An item of environmental heritage is not situated on the land.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

3 Complying development

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

Housing Code

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

Low Rise Housing Diversity Code

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

Greenfield Housing Code

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

Inland Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Container Recycling Facilities Code

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

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

Note. If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*

SECTION 10.7 (2) PLANNING CERTIFICATE

Development Codes) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

5 Mine subsidence

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

No.

6 Road widening and road realignment

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

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

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by Policy:

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

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

No.

7A Flood related development controls information

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

No.

Note: This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

Note: This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.

SECTION 10.7 (2) PLANNING CERTIFICATE

Note: This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

Note: This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

8 Land reserved for acquisition

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

No.

9 Contribution plans

The name of each contributions plan applying to the land.

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

* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

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

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

9A Biodiversity certified land

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

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

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

10 Biodiversity stewardship sites

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

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

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

10A Native vegetation clearing set asides

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

SECTION 10.7 (2) PLANNING CERTIFICATE

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

11 Bush fire prone land

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

The land or part of the land is not bush fire prone land.

12 Property vegetation plans

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

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

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

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

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

14 Directions under Part 3A

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

No direction is in force.

15 Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

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

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

17 Site compatibility certificates and conditions for affordable rental housing

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

SECTION 10.7 (2) PLANNING CERTIFICATE

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

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

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

18 Paper subdivision information

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

Not applicable.

19 Site verification certificates

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

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

20 Loose-fill asbestos insulation

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

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

21 Affected Building Notices and Building Product Orders

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

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

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

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

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

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

Additional Matters

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No.

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

No.

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

No.

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

Yes.

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

Yes.

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

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

No.

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

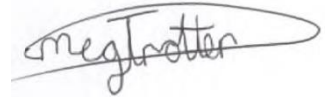
No.

Information regarding loose-fill asbestos insulation

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

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

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a thin, hand-drawn oval border.

Date of Certificate
31 March 2021

for **Warwick Bennett**
General Manager
Goulburn Mulwaree Council

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

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

Contact: Planning & Environment

Dib Group Pty Ltd
PO Box 388
LIDCOMBE NSW 1825

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

Receipt No.: 333376
Applicant's Reference: 20236
Certificate No: PLAN/1170/2021

DESCRIPTION OF PROPERTY

Address: 16 George Street MARULAN NSW 2579
Legal Description: Lot 3 DP 1053945 Parish Marulan

1 Names of relevant planning instruments and DCP's

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

State Environmental Planning Policies (SEPP)

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

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

Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <i>This amendment only affects Lots 100 and 101 DP 1214244</i> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i> <p>Proposed Natural Disasters Clause</p>
Draft State Environmental Planning Policies (SEPP's)
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <i>SEPP (Affordable Rental Housing) 2009,</i> <i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i> <i>SEPP No 70 – Affordable Housing (Revised Schemes).</i> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i> <i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i> <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i> <i>Consolidate design and place requirements in other SEPPs in the future.</i>

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

Goulburn Mulwaree Development Control Plan 2009

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

2 Zoning and land use under relevant LEP's

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

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

Zone IN1 General Industrial

1 Objectives of zone

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

2 Permitted without consent

Roads.

3 Permitted with consent

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

4 Prohibited

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

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.
No
- (f) Whether the land includes or comprises critical habitat.
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.
An item of environmental heritage is not situated on the land.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

3 Complying development

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

Housing Code

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

Low Rise Housing Diversity Code

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

Greenfield Housing Code

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

Inland Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Container Recycling Facilities Code

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

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

Note. If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*

SECTION 10.7 (2) PLANNING CERTIFICATE

Development Codes) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

5 Mine subsidence

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

No.

6 Road widening and road realignment

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

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

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by Policy:

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

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

No.

7A Flood related development controls information

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

No.

Note: This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

Note: This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.

SECTION 10.7 (2) PLANNING CERTIFICATE

Note: This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

Note: This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

8 Land reserved for acquisition

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

No.

9 Contribution plans

The name of each contributions plan applying to the land.

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

* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

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

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

9A Biodiversity certified land

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

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

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

10 Biodiversity stewardship sites

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

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

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

10A Native vegetation clearing set asides

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

SECTION 10.7 (2) PLANNING CERTIFICATE

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

11 Bush fire prone land

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

The land or part of the land is not bush fire prone land.

12 Property vegetation plans

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

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

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

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

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

14 Directions under Part 3A

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

No direction is in force.

15 Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

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

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

17 Site compatibility certificates and conditions for affordable rental housing

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

SECTION 10.7 (2) PLANNING CERTIFICATE

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

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

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

18 Paper subdivision information

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

Not applicable.

19 Site verification certificates

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

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

20 Loose-fill asbestos insulation

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

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

21 Affected Building Notices and Building Product Orders

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

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

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

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

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

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

Additional Matters

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No.

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

No.

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

No.

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

Yes.

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

Yes.

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

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

No.

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

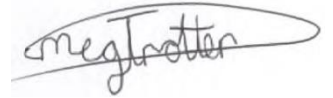
No.

Information regarding loose-fill asbestos insulation

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

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

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Meg Trotter', enclosed within a thin, hand-drawn oval border.

Date of Certificate
31 March 2021

for **Warwick Bennett**
General Manager
Goulburn Mulwaree Council

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

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

Contact: Planning & Environment

Dib Group Pty Ltd
PO Box 388
LIDCOMBE NSW 1825

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

Receipt No.: 333376
Applicant's Reference: 20236
Certificate No: PLAN/1169/2021

DESCRIPTION OF PROPERTY

Address: 16-28 Portland Avenue MARULAN NSW 2579
Legal Description: Lot 1 DP 1053945

1 Names of relevant planning instruments and DCP's

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

State Environmental Planning Policies (SEPP)

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Koala Habitat Protection) 2020
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences and Consents) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Koala Habitat Protection) 2021	SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Vegetation in Non-Rural Areas) 2017	

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

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

Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131, 141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <i>This amendment only affects Lots 100 and 101 DP 1214244</i> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i> <p>Proposed Natural Disasters Clause</p>
Draft State Environmental Planning Policies (SEPP's)
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <i>SEPP (Affordable Rental Housing) 2009,</i> <i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i> <i>SEPP No 70 – Affordable Housing (Revised Schemes).</i> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i> <i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i> <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i> <i>Consolidate design and place requirements in other SEPPs in the future.</i>

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

Goulburn Mulwaree Development Control Plan 2009

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

2 Zoning and land use under relevant LEP's

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

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

Zone IN1 General Industrial

1 Objectives of zone

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

2 Permitted without consent

Roads.

3 Permitted with consent

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

4 Prohibited

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

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.
No
- (f) Whether the land includes or comprises critical habitat.
No the land does not include or comprise critical habitat.
- (g) Whether the land is located in a heritage conservation area.
The land is not within a heritage conservation area.
- (h) Whether an item of environmental heritage is situated on the land.
An item of environmental heritage is not situated on the land.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

3 Complying development

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

Housing Code

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

Low Rise Housing Diversity Code

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

Greenfield Housing Code

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

Inland Code

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

Rural Housing Code

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

Housing Alterations Code

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

General Development Code

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

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Container Recycling Facilities Code

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

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

Note. If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*

SECTION 10.7 (2) PLANNING CERTIFICATE

Development Codes) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

5 Mine subsidence

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

No.

6 Road widening and road realignment

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

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

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by Policy:

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

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

No.

7A Flood related development controls information

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

No.

Note: This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study outside the flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

Note: This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

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

No.

SECTION 10.7 (2) PLANNING CERTIFICATE

Note: This land is outside the flood planning area on the flood planning map referred in Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009*. The land may also be outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2003*. If so, Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

Note: This land is outside the flood study area referred to in the *Wollondilly and Mulwaree Rivers Flood Study 2016*. Council has not undertaken a flood study on the land. You should make your own enquiries as to the potential for periodic inundation and flooding events.

8 Land reserved for acquisition

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

No.

9 Contribution plans

The name of each contributions plan applying to the land.

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

* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

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

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

9A Biodiversity certified land

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

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

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

10 Biodiversity stewardship sites

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

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

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

10A Native vegetation clearing set asides

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

SECTION 10.7 (2) PLANNING CERTIFICATE

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

11 Bush fire prone land

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

The land or part of the land is not bush fire prone land.

12 Property vegetation plans

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

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

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

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

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

14 Directions under Part 3A

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

No direction is in force.

15 Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

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

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

17 Site compatibility certificates and conditions for affordable rental housing

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

SECTION 10.7 (2) PLANNING CERTIFICATE

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

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

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

18 Paper subdivision information

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

Not applicable.

19 Site verification certificates

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

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

20 Loose-fill asbestos insulation

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

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

21 Affected Building Notices and Building Product Orders

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

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

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

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

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

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

Additional Matters

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No.

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

No.

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

No.

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

Yes.

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

Yes.

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

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

No.

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

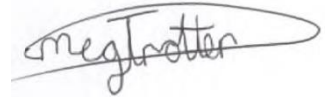
No.

Information regarding loose-fill asbestos insulation

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

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

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a thin, hand-drawn oval border.

Date of Certificate
31 March 2021

for **Warwick Bennett**
General Manager
Goulburn Mulwaree Council

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

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

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

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

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

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

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

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

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

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

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

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

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

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