



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site Investigation (Contamination)

Proposed Site Rezoning  
137 Brisbane Grove Road, Brisbane Grove

Prepared for  
Euchie Pty Ltd

Project 203670.00  
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Integrated Practical Solutions



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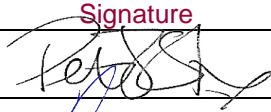
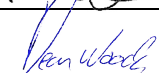
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## Executive Summary

Douglas Partners Pty Ltd (DP) has been engaged by Hogan Planning on behalf of Euchie Pty Ltd to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed site rezoning for the site at 137 Brisbane Grove Road, Brisbane Grove (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal 203670.00.P.001.Rev0 dated 8 April 2021. DP understands that Hogan Planning are preparing a planning proposal to rezone the subject site into 2 hectare allotments. The site has been included within the Goulburn Mulwarree Council Urban Fringe Strategy which has recently been endorsed by the NSW Department of Planning, Industry and Environment (DPIE). DPIE requires that all planning proposals are accompanied with comprehensive reports equivalent to those of a development application (DA) standard.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
  - o Review of local topographic, soil, geological, salinity and acid sulfate soils mapping;
  - o Review of available historical aerial photography for the site to identify land uses and changes in the land that may indicate a potential for contamination;
  - o Search of the NSW EPA contaminated land records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997);
  - o NSW Office of Water groundwater bore search;
  - o Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate potentially contaminating activities that may have occurred on site. It is noted that given the large number of lots that the site covers, a historical title search was conducted for three lots, to give preliminary information of previous owners; and
  - o Review of readily available Council records and Section 10.7 (formerly Section 149) certificate. It is noted that given the large number of lots that the site covers, planning certificates were obtained for only three lots;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

Limited areas of the site that may be impacted by potential contamination were identified on the basis of the available desktop site information and a site walkover. The potential sources of contamination and associated CoPC were considered to be:

- S1: Waste materials scattered across the site surface.

- o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), and asbestos.
- S2: Potential use of pesticides associated with grazing agriculture at the site.
  - o COPC include arsenic, organochloride and organophosphate pesticides (OCP/OPP).

Sporadic waste materials were observed on the site surface. These included old fencing material, ceramic pipe, metal sheeting and old bricks. The likelihood that contamination has resulted from these waste materials is low, however, the waste material should be removed from the site and disposed at a licensed waste disposal facility prior to development commencing.

Minor quantities of pesticides were noted in sheds located immediately to the south of the site, indicating the possible use of pesticides on site. It is considered that the risk of accumulation of significant quantities of pesticides in general soil across the site is low and at this time an intrusive investigation is not required.

It is recommended that a construction environment management plan incorporating an unexpected finds protocol be prepared and implemented during any future construction works at the site.

Should fill material be required to be disposed off-site, it must first be assessed in accordance with NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.

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## Report on Preliminary Site Investigation (Contamination)

### Proposed Site Rezoning

### 137 Brisbane Grove Road, Brisbane Grove

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## 1. Introduction

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The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

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

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

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013);
- NSW Department of Urban Affairs and Planning, *Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land*, 1998; and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

## 2. Background

DP understands that the site has been included within the Goulburn Mulwarree Council Urban Fringe Strategy. It is proposed that the site be subdivided into 2 hectare allotments for residential purposes. Further details about the proposed layout of the allotments were not available at the time of preparing this report.

### 3. Scope of Works

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
  - o Review of local topographic, soil, geological, salinity and acid sulfate soils mapping;
  - o Review of available historical aerial photography for the site to identify land uses and changes in the land that may indicate a potential for contamination;
  - o Search of the NSW EPA contaminated land records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997);
  - o NSW Office of Water groundwater bore search;
  - o Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate potentially contaminating activities that may have occurred on site. It is noted that given the large number of lots that the site covers, a historical title search was conducted for three lots, to give preliminary information of previous owners; and
  - o Review of readily available Council records and Section 10.7 (formerly Section 149) certificate. It is noted that given the large number of lots that the site covers, planning certificates were obtained for only three lots;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

### 4. Site Information

Site Address	137 Brisbane Grove Road, Brisbane Grove	
Legal Description	Lot 2 Deposited Plan 62157	Lot 16 Deposited Plan 976708
	Lot 3 Deposited Plan 62157	Lot 17 Deposited Plan 976708
	Lot 4 Deposited Plan 62157	Lot 18 Deposited Plan 976708
	Lot 5 Deposited Plan 62157	Lot 19 Deposited Plan 976708
	Lot 10 Deposited Plan 976708	Lot 43 Deposited Plan 976708
	Lot 11 Deposited Plan 976708	Lot 44 Deposited Plan 976708
	Lot 12 Deposited Plan 976708	Lot 45 Deposited Plan 976708
	Lot 13 Deposited Plan 976708	Lot 21 Deposited Plan 976708
	Lot 14 Deposited Plan 976708	Lot 39 Deposited Plan 976708
	Lot 15 Deposited Plan 976708	Lot 2 DP1180093
Approximate Area	80,000 m <sup>2</sup> (80 hectares)	

Zoning	Lot 2 DP1180093: Zone RU1: Primary Production
	Remaining Lots: Zone RU6: Transition
Local Council Area	Goulburn Mulwaree Council
Current Use	Agriculture - Grazing
Surrounding Uses	North – Agricultural land with Hume Highway beyond East – Agricultural and rural residential properties South – Agricultural and rural residential properties West – Agricultural and rural residential properties

#### 4.1 Site Description

The site is an irregular shaped parcel of land located approximately 3.5 km to the south of Goulburn central business district. The site is set in a rural location with agriculture being the predominant land use in the area. The site comprises grassed paddock with a line of farm dams present in the eastern portion of the site. The site is generally flat and slopes down slightly towards the north and west.

The site location is presented in Figure 1.



**Figure 1: Site Location**



## 5. Environmental Setting

Regional Topography	The topography of the surrounding area is generally undulating with gentle slopes present to the east of the slopes. Larger hills are present to the north and generally flat land is located to the west of the site.
Site Topography	The site topography is generally flat, sloping down slightly towards the north and west.
Soil Landscape	<p>Reference to NSW Department of Planning Industry and Environment eSPADE website (<a href="https://www.environment.nsw.gov.au/eSpade2Webapp">https://www.environment.nsw.gov.au/eSpade2Webapp</a>, accessed 10 June 2021) indicated that the north-western part of the site is mapped as being on the Collector Creek Soil Landscape and the south-eastern part of the site is mapped as being on the Gundry Soil Landscape</p> <p>Typical soil in the Collector Creek Soil Landscape is described as being moderately deep, grey and mottle yellow mottled duplex soil.</p> <p>Typical soil in the Gundry Soil Landscape is described as being moderately deep acid or neutral, red, orange or yellow duplex soils. Red Podzolic soils are likely to occur on upper slopes, yellow podzolic soils in mid and lower slope positions and gleyed solodic soils in drainage lines.</p>
Geology	<p>Reference to the New South Wales Seamless Geology dataset (version 2.1, accessed 1 June 2021) indicates that the south-eastern half of the site is underlain by Quaternary age residual deposits comprising gravel, sand and clay.</p> <p>The north-western portion of the site is underlain by quaternary age alluvium deposits comprising silty clay, silt, sand and gravel. Both the residual and alluvium deposits are from a fluvial depositional environment, most likely associated with the Mulwaree River.</p> <p>The alluvium deposits are indicated to be underlain by undifferentiated Silurian aged limestone, shale, chert, quartzite and tuff.</p>
Acid Sulfate Soils	Reference to the CSIRO's Atlas of Australian Acid Sulfate Soils online mapping portal, ( <a href="https://www.csiro.au/ASRIS">A S R I S - Atlas of Australian Acid Sulfate Soils (csiro.au)</a> ) indicates that the site is located in an area of low probability of acid sulfate soils being present.
Surface Water	Numerous farm dams are located at the site, mostly in the eastern half of the site. The Mulwaree River forms the north-western boundary of the site. Survey drawings provided by the client indicate that a portion of the site adjacent to the Mulwaree River fall within the 1 in 100 year flood level boundary
Groundwater	The <i>Hydrogeological Landscape for the Hawkesbury Nepean Catchment Management Authority, Goulburn Region</i> (NSW DECCW, 2011) indicates that the site lies within the Mulwaree hydrogeological landscape (HGL). Typical lithologies within Mulwaree HGL are described as including sandstone interbedded with siltstone and mudstone, and rhyolitic to andesitic volcanic rocks. Aquifers within the HGL are described as unconfined with flow occurring primarily through fractures in the bedrock. Depth to water is indicated to be between 2 m to 8 m below ground level.

## 5.1 Registered Groundwater Bores

A search of the publicly available registered groundwater bore database indicated that there is one registered groundwater bore located on site and 18 registered groundwater bores within 1 km of the site. Attributes for 19 groundwater bores located on or within 1 km of the site are summarised in Table 1.

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

<b>Bore ID Authorised Purpose Completion Year Status</b>	<b>Location Relative to Site</b>	<b>Final Depth (m bgl)</b>	<b>Standing Water Level (m bgl)</b>
On-site			
GW073390 Stock, Domestic – 1995	On Site	36	NA
Within 1 km of site			
GW005226 Stock Domestic - 1959	115 m S	34.70	NA
GW026620 Stock, domestic - 1966	470 m SW	50.3	NA
GW035726 Stock - 1973	1 km SW	50.2	NA
GW043104 Domestic, stock – 1973	673 m S	52.4	NA
GW043105 Stock, Domestic - 1973	409 m S	56.60	NA
GW058602 Domestic, stock – 1983	542 m SW	68.60	NA
GW067922 Domestic, stock – 2009	616 m S	96.00	NA
GW068978 Stock, domestic – 1990	416 m SW	48.00	NA
GW105739 Stock, domestic – 2004	410 m N	78.00	2.00
GW101460 Stock, Domestic – 1997	763 m E	19.00	2.00
GW102547 Stock, Domestic - 1987	225 m S	36.60	7.60



<b>Bore ID Authorised Purpose Completion Year Status</b>	<b>Location Relative to Site</b>	<b>Final Depth (m bgl)</b>	<b>Standing Water Level (m bgl)</b>
GW103755 Stock, Domestic - 2001	838 m SE	66.00	NA
GW103978 Domestic – 2000	335 m E	79.00	NA
GW104601 Stock, Domestic – 2002	360 m W	48.00	NA
GW105515 Stock, Domestic – 2002	430 m E	38.00	5.00
GW105557 Stock, domestic – 2002	200 m S	72.00	11.00
GW107321 Domestic – 2005	405 m E	76.00	NA
GW108603 Stock, domestic – 2004	112 m E	56.00	NA

Information from the registered groundwater bore logs indicates that depths to groundwater in the vicinity of the site are recorded as being between 2 m and 11 m below ground level (bgl). The topography of the site is generally relatively flat with higher ground located to the east. It is anticipated that regional groundwater flow direction may be towards the north to north-east, towards the Mulwaree River.

## 6. Site History

### 6.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site.

Historical title deeds were obtained from three lots that comprise the site, it was considered that this would be sufficient to give preliminary information regarding the ownership history of the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2.

**Table 2: Historical Title Deeds**

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
<b>Lot 2, DP 110093</b>		
21.07.1905 21.07.1905 01.08.1914 (1905 to 1952)	Stuart Hanborne Belcher (Licensed Surveyor)	unknown
11.11.1952 (1952 to 1952)	Annie Jane Belcher (Widow) (Devisee of the Will of Stuart Hanborne Belcher)	unknown
12.11.1952 (1952 to 1999)	Stuart Hamilton Hume (Grazier or Farmer) (Died 08.04.1985) Margaret Ingeborg Hume (Married Woman now Widow)	unknown
03.03.1999	Stuart Hamilton Rawdon Hume Elsbeth Margaret Jennifer Hume Macdougall (Surviving Executors of the Will of Margaret Ingeborg Hume)	unknown
13.06.1905 (1905 to 1973)	Railway Commissioners of New South Wales (Intervening Name Changes) Now Public Transport Commission of New South Wales	unknown
14.09.1973 (1973 to 1999)	Stuart Hamilton Hume (Grazier or Farmer) (Died 08.04.1985) Margaret Ingeborg Hume (Married Woman now Widow)	Likely grazing
03.03.1999	Stuart Hamilton Rawdon Hume Elsbeth Margaret Jennifer Hume Macdougall (Surviving Executors of the Will of Margaret Ingeborg Hume)	Likely grazing
To 2013	Stuart Hamilton Rawdon Hume Elsbeth Margaret Jennifer Hume Macdougall (Surviving Executors of the Will of Margaret Ingeborg Hume)	unknown
17.01.2013 (2013 to 2015)	Peiqing Wu	unknown
11.02.2015 (2015 to Date)	# Titheradge Superannuation Fund Pty Ltd	unknown
<b>Lots 10 and 11, DP976708</b>		
As regards to Lots 38, 53, 54, 10 & Portions 11, 12, 13, 14, 17, 18, 19, 20 & 21: -		
09.12.1902 13.06.1903 11.04.1905	Herbert Humphrey Cripps-Clark (Grazier) (Now Deceased) Sold by	Likely grazing

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
31.10.1907 (1902 to 1947)	John Herbert Cripps-Clark (Grazier) (Executor of the Will of Herbert Humphrey Cripps-Clark) John Herbert Cripps-Clark (Grazier) Archibald Patrick Cripps-Clark (State Aircraft Engineer) The Union Trustee Company of Australia Limited (Executors of the Will of Margaret Gordina Cripps-Clark)	
23.05.1947	Dudley Hubert Weedon Taylor	likely grazing
As regards to Portion 15 & 16: -		unknown
14.12.1920 (1920 to 1962)	Elizabeth Taylor (Married Woman)	unknown
09.01.1962 (1962 to 2004)	Dudley Hubert Weedon Taylor (Grazier)	likely grazing
As regards to Lots 48, 43, 44, 47, 19, 20, 21, 24, 45, 46, 49 & 50: -		
28.09.1896 23.08.1905 26.08.1909 14.12.1910 (1896 to 1948)	Ellen Taylor (Married Woman)	unknown
27.04.1948 (1948 to 1962)	Hubert Dudley Taylor (Farmer or Grazier) (Executor of the Estate of Ellen Taylor)	likely grazing
07.11.1962 (1962 to 2004)	Dudley Hubert Weedon Taylor (Grazier)	likely grazing
As regards to the whole of the land: -		unknown
23.07.2004 (2004 to 2009)	Ronald Lindsay Taylor (Devisee of Dudley Hubert Weedon Taylor)	unknown
26.05.2009 (2009 to 2018)	Wendy Taylor (Devisee of the Will of Ronald Lindsay Taylor)	unknown
13.04.2018 (2018 to Date)	# Euchie Pty Ltd	unknown

The results of the historical title search indicated that the site has passed through several owners since first being gazetted. Many of the owners were listed as being graziers, indicating it is likely that the has been primarily used for grazing agriculture since it was first gazetted.

## 6.2 Historical Aerial Photography

Four historical aerial photographs and two satellite images were obtained from public databases. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 3.

**Table 3: Summary of Historical Aerial Photographs**

Year	Site	Surrounding Land Use
1978	<p>The site appeared to be undeveloped agricultural land most likely used for grazing. A chain of dams were located along a drainage line in the eastern portion of the site, and another dam was located in the western portion of the site.</p> <p>A shed appeared to be present in the central portion of the site.</p> <p>The Mulwaree River formed the north-western boundary of the site.</p> <p>An incised gully channel appeared to be present adjacent to the western boundary of the site.</p>	<p>The surrounding land use appeared to be open agricultural land, most likely used for grazing. .</p> <p>A residential dwelling was located on the southern border of the site. Several sheds were clustered around the dwelling approximately 50 m to 100 m south of the site.</p> <p>Brisbane Grove Road was present to the south of the site and Braidwood Road was present to the west of the site.</p> <p>Sporadic houses and shed were present as well as sporadic dams were located in the surrounding area.</p> <p>A railway line was present approximately 270 m to the west of the site.</p>
1987	Largely unchanged from the previous photograph.	Largely unchanged from the previous photograph.
1991	Largely unchanged from the previous photograph.	<p>A group of buildings appeared adjacent to the eastern border of the site.</p> <p>The Hume Highway was under construction to the north of the site. Extensive earthworks were underway along the route of the highway.</p>
2006	Largely unchanged from the previous photograph.	Largely unchanged from the previous photograph.
2012	Largely unchanged from the previous photograph.	Additional buildings adjacent to the eastern border of the site.
2021	Largely unchanged from the previous photograph.	Largely unchanged from the previous photograph.

### 6.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)

There were no records of notices for the site or adjacent sites.

Database searched 11 June 2021	
Sites notified to EPA under Section 60 of the CLM Act	The site and adjacent sites were not listed as a notified contaminated site. The closest site listed as a notified contaminated site was located at 13 Sloane Street, approximately 550 m north of the site under investigation. It was listed as a Caltex Depot. Given the distance to the site, it is considered unlikely the Caltex Depot would be impacting the site.
Database searched 10 June 2021	
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)	There were no records issued to the site or adjacent sites.
Database searched 10 June 2021	
SafeWork NSW	No relevant records
Planning Certificate(s)	<p>Planning certificates for three of the twelve lots that comprise the site were obtained from Goulburn Mulwaree Council. The certificates are dated 10 June 2021. For each lot that a certificate was obtained, the following information was stated:</p> <p>The land was not significantly contaminated, subject to a management order, subject of an approved voluntary management proposal, subject to an ongoing management order, nor subject of a site audit statement, at the time the certificate was issued.</p> <p>The land was not reported to contain loose fill asbestos.</p> <p>The land was reported to be bush fire prone land.</p> <p>The land was not located in bio-diversity certified land.</p> <p>The site was not located in a mine subsidence or road widening/construction area.</p>

## 6.4 Site History Integrity Assessment

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

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

## 6.5 Summary of Site History

Information on historical aerial photographs indicate that the site has likely been used for agricultural uses from at least 1975. Information regarding previous owners indicates that several past owners of the site were listed as 'graziers', indicating a long history of use of the site for grazing. The current owners acquired the land in 2018.

There are no records of any previous site contamination assessments undertaken at the site and the site does not appear on the list of contaminated sites notified to the NSW EPA. There are no records of an environment protection licence for the site.

## 7. Site Walkover

### 7.1 Observations

A site walkover was undertaken by an environmental scientist on 18 May 2021. The general site topography was consistent with that described in Section 5. The site layout appears to have remained unchanged from the 2021 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix E).

- The site was gently undulating paddocks, with moderate ground vegetation cover and sporadic trees. A drainage line with a chain of dams was present in the central eastern portion of the site;
- Several dams were present across the site. The dams appeared to be excavated into natural ground and the dam walls appeared to be constructed from natural site-won materials;
- In the eastern section of the site, a grove of bushes was present. Brick fragments were found surrounding the bushes;
- A residential building was located immediately to the south of the site, adjacent to the southern boundary, east of the driveway. The age of the building indicates the potential presence of Asbestos Containing Material;
- Several old sheds, a stock run, and potential sheep dip, were present south of the residence, located off-site. The sheds were made of metal and wood. A sign was found on the door to one shed indicating chemical storage and several empty containers of agricultural chemicals were found. These included sheep branding fluid and Drenching chemicals;
- A long driveway runs to the residence, and fill is likely present along the length of the driveway. It is noted that the driveway is not within the site boundary;
- A septic system was located to the east from the residence. Fill mounds were observed associated with the septic system which were assumed to be related to infiltration ditches;
- A shed was present in the southern part of the site, located to the north-east of the off-site residential dwelling. It appeared to have been previously used for housing livestock. Various anthropogenic materials were present around the structure, such as bricks, ceramic sewer pipe, and other rubbish materials;;

- Sporadic waste materials were found in small stockpiles in various parts of the site. The materials comprised items such as bricks, ceramic pipes and old metal barrels; and
- Multiple piles of old fencing were scattered in the south-eastern portion of the site.

## 8. Preliminary Conceptual Site Model

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

### Potential Sources

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

- S1: Waste materials scattered across the site surface.
  - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), and asbestos.
- S2: Potential use of pesticides associated with grazing agriculture at the site.
  - o COPC include arsenic, organochloride and organophosphate pesticides (OCP/OPP).

### Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [Livestock, farmers];
- R2: Construction and maintenance workers;
- R3: End users [future residents]; and
- R4: Adjacent site users [neighbouring residents].

The following potential environmental receptors have been identified:

- R5: Surface water [on-site dams, Mulwaree River on the north-western boundary];
- R6: Groundwater [licensed for stock and domestic use]; and
- R7: Terrestrial ecology.

### Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours;

- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

### Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 and S2) and receptors (R1 to R7) are provided in below Table 4.

**Table 4: Summary of Potentially Complete Exposure Pathways**

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Waste Materials: TRH, BTEX, PAH, and asbestos	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial ecology	R1: Current users [livestock, farmers]; R2: Construction and maintenance workers; R3: End users [future residents]; and R4: Adjacent site users [Neighbouring residents]. R5: Surface water [on-site farm dams and Mulwaree River]; R6: Groundwater; and R7: Terrestrial ecology	Sporadic waste materials were observed on the site surface. These included old fencing material, ceramic pipe, metal sheeting and old bricks.  The likelihood that contamination has resulted from these waste materials is low, however, the waste material should be removed from the site and disposed at a licensed waste disposal facility prior to development commencing.
S2: Potential historical use of pesticides, arsenic, OCP/OPP:	P1: Ingestion and dermal contact P2: Inhalation of dust P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R1: Current users [livestock, farmers]; R2: Construction and maintenance workers; R3: End users [future residents]; and	Minor quantities of pesticides were noted in sheds located immediately to the south of the site, indicating the possible use of pesticides on site.



Source and COPC	Transport Pathway	Receptor	Risk Management Action
	P5: Leaching of contaminants and vertical migration into groundwater  P6: Contact with terrestrial ecology	R4: Adjacent site users [Neighbouring residents].  R5: Surface water [on-site farm dams and Mulwaree River];  R6: Groundwater; and  R7: Terrestrial ecology	It is considered that the risk of accumulation of significant quantities of pesticides in general soil across the site is low and at this time an intrusive investigation is not required.

## 9. Conclusions and Recommendations

Douglas Partners Pty Ltd (DP) has been engaged by Hogan Planning on behalf of Euchie Pty Ltd to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed site rezoning for the site at 137 Brisbane Grove Road, Brisbane Grove (the site)

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

Limited areas of the site that may be impacted by potential contamination were identified on the basis of the available desktop site information and a site walkover. The potential sources of contamination and associated CoPC were considered to be:

- S1: Waste materials scattered across the site surface.
  - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), and asbestos.
- S2: Potential use of pesticides associated with grazing agriculture at the site.
  - o COPC include arsenic, organochloride and organophosphate pesticides (OCP/OPP).

Sporadic waste materials were observed on the site surface. These included old fencing material, ceramic pipe, metal sheeting and old bricks. The likelihood that contamination has resulted from these waste materials is low, however, the waste material should be removed from the site and disposed at a licensed waste disposal facility prior to development commencing.

Minor quantities of pesticides were noted in sheds located immediately to the south of the site, indicating the possible use of pesticides on site. It is considered that the risk of accumulation of significant quantities of pesticides in general soil across the site is low and at this time an intrusive investigation is not required.

It is recommended that a construction environment management plan incorporating an unexpected finds protocol be prepared and implemented during any future construction works at the site.

Should fill material be required to be disposed off-site, it must first be assessed in accordance with NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.

It is considered that the site would be suitable for the proposed residential subdivision following implementation of the above recommendations.

## 10. References

- C. Hird (1983). *Goulbourn Soil Landscape Series Sheet SI 55-12 1:250 000*, Soil Conservation Service of N.S.W;
- NSW Department of Environment, Climate Change and Water (2011). *Hydrogeological Landscapes for the Hawkesbury Nepean Catchment Management Authority, Goulburn Region*, ;
- O.D. Thomas, A.J. Johnston, M.M. Scott, D.J. Pogson, L. Sherwin and G.P. MacRae (2002) *Goulburn 1:100,000 Geological Sheet 8828, Provisional 1st edition*, Geological Survey of New South Wales; NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.
- NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

## 11. Limitations

Douglas Partners (DP) has prepared this report for this project at 137 Brisbane Grove Road, Brisbane Grove in accordance with DP's proposal dated 8 April 2021 and acceptance received from Tim Titheradge dated 30 April 2021. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Euchie Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions

across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

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

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

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

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**Douglas Partners Pty Ltd**

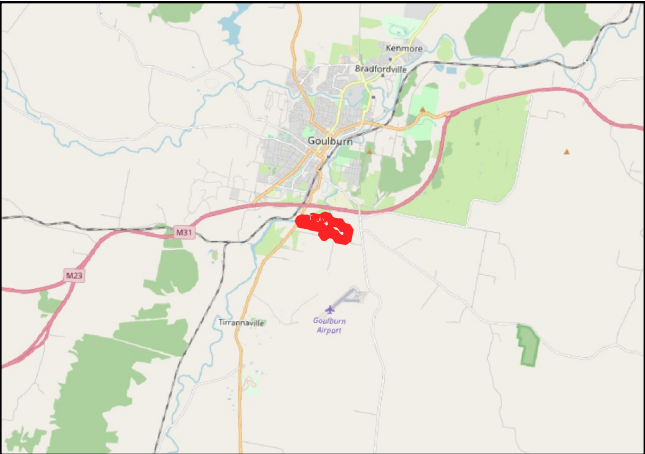
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## Appendix A

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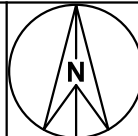
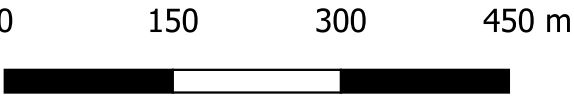
Drawings





LOCALITY MAP

- Legend
- Approximate Site Boundary
  - Site Features
    - Approximate Dam location
    - Approximate Shed location





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## Appendix B

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About This Report

# About this Report

# Douglas Partners



## Introduction

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

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

## Copyright

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

## Borehole and Test Pit Logs

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

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

## Groundwater

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

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

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

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

## Reports

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

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

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

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

# *About this Report*

## **Site Anomalies**

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

## **Information for Contractual Purposes**

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

## **Site Inspection**

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



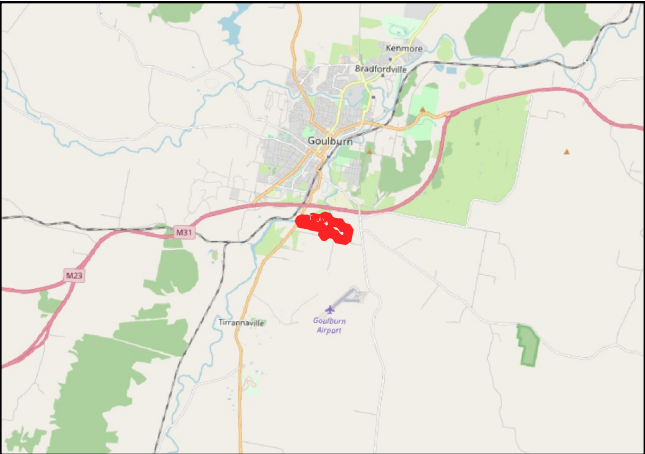
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## Appendix C

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Site History Searches





LOCALITY MAP

- Legend
- Approximate Site Boundary
  - 1 km Buffer
  - Registered Groundwater Bores





# WaterNSW

## Work Summary

GW005226

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore	
Work Status:	
Construct.Method: Cable Tool	
Owner Type: Private	
Commenced Date:	Final Depth: 34.70 m
Completion Date: 01/02/1959	Drilled Depth: 34.80 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish GOULBURN	Cadastre 29
Region: 10 - Sydney South Coast	CMA Map: 8828-3N		
River Basin: 212 - HAWKESBURY RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6147228.000 Easting: 749014.000	Latitude: 34°47'12.4"S Longitude: 149°43'17.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.MAP	

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.30	34.80	152			Seated on Bottom
1	1	Opening	Slots	12.20	34.80	152		1	

### 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)
13.70	14.00	0.30	Unconsolidated	10.10		0.08			
17.10	21.10	4.00	Fractured	10.40		0.51			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.46	0.46	Soil	Soil	
0.46	0.91	0.45	Clay Yellow	Clay	
0.91	2.44	1.53	Clay Gravel	Clay	
2.44	4.57	2.13	Clay Yellow Loose Rock	Clay	
4.57	8.53	3.96	Slate Yellow	Slate	

8.53	11.28	2.75	Slate Cream	Slate	
11.28	13.72	2.44	Clay White	Clay	
13.72	17.07	3.35	Clay Yellow Gravel Water Supply	Clay	
17.07	21.03	3.96	Slate Cream Soft Water Supply	Slate	
21.03	23.16	2.13	Slate Yellow Clay Bands	Slate	
23.16	28.35	5.19	Slate Cream Clay Bands	Slate	
28.35	34.75	6.40	Slate Fairly Hard	Slate	
28.35	34.75	6.40	Quartz Bands	Quartz	

\*\*\* End of GW005226 \*\*\*

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

# WaterNSW

## Work Summary

GW026620

Licence: 10WA114836

Licence Status: CURRENT

Authorised Purpose(s): STOCK,DOMESTIC

Intended Purpose(s): GENERAL USE

Work Type: Bore open thru rock

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 01/02/1966

Final Depth: 50.30 m

Drilled Depth: 50.30 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: N/A NSW

Standing Water Level (m):

Salinity Description: 1001-3000 ppm

Yield (L/s):

GWMA: -

GW Zone: -

Site Details

Site Chosen By:

County

Form A: ARGYLE

Licensed: ARGYLE

Parish

GOULBURN

GOULBURN

Cadastre

28

Whole Lot //

Region: 10 - Sydney South Coast

CMA Map: 8828-3N

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Scale:

Area/District:

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

Northing: 6146949.000

Latitude: 34°47'22.4"S

Elevation Source: (Unknown)

Easting: 747912.000

Longitude: 149°42'34.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.20	42.50	152			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
18.90	18.90	0.00	(Unknown)						
31.40	33.20	1.80	Fractured	11.60					
47.90	50.30	2.40	Fractured	10.10		0.81			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	15.24	15.24	Clay Red	Clay	
15.24	18.90	3.66	Shale	Shale	
18.90	27.43	8.53	Clay	Clay	
27.43	31.39	3.96	Shale Red	Shale	
31.39	33.22	1.83	Shale Grey Water Bearing	Shale	

33.22	35.05	1.83	Shale Grey Or Mudstone	Shale	
35.05	36.58	1.53	Mudstone	Mudstone	
36.58	50.29	13.71	Shale Coarse Layers Water Supply	Shale	
15.24	18.90	3.66	Sandstone	Sandstone	

\*\*\* End of GW026620 \*\*\*

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

# WaterNSW

## Work Summary

GW035726

Licence: 10WA114884	Licence Status: CURRENT
Authorised Purpose(s): STOCK Intended Purpose(s): STOCK	
Work Type: Bore open thru rock	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 50.20 m
Completion Date: 01/09/1973	Drilled Depth: 50.30 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property: N/A NSW	Standing Water Level (m):
GWMA: -	Salinity Description: Fresh
GW Zone: -	Yield (L/s):

Site Details

Site Chosen By:			
County		Parish	Cadastre
Form A: ARGYLE	GOULBURN	GOULBURN	77
Licensed: ARGYLE			Whole Lot //
Region: 10 - Sydney South Coast		CMA Map: 8828-3N	
River Basin: 212 - HAWKESBURY RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6146871.000	Latitude: 34°47'25.4"S	
Elevation Source: (Unknown)	Easting: 747376.000	Longitude: 149°42'13.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.MAP	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	-0.60	40.20	152			Driven into Hole
1	1	Opening	Slots	33.80	39.80	152		1	

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)
33.80	35.00	1.20	(Unknown)	18.20		0.32			
39.30	39.90	0.60	Fractured	14.60		0.51			
45.70	47.50	1.80	Fractured	10.90		0.69			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.91	0.91	Topsoil	Topsoil	
0.91	8.83	7.92	Topsoil Clay	Topsoil	
8.83	35.96	27.13	Clay Grey Slate Decomposed Seams Water Supply	Clay	

35.96	39.31	3.35	Slate Grey Hard	Slate	
39.31	40.23	0.92	Slate Grey Decomposed Water Supply	Slate	
40.23	50.29	10.06	Slate Grey Hard Bands Quartz Water Supply	Slate	

\*\*\* End of GW035726 \*\*\*

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



# WaterNSW

## Work Summary

GW043104

Licence: 10WA114915

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC,STOCK

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore open thru rock

Work Status:

Construct.Method: Rotary

Owner Type: Private

Commenced Date:

Completion Date: 01/06/1973

Final Depth: 52.40 m

Drilled Depth: 52.40 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: CORRINYAH NSW

Standing Water Level (m):

Salinity Description: Good

Yield (L/s):

GWMA: -

GW Zone: -

Site Details

Site Chosen By:

County

Form A: ARGYLE

Licensed: ARGYLE

Parish

GOULBURN

GOULBURN

Cadastre

L1 DP219027 (11)

Whole Lot //

Region: 10 - Sydney South Coast

CMA Map: 8828-3N

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Scale:

Area/District:

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

Elevation Source: (Unknown)

Northing: 6146487.000

Easting: 749045.000

Latitude: 34°47'36.4"S

Longitude: 149°43'19.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.20	2.90	152			

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)
42.00	52.30	10.30	(Unknown)	-38.70		0.38			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	Topsoil	Topsoil	
0.60	2.74	2.14	Clay	Clay	
2.74	7.92	5.18	Limestone	Limestone	
7.92	12.80	4.88	Chert Bands	Chert	
12.80	23.77	10.97	Granite	Granite	
23.77	37.79	14.02	Granite Black	Granite	
37.79	45.41	7.62	Claystone Chert Water Supply	Claystone	

45.41	48.15	2.74	Granite Water Supply	Granite	
48.15	52.42	4.27	Claystone Water Supply	Claystone	

\*\*\* End of GW043104 \*\*\*

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# WaterNSW

## Work Summary

**GW043105**

Licence: 10WA114886		Licence Status: CURRENT	
Authorised Purpose(s): STOCK,DOMESTIC			
Intended Purpose(s): STOCK, DOMESTIC			
Work Type: Bore			
Work Status:			
Construct.Method: Rotary			
Owner Type: Private			
Commenced Date:		Final Depth: 56.60 m	
Completion Date: 01/06/1973		Drilled Depth: 56.70 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		GOULBURN	11
Licensed: ARGYLE		GOULBURN	Whole Lot 1//219027
Region: 10 - Sydney South Coast		CMA Map: 8828-3N	
River Basin: 212 - HAWKESBURY RIVER		Grid Zone:	Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)		Northing: 6146730.000	Latitude: 34°47'28.4"S
Elevation Source: (Unknown)		Easting: 749178.000	Longitude: 149°43'24.3"E
GS Map: -		MGA Zone: 55	Coordinate Source: GD.,ACC.MAP

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
46.60	46.60	0.00	(Unknown)						

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	Topsoil	Topsoil	
0.60	2.74	2.14	Clay	Clay	
2.74	9.44	6.70	Limestone	Limestone	
9.44	14.02	4.58	Limestone Chert	Limestone	
14.02	25.60	11.58	Andesite	Andesite	
25.60	38.70	13.10	Limestone Chert	Limestone	
38.70	46.63	7.93	Granite	Granite	
46.63	49.37	2.74	Claystone	Claystone	
49.37	56.69	7.32	Conglomerate	Conglomerate	

**\*\*\* End of GW043105 \*\*\***

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

# WaterNSW

## Work Summary

GW058602

Licence: 10WA114994	Licence Status: CURRENT
Authorised Purpose(s): DOMESTIC,STOCK Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Rotary	
Owner Type: Private	
Commenced Date:	Final Depth: 68.60 m
Completion Date: 01/04/1983	Drilled Depth: 68.60 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property: PONDEROSA NSW	Standing Water Level (m):
GWMA: -	Salinity Description: Good Stock
GW Zone: -	Yield (L/s):

### Site Details

Site Chosen By:			
	County	Parish	Cadastre
Form A:	ARGYLE	GOULBURN	L2 DP247927 (10)
Licensed:	ARGYLE	GOULBURN	Whole Lot 2//247927
Region: 10 - Sydney South Coast	CMA Map: 8828-3N		
River Basin: 212 - HAWKESBURY RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6146738.000	Latitude: 34°47'28.4"S	
Elevation Source: (Unknown)	Easting: 748873.000	Longitude: 149°43'12.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.MAP	

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.30	68.60	152			Seated on Bottom
1	1	Opening	Slots	0.00	0.00	152		1	Mechanically Slotted

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	5.49	5.19	Clay	Clay	
5.49	68.58	63.09	Shale	Shale	

**\*\*\* End of GW058602 \*\*\***

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

# WaterNSW

## Work Summary

**GW067922**

Licence: 10WA115847

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC,STOCK

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status:

Construct.Method: Down Hole Hamm

Owner Type: Private

Commenced Date:

Completion Date: 23/01/2009

Final Depth: 96.00 m

Drilled Depth: 96.00 m

Contractor Name: Ultra Drilling

Driller: Bradley Alan Dodd

Assistant Driller:

Property: ATKINSON Corrinayah Brisbane  
Grove Rd GOULBURN 2580 NSW

Standing Water Level 24.000 (m):

Salinity Description:

Yield (L/s): 1.000

GWMA: -

GW Zone: -

Site Details

Site Chosen By:

County

Form A: ARGYLE

Licensed: ARGYLE

Parish

GOULBURN

GOULBURN

Cadastre

6 594115

Whole Lot 6//594115

Region: 10 - Sydney South Coast

CMA Map: 8828-3N

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Scale:

Area/District:

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

Northing: 6146544.000

Latitude: 34°47'34.5"S

Elevation Source: Unknown

Easting: 749060.000

Longitude: 149°43'19.8"E

GS Map: -

MGA Zone: 55

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	7.30	165			Rotary Air
1		Hole	Hole	7.30	80.50	165			Rotary Air
1		Hole	Hole	80.50	96.00	130			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	0.00	165			Graded
1	1	Casing		-0.30	7.30	165			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
53.00	53.50	0.50	Fractured			0.06			
71.00	71.40	0.40	Fractured			0.37			
83.00	93.00	10.00	Unknown	24.00		1.00	96.00	02:00:00	1700.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.90	0.90		Clay	



0.90	6.40	5.50	Sandy Clay/sandstone	Clay	
6.40	15.50	9.10		Sandstone	
15.50	74.10	58.60		Slate	
74.10	80.50	6.40		Slate	
80.50	96.00	15.50	SHALE/SANDSDTONE	Shale	

Remarks

23/01/1989: ACC 7  
27/11/2009: Old bore yield at 78m was 0.15, old steel casing depth NK.

\*\*\* End of GW067922 \*\*\*

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# WaterNSW

## Work Summary

**GW068978**

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 48.00 m
Completion Date: 28/12/1990	Drilled Depth: 48.00 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish TOWRANG	Cadastre L6 DP803430
Region: 10 - Sydney South Coast	CMA Map: 8828-3N		
River Basin: 212 - HAWKESBURY RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6147080.000 Easting: 749981.000	Latitude: 34°47'16.3"S Longitude: 149°43'55.5"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GD.,ACC.GIS	

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Stainless Steel	-0.30	20.70	152			Driven into Hole

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
39.00	42.00	3.00	Fractured			0.69			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00		Topsoil	
1.00	5.00	4.00		Clay	
5.00	30.00	25.00		Shale	
30.00	48.00	18.00	Hard Shale	Shale	

### Remarks

**\*\*\* End of GW068978 \*\*\***

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# WaterNSW

## Work Summary

**GW073390**

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC
Work Type: Bore open thru rock	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 36.00 m
Completion Date: 31/07/1995	Drilled Depth: 36.00 m
Contractor Name: (None)	
Driller: Phillip Arthur Windley	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description: Poor
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish GOULBURN	Cadastre L19 DP976708
Region: 10 - Sydney South Coast	CMA Map: 8828-3N		
River Basin: 212 - HAWKESBURY RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6147437.000 Easting: 749106.000	Latitude: 34°47'05.5"S Longitude: 149°43'20.7"E	
GS Map: -	MGA Zone: 55	Coordinate Source: PR.,ACC.GIS	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	0.00	30.00	150			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
24.00	30.00	6.00	Consolidated	24.00		0.17			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50		Soil	
0.50	24.00	23.50	White Clay	Clay	
24.00	30.00	6.00	Brown Decomposed Limestone	Limestone	
30.00	36.00	6.00		Limestone	



**\*\*\* End of GW073390 \*\*\***

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# WaterNSW

## Work Summary

GW101460

Licence: 10WA115187

Licence Status: CURRENT

Authorised Purpose(s): STOCK,DOMESTIC

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 14/03/1997

Final Depth: 19.00 m

Drilled Depth: 19.00 m

Contractor Name: SOUTHERN TABLELANDS DRILLING

Driller: Roger Charles Ritchie

Assistant Driller:

Property: KENT 361 Windellama Rd  
BRISBANE GROVE 2580 NSW

Standing Water Level 2.000 (m):

Salinity Description:

Yield (L/s): 2.500

GWMA: -

GW Zone: -

### Site Details

Site Chosen By:

County

Form A:

Licensed: ARGYLE

Parish

UNKNOWN

TOWRANG

Cadastre

Whole Lot 4//199436

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Elevation Source: Unknown

Northing: 6147035.000

Easting: 750408.000

Latitude: 34°47'17.4"S

Longitude: 149°44'12.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: GIS - Geogra

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	19.00	200			Percussion
1		Annulus	Waterworn/Rounded	11.00	19.00				Graded, Q:0.300m3
1	1	Casing	Steel	-0.30	19.00	169	153		
1	1	Opening	Slots	12.00	18.00	169		0	Oxy-Acetylene Slotted, Steel, SL: 100.0mm, A: 4.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
11.00	19.00	8.00	Unknown	2.00		2.50	19.00	01:00:00	700.00

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	TOP SOIL	Topsoil	
0.20	9.00	8.80	CLAY (LOAMY ?)	Clay	
9.00	19.00	10.00	VERY FRACTURED SILT STONE	Siltstone	

## Remarks

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25/03/2013: Nat Carling, 25-Mar-2013; Added rock type codes to driller's log & added missing information (based on existing data).

**\*\*\* End of GW101460 \*\*\***

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# WaterNSW

## Work Summary

GW102547

Licence: 10WA115237

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 01/01/1987

Final Depth: 36.60 m

Drilled Depth:

Contractor Name: (None)

Driller:

Assistant Driller:

Property: HAVEN RISE 91 Brisbane Grove Rd  
BRISBANE GROVE 2580 NSW

Standing Water Level 7.600 (m):

Salinity Description:

Yield (L/s): 0.300

GWMA: -

GW Zone: -

### Site Details

Site Chosen By:

County

Form A:

Licensed: ARGYLE

Parish

UNKNOWN

GOULBURN

Cadastre

Whole Lot 36//976708

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Northing: 6147398.000

Latitude: 34°47'07.4"S

Elevation Source: Unknown

Easting: 748408.000

Longitude: 149°42'53.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	0.00	0.00	152			

### Remarks

01/01/1987: Form A Remarks:  
DATA FROM AG APPLICATION ONLY

\*\*\* End of GW102547 \*\*\*



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

GW103755

Licence: 10WA115270	Licence Status: CURRENT
Authorised Purpose(s): STOCK,DOMESTIC Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method: Rotary	
Owner Type:	
Commenced Date:	Final Depth: 66.00 m
Completion Date: 02/03/2001	Drilled Depth: 66.00 m
Contractor Name: Bungendore Water Bores	
Driller: Daniel Robert Hill	
Assistant Driller:	
Property: DAVIES 90 Corinyeh Rd Brisbane Grove GOULBURN 2580 NSW	Standing Water Level (m):
GWMA: -	Salinity Description: V.Salty
GW Zone: -	Yield (L/s):

### Site Details

Site Chosen By:			
County		Parish	Cadastre
Form A: ARGYLE		GOULBURN	4//247927
Licensed: ARGYLE		GOULBURN	Whole Lot 4//247927
Region: 10 - Sydney South Coast		CMA Map:	
River Basin: - Unknown		Grid Zone:	Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6146309.000	Latitude: 34°47'42.4"S	
Elevation Source: Unknown	Easting: 748707.000	Longitude: 149°43'06.2"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Unknown	

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	66.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	66.00				Q:2.000m3
1	1	Casing	Pvc Class 9	-0.40	66.00	165	157		Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	48.00	66.00	165		0	Sawn, PVC Class 9, SL: 150.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
48.00	50.00	2.00	Unknown	26.00		0.50	50.00		
55.00	56.00	1.00	Unknown	26.00		0.63	56.00		
58.00	60.00	2.00	Unknown	26.00		2.00	66.00	01:00:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	TOPSOIL	Topsoil	

0.30	1.50	1.20	STICKY CLAY	Clay	
1.50	39.00	37.50	YELLOW WEATHERED SHALE	Shale	
39.00	66.00	27.00	GREY FRACTURED SHALES SILTSTONES	Shale	

\*\*\* End of GW103755 \*\*\*

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# WaterNSW

## Work Summary

GW103978

Licence: 10WA115234

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status:

Construct.Method: Rotary

Owner Type:

Commenced Date:

Completion Date: 20/09/2000

Final Depth: 79.00 m

Drilled Depth: 79.00 m

Contractor Name: Bungendore Water Bores

Driller: Daniel Robert Hill

Assistant Driller:

Property: RIDLEY Lot 6 Brisbane Grove Rd  
GOULBURN 2580 NSW

Standing Water Level (m):

Salinity Description:

Yield (L/s):

GWMA: -

GW Zone: -

### Site Details

Site Chosen By:

County

Form A: ARGYLE

Licensed: ARGYLE

Parish

GOULBURN

GOULBURN

Cadastre

6//247927

Whole Lot 6//247927

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

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

Elevation Source: Unknown

Northing: 6147213.000

Easting: 748246.000

Latitude: 34°47'13.5"S

Longitude: 149°42'47.1"E

GS Map: -

MGA Zone: 55

Coordinate Source: Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	79.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	79.00				Q:2.500m3
1	1	Casing	Pvc Class 9	-0.40	79.00	165			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	36.00	72.00	165		0	Sawn, PVC Class 9, SL: 150.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
36.00	38.00	2.00	Unknown	20.00		0.25	40.00		
57.00	58.00	1.00	Unknown	120.00		0.20	60.00		
66.00	68.00	2.00	Unknown	20.00		0.17	79.00	01:00:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	36.00	36.00	BROWN PINK WHITE DECOMPOSED	Shale	

			SHALE		
36.00	54.00	18.00	BROWN HARD SHALE	Shale	
54.00	79.00	25.00	GREY SILTSTONE/QUARTZ	Siltstone	

\*\*\* End of GW103978 \*\*\*

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# WaterNSW

## Work Summary

GW104601

Licence: 10WA115292

Licence Status: CURRENT

Authorised Purpose(s): STOCK,DOMESTIC

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method:

Owner Type: Private

Commenced Date:

Completion Date: 25/03/2002

Final Depth:

Drilled Depth: 48.00 m

Contractor Name: Bungendore Water Bores

Driller: Daniel Robert Hill

Assistant Driller:

Property: N/A NSW

Standing Water Level (m):

GWMA: -

GW Zone: -

Salinity Description:

Yield (L/s): 1.010

Site Details

Site Chosen By:

County

Form A: ARGYLE

Licensed: ARGYLE

Parish

GOULBURN

GOULBURN

Cadastre

LT67 DP976708

Whole Lot 67//976708

Region: 10 - Sydney South Coast

CMA Map: 8828-3N

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Area/District:

Scale:

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

Northing: 6147059.000

Elevation Source: (Unknown)

Easting: 747996.000

Latitude: 34°47'18.7"S

Longitude: 149°42'37.4"E

GS Map: -

MGA Zone: 55

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	48.00	0			Unknown

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)
31.00	32.00	1.00	Unknown			0.25			
40.00	42.00	2.00	Unknown			1.01			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	SOIL/CLAYS	Soil	
1.50	29.00	27.50	YELLOW RED SOFT SHALE	Shale	
29.00	48.00	19.00	BLUE GREY SHALES/QUARTZ BANDS	Shale	



**\*\*\* End of GW104601 \*\*\***

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# WaterNSW

## Work Summary

GW105515

Licence: 10WA115338	Licence Status: CURRENT
Authorised Purpose(s): STOCK,DOMESTIC Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type:	
Commenced Date:	Final Depth: 38.00 m
Completion Date: 01/12/2002	Drilled Depth: 38.00 m
Contractor Name: Watermin Drillers Pty Ltd	
Driller: Ernest Maxwell Jones	
Assistant Driller:	
Property: N/A NSW	Standing Water Level 5.000 (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s): 2.275

### Site Details

Site Chosen By:			
County		Parish	Cadastre
Form A: ARGYLE	TOWRANG	1 194916	
Licensed: ARGYLE	TOWRANG	Whole Lot 1//194916	
Region: 10 - Sydney South Coast		CMA Map: 8828-3N	
River Basin: 212 - HAWKESBURY RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6147547.000	Latitude: 34°47'01.0"S	
Elevation Source: (Unknown)	Easting: 750151.000	Longitude: 149°44'01.6"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Unknown	

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	30.00	200			Rotary Air
1		Hole	Hole	30.00	38.00	133			Rotary Air
1	1	Casing	Pvc Class 9	-0.30	30.00	150			Glued
1	1	Opening	Slots	32.00	33.00	150		0	PVC Class 9

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
32.00	33.00	1.00	Unknown	5.00		2.27			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	TOPSOIL	Topsoil	
1.00	4.00	3.00	BROWN CLAYS	Clay	
4.00	14.00	10.00	BROWN SHALES	Shale	
14.00	21.00	7.00	BLUE SHALES	Shale	

21.00	22.00	1.00	BLUE MUDSTONE	Mudstone	
22.00	38.00	16.00	SHALES BLUE	Shale	

\*\*\* End of GW105515 \*\*\*

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

# WaterNSW

## Work Summary

GW105557

Licence: 10WA115348	Licence Status: CURRENT
Authorised Purpose(s): STOCK,DOMESTIC Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method: Rotary	
Owner Type:	
Commenced Date:	Final Depth: 72.00 m
Completion Date: 28/10/2002	Drilled Depth: 72.00 m
Contractor Name: Bungendore Water Bores	
Driller: Daniel Robert Hill	
Assistant Driller:	
Property: READ 111 Brisbane Grove Rd BRISBANE GROVE 2580 NSW	Standing Water Level 11.000 (m):
GWMA: -	Salinity Description: Good
GW Zone: -	Yield (L/s): 1.000

### Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed: ARGYLE	Parish GOULBURN GOULBURN	Cadastre 37 976708 Whole Lot 37//976708
Region: 10 - Sydney South Coast	CMA Map: 8828-3N		
River Basin: 212 - HAWKESBURY RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: (Unknown)	Northing: 6147420.000 Easting: 748429.000	Latitude: 34°47'06.6"S Longitude: 149°42'54.1"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Unknown	

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	72.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	72.00				Graded, Q:2.000m3
1	1	Casing	Pvc Class 9	-0.50	72.00	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	54.00	72.00	160		0	PVC Class 9, SL: 120.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
54.00	56.00	2.00	Unknown	11.00		0.25	60.00		
64.00	68.00	4.00	Unknown	11.00		1.00	72.00		

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	WEATHERED SHALE	Shale	
6.00	29.00	23.00	FRACTURED VOLCANICS	Volcanic	
29.00	38.00	9.00	RED SOFT VOLCANIC	Volcanic	

Remarks

01/03/2005: Previous Lic No: 10BL134090  
10/11/2010: Karla Abbs 10-Nov-2010; Removed invalid codes and updated drillers log

\*\*\* End of GW105557 \*\*\*

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# WaterNSW

## Work Summary

GW105739

Licence: 10WA115384

Licence Status: CURRENT

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

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Down Hole Hamm

Owner Type: Private

Commenced Date:  
Completion Date: 26/02/2004

Final Depth: 78.00 m  
Drilled Depth: 78.00 m

Contractor Name: Bungendore Water Bores

Driller: Daniel Robert Hill

Assistant Driller:

Property: GARROORIGANG 209 Braidwood  
Rd GOULBURN 2580 NSW

GWMA: -  
GW Zone: -

Standing Water Level 2.000  
(m):

Salinity Description:  
Yield (L/s): 0.488

## Site Details

Site Chosen By:

County  
Form A: ARGYLE  
Licensed: ARGYLE

Parish  
GOULBURN  
GOULBURN

Cadastre  
1//1065231  
Whole Lot 1//1065231

Region: 10 - Sydney South Coast

River Basin: 212 - HAWKESBURY RIVER  
Area/District:

CMA Map: 8828-3N

Grid Zone:

Scale:

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

Northing: 6148315.000  
Easting: 747982.000

Latitude: 34°46'38.0"S  
Longitude: 149°42'35.6"E

GS Map: -

MGA Zone: 55

Coordinate Source: GIS - Geogra

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	14.00	250			Down Hole Hammer
1		Hole	Hole	14.00	78.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	78.00				Graded, Q:2.000m3
1	1	Casing	Pvc Class 9	0.00	0.78	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	0.00	0.00	219		0	Sawn, Steel
1	1	Casing	Steel	0.00	0.14	219			Driven into Hole, Welded
1	1	Opening	Slots - Vertical	24.00	78.00	160		0	Sawn, PVC Class 9, SL: 120.0mm, A: 2.00mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
28.00	31.00	3.00	Unknown	2.00		0.13		00:30:00	
37.00	39.00	2.00	Unknown	2.00		0.01			
69.00	72.00	3.00	Unknown	2.00		0.21		01:00:00	

## Drillers Log



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

Remarks

11/11/2009: updated from original form A

\*\*\* End of GW105739 \*\*\*

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# WaterNSW

## Work Summary

GW107321

Licence: 10WA115415	Licence Status: CURRENT
Authorised Purpose(s): DOMESTIC Intended Purpose(s): DOMESTIC	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 76.00 m
Completion Date: 23/08/2005	Drilled Depth: 76.00 m
Contractor Name: Watermin Drillers Pty Ltd	
Driller: Allan Ross Jones	
Assistant Driller:	
Property: FERRARA Lot 5 Windellama Rd GOULBURN 2580 NSW	Standing Water Level (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s): 0.379

Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed: ARGYLE	Parish TOWRANG TOWRANG	Cadastre 5//803430 Whole Lot 5//803430
Region: 10 - Sydney South Coast	CMA Map: 8828-3N		
River Basin: 212 - HAWKESBURY RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6147415.000	Latitude: 34°47'05.3"S	
Elevation Source: Unknown	Easting: 750112.000	Longitude: 149°44'00.2"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GIS - Geogra	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	30.00	152			Rotary Air
1		Hole	Hole	30.00	76.00	133			Rotary Air
1	1	Casing	Pvc Class 9	-0.30	30.00	150			Driven into Hole, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
35.00	35.10	0.10	Unknown			0.13			
46.00	46.10	0.10	Unknown			0.06			
67.00	67.10	0.10	Unknown			0.19			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	topsoil	Topsoil	
1.00	5.00	4.00	clay	Clay	
5.00	7.00	2.00	gravel	Gravel	

04/06/2021map.douglaspartners.com.au:8080/geoserver/www/WorkSummary/GW107321.htm

7.00	30.00	23.00	shale, soft	Shale	
30.00	76.00	46.00	granite	Granite	

Remarks

29/03/2010: updated from original form A

\*\*\* End of GW107321 \*\*\*

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# WaterNSW

## Work Summary

GW108603

Licence: 10WA115492		Licence Status: CURRENT	
Authorised Purpose(s): STOCK,DOMESTIC Intended Purpose(s): STOCK, DOMESTIC			
Work Type: Bore			
Work Status: Supply Obtained			
Construct.Method: Rotary Air			
Owner Type: Private			
Commenced Date:		Final Depth: 56.00 m	
Completion Date: 05/07/2004		Drilled Depth: 56.00 m	
Contractor Name: Watermin Drillers Pty Ltd			
Driller: Allan Ross Jones			
Assistant Driller:			
Property: MOXEY/BARNES 223 BRISBANE GROVE RD GOULBURN 2580 NSW		Standing Water Level (m):	
GWMA: -		Salinity Description:	
GW Zone: -		Yield (L/s): 0.947	

Site Details

Site Chosen By:			
County Form A: ARGYLE Licensed: ARGYLE		Parish TOWRANG TOWRANG	Cadastre 6//803430 Whole Lot 6//803430
Region: 10 - Sydney South Coast		CMA Map:	
River Basin: - Unknown Area/District:		Grid Zone:	Scale:
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown		Northing: 6147071.000 Easting: 749752.000	Latitude: 34°47'16.8"S Longitude: 149°43'46.5"E
GS Map: -		MGA Zone: 55	Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	46.00	56.00	0			Rotary Air

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)
46.00	49.00	3.00	Unknown			0.95			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
46.00	56.00	10.00	granite	Granite	

Remarks

04/03/2010: updated from original form A

**\*\*\* End of GW108603 \*\*\***

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



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**Summary of Owners Report**

**Address: 137 Brisbane Grove Road, Brisbane Grove, NSW**

**Description: - Lot 2 D.P. 1180093 & Lots 10 & 11 D.P. 976708**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
21.07.1905 21.07.1905 01.08.1914 (1905 to 1952)	Stuart Hanborne Belcher (Licensed Surveyor)	Book 785 No. 136 Book 786 No. 387 Book 1036 No. 262
11.11.1952 (1952 to 1952)	Annie Jane Belcher (Widow) (Devisee of the Will of Stuart Hanborne Belcher)	Book 2235 No. 763 (Acknowledgement)
12.11.1952 (1952 to 1999)	Stuart Hamilton Hume (Grazier or Farmer) (Died 08.04.1985) Margaret Ingeborg Hume (Married Woman now Widow)	Book 2238 No. 639
03.03.1999	Stuart Hamilton Rawdon Hume Elsbeth Margaret Jennifer Hume Macdougall (Surviving Executors of the Will of Margaret Ingeborg Hume)	4/1094204 5/1094204 2-9/976708 Now 2/1180093

**Leases: -**

- Various leases were found that have since been surrender or expired (Not investigated).

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
13.06.1905 (1905 to 1973)	Railway Commissioners of New South Wales (Intervening Name Changes) Now Public Transport Commission of New South Wales	Government Gazette Published 13.06.1905 Folio 3931
14.09.1973 (1973 to 1999)	Stuart Hamilton Hume (Grazier or Farmer) (Died 08.04.1985) Margaret Ingeborg Hume (Married Woman now Widow)	Book 3124 No. 225
03.03.1999	Stuart Hamilton Rawdon Hume Elsbeth Margaret Jennifer Hume Macdougall (Surviving Executors of the Will of Margaret Ingeborg Hume)	1/997752 Now 2/1180093

**Leases: -**

- Various leases were found after 1973 that have since been surrender or expired. (Not investigated)





ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**Continued as to the whole of the land: -**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
To 2013	Stuart Hamilton Rawdon Hume Elsbeth Margaret Jennifer Hume Macdougall (Surviving Executors of the Will of Margaret Ingeborg Hume)	2/1180093
17.01.2013 (2013 to 2015)	Peiqing Wu	2/1180093
11.02.2015 (2015 to Date)	# Titheradge Superannuation Fund Pty Ltd	2/1180093

**# Denotes current registered proprietor**

**Leases, continued: - NIL**

**Easements: -**

- Government Gazette 07.12.1956 Folio 3584-5 Easement for Transmission line affecting the part of the land above described shown so burdened I the title diagram.
  - 2358681: Easement vested in New South Wales Electricity Transmission Authority.
  - AC874232: Easement now vested in Country Energy.
- Notification in Commonwealth Government Gazette dated 02.01.1942 Folio 8. Easement for transmission line 60.96 wide affecting the part of the land above described shown so burdened in the title diagram.
- Note: D.P. 623984 proposed easement for transmission lines 14 & 15 wide.



ABN: 36 092 724 251  
Ph: 02 9099 7400  
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney  
Sydney 2000  
GPO Box 4103 Sydney NSW 2001  
DX 967 Sydney

**As regards to Lots 10 & 11 D.P. 976708: -**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
	<b><u>As regards to Lots 38, 53, 54, 10 &amp; Portions 11, 12, 13, 14, 17, 18, 19, 20 &amp; 21: -</u></b>	
09.12.1902 13.06.1903 11.04.1905 31.10.1907 (1902 to 1947)	Herbert Humphrey Cripps-Clark (Grazier) (Now Deceased) Sold by John Herbert Cripps-Clark (Grazier) (Executor of the Will of Herbert Humphrey Cripps-Clark) John Herbert Cripps-Clark (Grazier) Archibald Patrick Cripps-Clark (State Aircraft Engineer) The Union Trustee Company of Australia Limited (Executors of the Will of Margaret Gordina Cripps-Clark)	Book 726 No. 164 Book 737 No. 811 Book 779 No. 644 Book 843 No. 191
23.05.1947	Dudley Hubert Weedon Taylor	Book 2020 No. 711
	<b><u>As regards to Portion 15 &amp; 16: -</u></b>	
14.12.1920 (1920 to 1962)	Elizabeth Taylor (Married Woman)	Book 1210 No. 144
09.01.1962 (1962 to 2004)	Dudley Hubert Weedon Taylor (Grazier)	Book 2627 No. 795
	<b><u>As regards to Lots 48, 43, 44, 47, 19, 20, 21, 24, 45, 46, 49 &amp; 50: -</u></b>	
28.09.1896 23.08.1905 26.08.1909 14.12.1910 (1896 to 1948)	Ellen Taylor (Married Woman)	Book 589 No. 208 Book 787 No. 616 Book 888 No. 796 Book 923 No. 250
27.04.1948 (1948 to 1962)	Hubert Dudley Taylor (Farmer or Grazier) (Executor of the Estate of Ellen Taylor)	Book 2066 No. 663 (Acknowledgement)
07.11.1962 (1962 to 2004)	Dudley Hubert Weedon Taylor (Grazier)	Book 2636 No. 26
	<b><u>As regards to the whole of the land: -</u></b>	
23.07.2004 (2004 to 2009)	Ronald Lindsay Taylor (Devisee of Dudley Hubert Weedon Taylor)	Book 4433 No. 840 Now 10 & 11/976708
26.05.2009 (2009 to 2018)	Wendy Taylor (Devisee of the Will of Ronald Lindsay Taylor)	10 & 11/976708
13.04.2018 (2018 to Date)	# Euchie Pty Ltd	10 & 11/976708

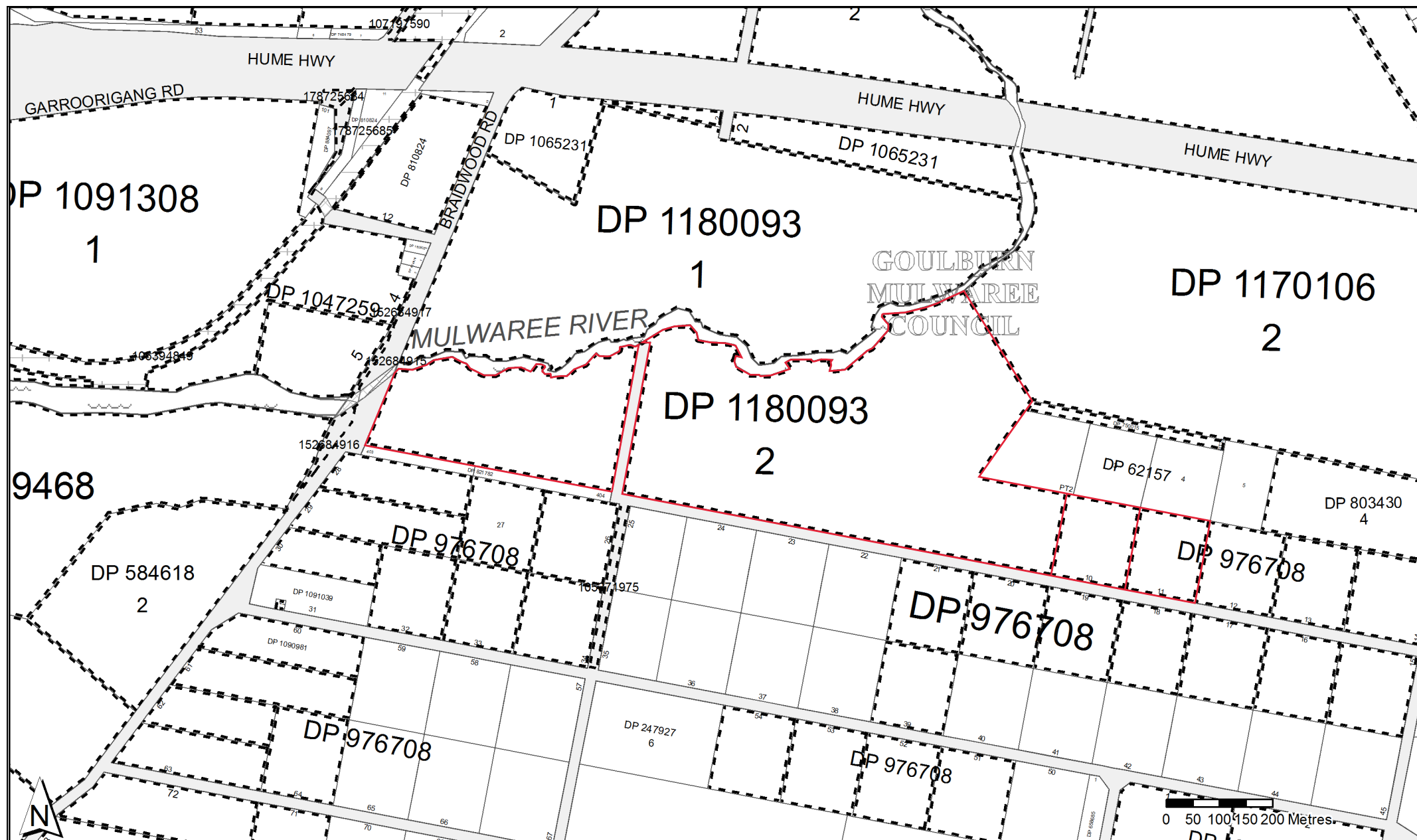
**# Denotes current registered proprietor**

**Leases: - NIL**

**Easements: - NIL**




























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Yours Sincerely  
Taylor Wilson  
(Checked by Mark Groll)  
10<sup>th</sup> June 2021

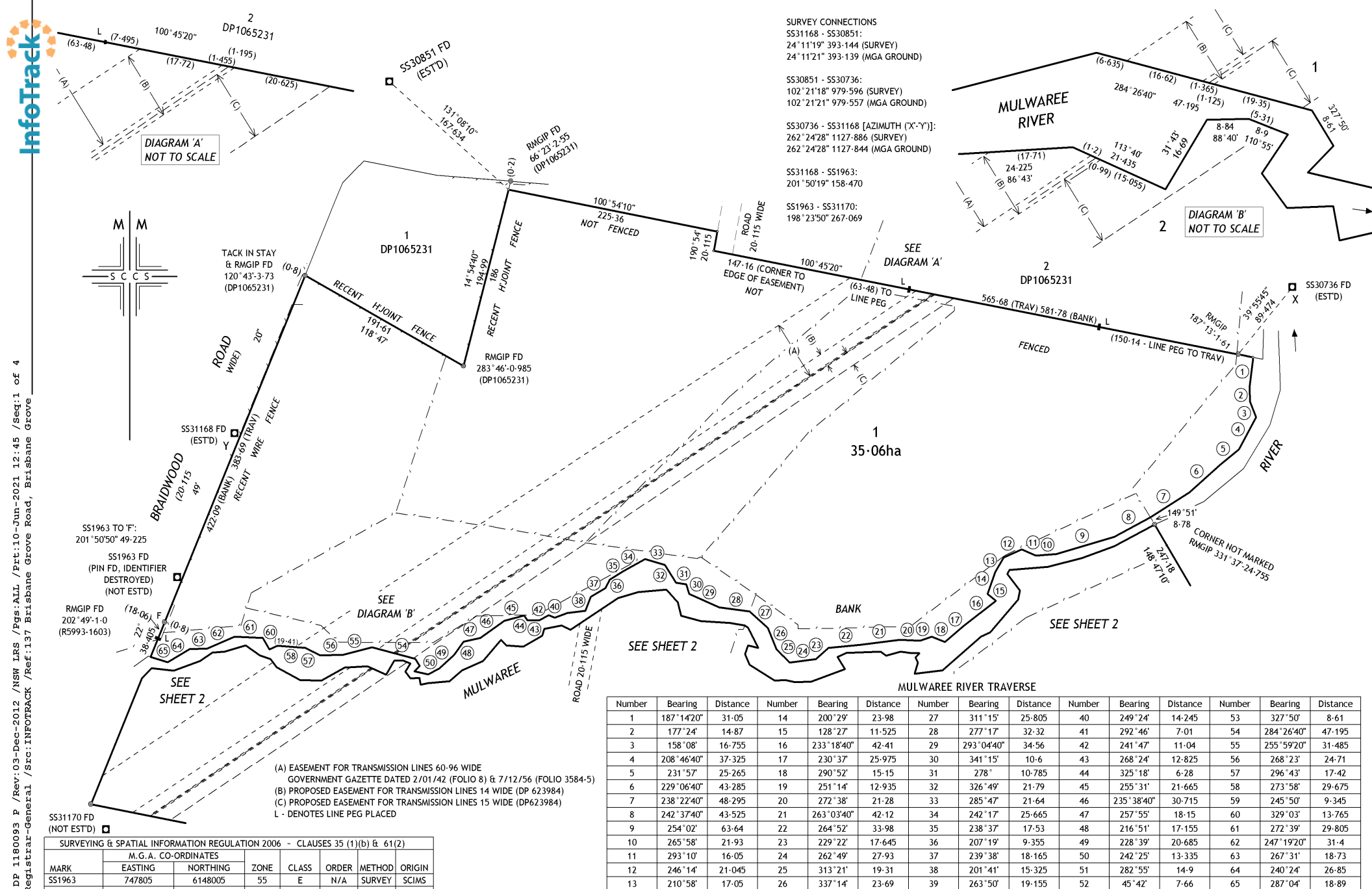


	Status	Surv/Comp	Purpose
DP164105 Lot(s): A			
CA97390 - LOT A DP164105			
DP584618 Lot(s): 1, 2			
DP602747	REGISTERED	COMPILATION	RESUMPTION OR ACQUISITION
DP750015 Lot(s): 29			
CA138297 - NPW. UNCONVERTIBLE OLD SYSTEM ROAD OR RIGHT OF WAY. DOCUMENTARY TITLE APPEARS TO REMAIN IN BOOK 178 NO. 763			
DP780652 Lot(s): 2			
DP1174952	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP803430 Lot(s): 4			
DP1170106	REGISTERED	SURVEY	SUBDIVISION
DP810824 Lot(s): 12, 14			
DP1034776	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP975277 Lot(s): 3			
DP602747	REGISTERED	COMPILATION	RESUMPTION OR ACQUISITION
DP976708 Lot(s): 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 39, 51, 52, 53, 54			
CA90369 - LOTS 10-21, 39 AND 51-54 DP976708			
Lot(s): 61, 62, 63, 64, 71, 72, 73			
CA97353 - LOTS 61-64, 71-74, 76-77 DP976708 AND LOT 60 DP1090981			
Lot(s): 26, 27, 28, 29, 30, 32, 33, 34			
CA97354 - LOTS 26-30, 32-34 DP976708			
DP1008818 Lot(s): 3			
DP810226	HISTORICAL	COMPILATION	RESUMPTION OR ACQUISITION
DP1121635	REGISTERED	SURVEY	SUBDIVISION
DP1009468 Lot(s): 50			
DP584618	HISTORICAL	SURVEY	SUBDIVISION
DP1034565 Lot(s): 1			
DP748479	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1258615	REGISTERED	SURVEY	EASEMENT
DP1047259 Lot(s): 5			
DP997263	HISTORICAL	COMPILATION	DEPARTMENTAL
Lot(s): 4			
DP997082	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1034776	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP1055961 Lot(s): 2			
DP976708	HISTORICAL	COMPILATION	UNRESEARCHED
Lot(s): 1, 2			
DP111708	HISTORICAL	COMPILATION	DEPARTMENTAL
DP658686	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1065231 Lot(s): 1, 2			
DP802635	HISTORICAL	COMPILATION	RESUMPTION OR ACQUISITION
Lot(s): 1			
DP605034	HISTORICAL	SURVEY	SUBDIVISION
CA89672 - LOT 1 DP1065231			
DP1090981 Lot(s): 60			
CA97353 - LOTS 61-64, 71-74, 76-77 DP976708 AND LOT 60 DP1090981			

**Caution:** This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

	Status	Surv/Comp	Purpose
DP1091308			
Lot(s): 1			
 DP795834	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1144158			
Lot(s): 1, 2			
 DP1061212	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA88928 - LOT 46 DP1061212			
DP1170106			
Lot(s): 2			
 DP876430	HISTORICAL	SURVEY	ROADS ACT, 1993
DP1178873			
Lot(s): 2			
 DP876430	HISTORICAL	SURVEY	ROADS ACT, 1993
 DP1170106	HISTORICAL	SURVEY	SUBDIVISION
DP1180093			
Lot(s): 1, 2			
 DP1094204	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 CA98246 - LOTS 2-9 DP976708 AND LOTS 1-7 DP1094204			
Lot(s): 2			
 DP976708	HISTORICAL	COMPILATION	UNRESEARCHED
 DP997752	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1187262			
Lot(s): 1			
 DP1034776	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
 CA168115 - LOT 1 DP1187262			
DP1199103			
Lot(s): 2			
 DP876430	HISTORICAL	SURVEY	ROADS ACT, 1993
 DP1091498	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 DP1170106	HISTORICAL	SURVEY	SUBDIVISION
 DP1178873	HISTORICAL	SURVEY	SUBDIVISION
 CA97565 - LOT 1685 DP1091498			
DP1238214			
Lot(s): 2			
 DP717598	HISTORICAL	SURVEY	SUBDIVISION
 DP810226	HISTORICAL	COMPILATION	RESUMPTION OR ACQUISITION
 DP1008818	HISTORICAL	SURVEY	SUBDIVISION
 DP1121635	HISTORICAL	SURVEY	SUBDIVISION
 DP1171126	HISTORICAL	SURVEY	SUBDIVISION
 DP1204727	HISTORICAL	SURVEY	SUBDIVISION
Road			
Polygon Id(s): 178725684, 178725685			
 NSW GAZ.	09-07-2004		Folio : 5851
DEDICATED PUBLIC ROAD LOT 103 DP884097			
Polygon Id(s): 105371975			
 NSW GAZ.	23-05-2003		Folio : 4893
DEDICATED PUBLIC ROAD AND VESTED IN COUNCIL - BEING A STRIP OF CROWN LAND SEPARATING LOTS 34 AND 26 FROM 35 AND 25 DP976708			
Polygon Id(s): 107197590			
 NSW GAZ.	27-09-2019		Folio : 4188
TRANSFER OF CROWN ROAD TO COUNCIL AFFECTING THE LAND SHADED RED IN THE DIAGRAM ACCOMPANYING THIS GAZETTE NOTIFICATION			
Polygon Id(s): 152684916			
 NSW GAZ.	09-07-2004		Folio : 5851
DEDICATED PUBLIC ROAD LOT 51 DP1009468			

**Caution:** This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.




Number	Bearing	Distance	Number	Bearing	Distance	Number	Bearing	Distance	Number	Bearing	Distance	Number	Bearing	Distance
1	187°14'20"	31-05	14	200°29'	23-98	27	311°15'	25-805	40	249°24'	14-245	53	327°50'	8-61
2	177°24"	14-87	15	128°27'	11-525	28	277°17'	32-32	41	292°46'	7-01	54	284°26'40"	47-195
3	158°08'	16-755	16	233°18'40"	42-41	29	293°04'40"	34-56	42	241°47'	11-04	55	255°59'20"	31-485
4	208°46'40"	37-325	17	230°37'	25-975	30	341°15'	10-6	43	268°24'	12-825	56	268°23'	24-71
5	231°57'	25-265	18	290°52'	15-15	31	278°	10-785	44	325°18'	6-28	57	296°43'	17-42
6	229°06'40"	43-285	19	251°14'	12-935	32	326°49'	21-79	45	255°31'	21-665	58	273°58'	29-675
7	238°22'40"	48-295	20	272°38'	21-28	33	285°47'	21-64	46	235°38'40"	30-715	59	245°50'	9-345
8	242°37'40"	43-525	21	263°03'40"	42-12	34	242°17'	25-665	47	257°55'	18-15	60	329°03'	13-765
9	254°02'	63-64	22	264°52'	33-98	35	238°37'	17-53	48	216°51'	17-155	61	272°39'	29-805
10	265°58'	21-93	23	229°22'	17-645	36	207°19'	9-355	49	228°39'	20-685	62	247°19'20"	31-4
11	293°10'	16-05	24	262°49'	27-93	37	239°38'	18-165	50	242°25'	13-335	63	267°31'	18-73
12	246°14'	21-045	25	313°21'	19-31	38	201°41'	15-325	51	282°55'	14-9	64	240°24'	26-85
13	210°58'	17-05	26	337°14'	23-69	39	263°50'	19-155	52	45°42'	7-66	65	287°04'	18-89

Surveyor: GA Flood  
Date of Survey: 25/09/2012  
Surveyor's Ref: 22276

PLAN OF CONSOLIDATION OF LOTS 1,2,3,4,6 & 7  
DP1094204, PART LOT 5 DP1094204, LOTS 2 - 9  
(INCLUSIVE) DP 976708 & LOT 1 DP997752 & FOR  
DELIMITATION PURPOSES

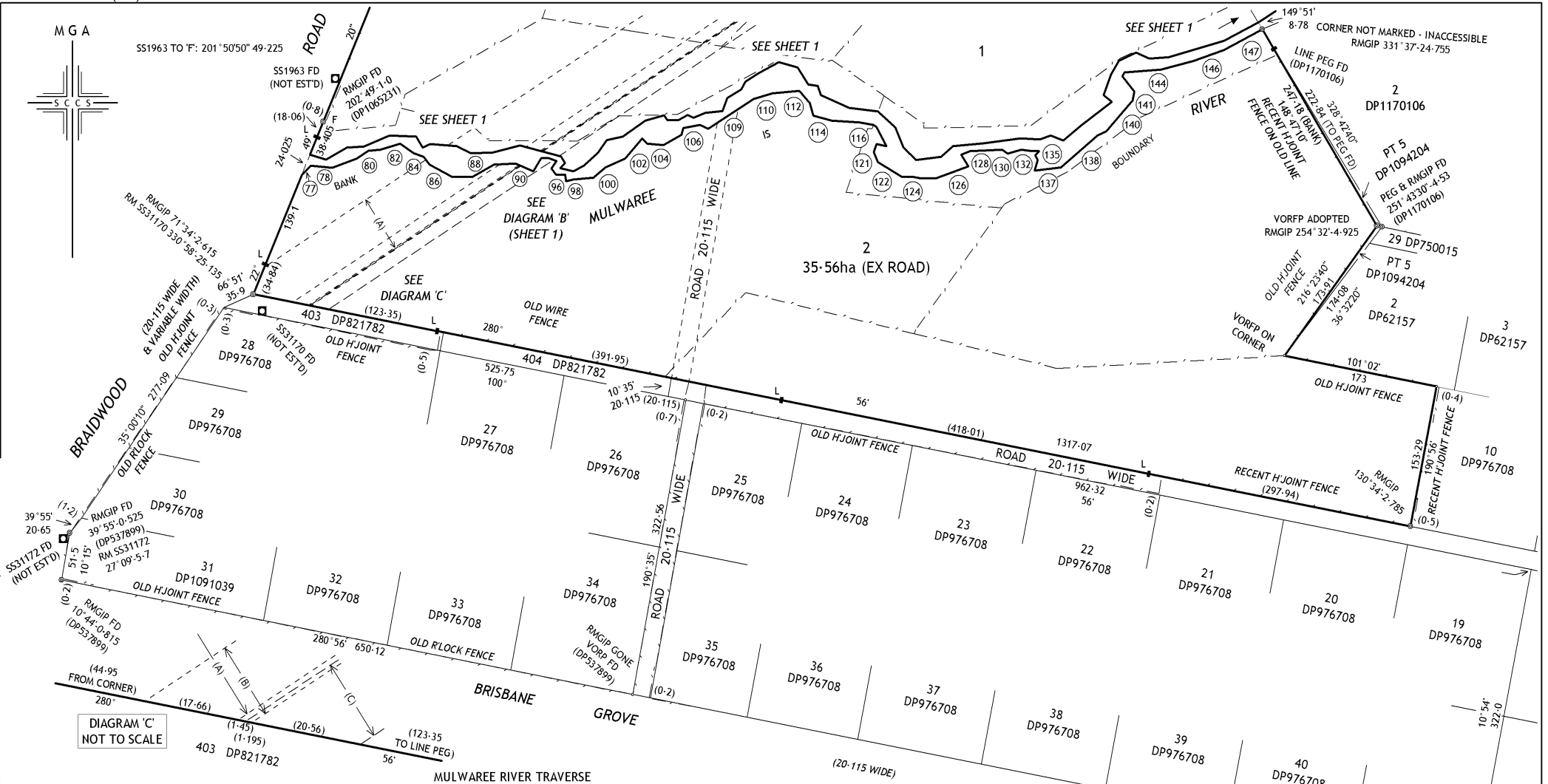
LGA: Goulburn Mulwaree  
Locality: Goulburn  
Subdivision No: \_\_\_\_\_

Lengths are in metres. Reduction Ratio 1:2500

Registered
 30.11.2012

DP1180093





MULWAREE RIVER TRAVERSE																	
Number	Bearing	Distance	Number	Bearing	Distance	Number	Bearing	Distance	Number	Bearing	Distance	Number	Bearing	Distance	Number	Bearing	Distance
66	76°32'	9.5	80	57°04'	15.435	94	214°28'	9.7	108	114°25'	10.285	122	121°15'40"	31.395	136	196°08'	12.055
67	42°19'	13.085	81	85°12'	13.295	95	142°50'	8.85	109	57°25'20"	60.01	123	87°23'	10.98	137	83°11'	29.785
68	74°45'	13.22	82	73°54'	22.915	96	87°33'	9.75	110	73°41'	21.94	124	101°01'	10.775	138	49°53'20"	53.13
69	59°07'	26.58	83	124°	18.285	97	169°11'	7.155	111	85°12'	30.295	125	87°48'	17.155	139	64°34'	10.93
70	38°56'	15.535	84	108°29'	11.865	98	77°16'	7.95	112	137°53'	17.895	126	70°31'40"	37.6	140	41°43'40"	44.38
71	273°42'	10.395	85	142°02'	10.715	99	85°32'	22.67	113	165°40'	14.09	127	327°26'	14.665	141	11°46'	9.625
72	330°24'	10.085	86	117°40'	27.9	100	49°33'	17.49	114	103°55'	21.415	128	66°45'	10.48	142	321°05'	21.445
73	6°34'	8.32	87	91°20'	22.74	101	66°58'	24.305	115	93°30'20"	31.14	129	87°58'40"	36.23	143	28°31'	4.815
74	300°22'	11.41	88	61°34'	27.94	102	41°21'	28.71	116	99°30'	15.765	130	124°36'	7.085	144	85°42'20"	40.99
75	350°44'	19.79	89	86°43'	24.225	103	135°37'	7.855	117	122°17'	4.095	131	75°05'	15.82	145	75°56'20"	36.8
76	22°49'	8.79	90	113°40'	21.435	104	94°05'	18.305	118	152°20'	23.455	132	97°29'	12.57	146	70°45'20"	36.49
77	44°34'	14.615	91	31°43'	16.69	105	61°07'	22.755	119	282°36'	11.11	133	89°01'	7.555	147	62°40'	48.41
78	96°06'	23.85	92	88°40'	8.84	106	16°46'	7.34	120	199°39'	9.495	134	221°42'	6.145			
79	70°06'	29.585	93	110°55'	8.9	107	79°25'	18.83	121	155°48'	11.56	135	154°08'	5.41			

SURVEY CONNECTIONS  
SS31168 - SS1963:  
201°50'19" 158.470  
SS1963 - SS31170:  
198°23'50" 267.069  
SS31170 - SS31172:  
222°30'31" 325.587

- (A) EASEMENT FOR TRANSMISSION LINES 60-96 WIDE  
GOVERNMENT GAZETTE DATED 2/01/42 (FOLIO 8) & 7/12/56 (FOLIO 3584-5)  
(B) PROPOSED EASEMENT FOR TRANSMISSION LINES 14 WIDE (DP 623984)  
(C) PROPOSED EASEMENT FOR TRANSMISSION LINES 15 WIDE (DP623984)  
L - DENOTES LINE PEG PLACED

Surveyor: GA Flood  
Date of Survey: 25/09/2012  
Surveyor's Ref: 22276

PLAN OF CONSOLIDATION OF LOTS 1,2,3,4,6 & 7  
DP1094204, PART LOT 5 DP1094204, LOTS 2 - 9  
(INCLUSIVE) DP 976708 & LOT 1 DP997752 & FOR  
DELIMITATION PURPOSES

LGA: Goulburn Mulwaree  
Locality: Goulburn  
Subdivision No: \_\_\_\_\_  
Lengths are in metres. Reduction Ratio 1:3000

Registered  
30.11.2012

DP1180093



PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

<p>Registered:  30.11.2012</p> <p>Title System: TORRENS</p> <p>Purpose: CONSOLIDATION</p>		<p>Office Use Only</p> <p>Office Use Only</p> <p><b>DP1180093</b></p>																					
<p><b>PLAN OF CONSOLIDATION OF LOTS 1,2,3,4,6 &amp; 7 DP1094204, PART LOT 5 DP1094204, LOTS 2 – 9 (INCLUSIVE) DP976708 &amp; LOT 1 DP997752 &amp; FOR DELIMITATION PURPOSES</b></p>		<p>LGA: GOULBURN MULWAREE</p> <p>Locality: GOULBURN</p> <p>Parish: GOULBURN</p> <p>County: ARGYLE</p>																					
<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>		<p>Survey Certificate</p> <p>I, Gilbert Anthony Flood          of PO Box 142 GOULBURN 2580          (Tel: 02 4822 1366 email: admin@sccsurveyors.com.au)          a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that the land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 25/09/2012</p> <p></p> <p>Signature: ..... Dated: 25/09/2012</p> <p>Surveyor ID: 1047</p> <p>Datum Line: 'X'-'Y'</p> <p>Type: Rural</p> <p>The terrain is Level-Undulating</p> <p>*Strike through if inapplicable.          ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>																					
<p>Subdivision Certificate</p> <p>I, .....          *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: .....</p> <p>Accreditation number: .....</p> <p>Consent Authority: .....</p> <p>Date of endorsement: .....</p> <p>Subdivision Certificate number: .....</p> <p>File number: .....</p> <p>*Strike through if inapplicable.</p>																							
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>		<p>Plans used in the preparation of survey</p> <table border="0"> <tr> <td>DP62157</td> <td>DP164105</td> <td>DP221805</td> <td>DP537899</td> <td>DP570459</td> </tr> <tr> <td>DP605034</td> <td>DP623984</td> <td>DP702644</td> <td>DP802635</td> <td>DP803430</td> </tr> <tr> <td>DP821782</td> <td>DP976708</td> <td>DP976746</td> <td>DP997752</td> <td>DP1009468</td> </tr> <tr> <td>DP1065231</td> <td>DP1094204</td> <td>DP1170106</td> <td>10245-1603</td> <td></td> </tr> </table> <p>If space is insufficient continue on PLAN FORM 6A</p>		DP62157	DP164105	DP221805	DP537899	DP570459	DP605034	DP623984	DP702644	DP802635	DP803430	DP821782	DP976708	DP976746	DP997752	DP1009468	DP1065231	DP1094204	DP1170106	10245-1603	
DP62157	DP164105	DP221805	DP537899	DP570459																			
DP605034	DP623984	DP702644	DP802635	DP803430																			
DP821782	DP976708	DP976746	DP997752	DP1009468																			
DP1065231	DP1094204	DP1170106	10245-1603																				
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>		<p>Surveyor's Reference: 22276</p>																					

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered



30.11.2012

Office Use Only

Office Use Only

**PLAN OF CONSOLIDATION OF LOTS  
1,2,3,4,6 & 7 DP1094204, PART LOT 5  
DP1094204, LOTS 2 - 9 (INCLUSIVE)  
DP976708 & LOT 1 DP997752 & FOR  
DELIMITATION PURPOSES**

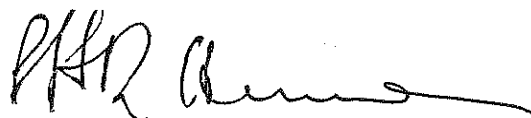
**DP1180093**

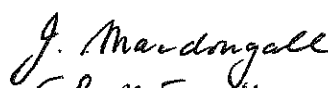
This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: .....

Date of Endorsement: .....

  
(STUART HAMILTON R. HUME)

  
(J. Mardongall  
C.E.M.F. Hume-Mardongall)

SCHEDULE OF LOTS & ADDRESSES

LOT No.	STREET No.	STREET NAME	STREET TYPE	LOCALITY
1	5548	BRAIDWOOD	ROAD	GOULBURN
2	71	BRISBANE GROVE	ROAD	GOULBURN

Surveyor's Reference: 22276



SEARCH DATE

9/6/2021 12:58PM

FOLIO: 1/997752

First Title(s): OLD SYSTEM

Prior Title(s): CA67195

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
31/8/1995	CA67195	CONVERSION ACTION	FOLIO CREATED EDITION 1
6/8/1996	2358681	REQUEST	
4/12/1997		AMENDMENT: LOCAL GOVT AREA	
3/3/1999	5644431	TRANSMISSION APPLICATION	EDITION 2
6/4/1999	5718218	LEASE	EDITION 3
26/7/2000	6973910	LEASE	EDITION 4
3/6/2004	AA687733	DEPARTMENTAL DEALING	
24/1/2007	AC874232	TRANSFER OF EASEMENT IN GROSS	
13/3/2007	AC989280	LEASE	EDITION 5
30/11/2012	DP1180093	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

97-03TA



B

# TRANSMISSION APPLICATION

Section 93 Real Property Act 1900



Office of State Revenue use only

- (A) [REDACTED]  
Show no more than 20 References to Title.

FOLIO IDENTIFIER 10/802635

- (B) **REGISTERED DEALING**  
If applicable.

- (C) **LODGED BY**

L.T.O. Box  
430W

Name, Address or DX and Telephone  
J. C. WALSH & SONS  
SOLICITORS  
DX 5354 GOULBURN  
TEL. 048 21 1755

REFERENCE (max. 15 characters): K. A. Walsh Z

- (D) [REDACTED]  
[REDACTED] R

- (E) A [REDACTED] T

TA

(F) We ~~XX~~ the Applicants being entitled as Executors of the ~~will/estate~~ of the Deceased Registered Proprietor (who died on 21 October 1993) pursuant to Probate/Letters of Administration No. 100026/95 granted on 6 January 1995 to Andrew Hamilton Patrick Hume, Stuart Hamilton Macdougall, the said Andrew Macdougall-Hamilton Patrick Hume having died on 7.6.1995 apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the Land/Registered Dealing specified above.

- (G) Certified correct for the purposes of the Real property Act 1900.  
Signed in my presence by the Applicant who is personally known to me.

DATE 23rd January 1998

Kevin A. Walsh  
Signature of Witness

**KEVIN A. WALSH**  
Name of Witness (BLOCK LETTERS)  
**SOLICITOR, GOULBURN**

Address of Witness

J. Macdougall  
Signature of Applicant

EVIDENCE SIGHTED & RETURNED (office use only)

CHECKED BY (office use only)

(H)

### CONSENT OF EXECUTOR OR ADMINISTRATOR

We, ~~Stuart Hamilton Rawdon Hume and~~

I, ~~Elsbeth Margaret Jennifer Hume MacDougall~~

~~Executors of the will / Administrator of the estate~~  
of the Deceased Registered Proprietor, hereby consent to this application.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Executor/Administrator

### INSTRUCTIONS FOR COMPLETION

**STAMP DUTY:** If the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. The first and last pages must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

**(A) LAND**

Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

**(B) REGISTERED DEALING**

Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

**(C) LODGED BY**

This section relates to the person or firm lodging the Application at the Land Titles Office.

**Reference (max. 15 characters)** This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

**(D) DECEASED REGISTERED PROPRIETOR**

Show the name in full. Address and occupation need not be shown.

**(E) APPLICANT**

Show the name in full. Address and occupation need not be shown.

**(F) WILL/ESTATE, etc**

Amend "will/estate", "Probate/Letters of Administration" and "Land/Registered Dealing" as appropriate.

In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the date of death of the Deceased Registered Proprietor, the number and date of grant of the Probate or Letters of Administration pursuant to which the Application is made, and the name of the person to whom the grant was made.

**(G) EXECUTION**

**General** The application must be executed by or on behalf of the Applicant.

**By the Applicant Personally** The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.

**By the Applicant's Attorney** The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY [full name] pursuant to Power of Attorney Book 1234 Number 567".

**Under Authority** If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.

**By a Corporation under Seal** The execution must either include a statement to the effect that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...", or disclose the positions within the corporation of all those attesting the affixing of the seal.

**(H) CONSENT OF EXECUTOR OR ADMINISTRATOR**

This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queens Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

9/6/2021 5:04PM

FOLIO: 5/1094204

First Title(s): OLD SYSTEM

Prior Title(s): BK 2238 NO 639

Recorded	Number	Type of Instrument	C.T. Issue
22/2/2006	DP1094204	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED FOLIO CREATED CT NOT ISSUED
22/2/2006	CA98246	CONVERSION ACTION	
24/3/2006	AC199129	DEPARTMENTAL DEALING	EDITION 1
13/3/2007	AC989280	LEASE	EDITION 2
30/11/2012	DP1180093	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

\*\*\* END OF SEARCH \*\*\*

137 Brisbane Grove Road, Brisbane Grove PRINTED ON 9/6/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/6/2021 7:36AM

FOLIO: 2/976708

First Title(s): OLD SYSTEM

Prior Title(s): BK 2238 NO 639

Recorded	Number	Type of Instrument	C.T. Issue
22/2/2006	CA98246	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
24/3/2006	AC199129	DEPARTMENTAL DEALING	EDITION 1
13/3/2007	AC989280	LEASE	EDITION 2
30/11/2012	DP1180093	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

137 Brisbane Grove Road, Brisbane Grove PRINTED ON 4/6/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/6/2021 10:35AM

FOLIO: 2/1180093

First Title(s): OLD SYSTEM

Prior Title(s): 2-9/976708

4-5/1094204

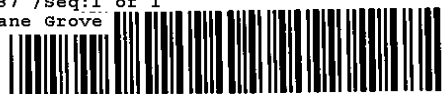
1/997752

Recorded	Number	Type of Instrument	C.T. Issue
30/11/2012	DP1180093	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/1/2013	AH496191	TRANSFER	
17/1/2013	AH496192	CANCELLATION OF CAUTION	EDITION 2
11/2/2015	AJ247371	TRANSFER	EDITION 3

\*\*\* END OF SEARCH \*\*\*

137 Brisbane Grove Road, Brisbane Grove PRINTED ON 3/6/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



Form: 01T  
Licence: 01-05-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: Johnson & Sendall

## TRANSFER

New South Wales  
Real Property Act 1900

# AH496191R

**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 (3)	NEW SOUTH WALES DUTY
	10-01-2013 0006941320-001
	SECTION 18(2)
	DUTY \$ *****10.00

(A) T [REDACTED] E

F/I 1/1180093, [REDACTED] 3 & 2/1065231

(B) LODGED BY

Document Collection 545D	Name, Address or DX, Telephone, and Customer Account Number if any <b>LLPN: 123397E JOHN McLAREN &amp; CO.</b>	CODES <b>T TW</b>
	Reference: <u>JOHNSON: WU</u>	

(C) [REDACTED] R

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$809,640.00 being the same consideration referred to in Transfer of even date between the parties hereto and as regards the abovementioned land transfers to the transferee an estate in fee simple.

(E) ESTATE

(F) SHARE  
TRANSFERRED

(G) Encumbrances (if applicable):

(H) T [REDACTED] E

(I)

DATE

20/12/12

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

Signature of witness:

*Mr. Walsh*

Name of witness:

Address of witness:

**MARK DAVID WALSH  
SOLICITOR  
21 MONTAGUE ST  
GOULBURN NSW**

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

Signature of transferor:

*J Macdonnell*  
*HR*

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

Signature:

*[Signature]*

Signatory's name: Stephen James Lamond

Signatory's 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.

**335015**

Full name:

Stephen James Lamond

Signature:

*[Signature]*

2/1065231 OFF L AC989280



FOLIO: 2/1180093

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2021	10:34 AM	3	11/2/2015

LAND

LOT 2 IN DEPOSITED PLAN 1180093

AT GOULBURN

LOCAL GOVERNMENT AREA GOULBURN MULWAREE

PARISH OF GOULBURN COUNTY OF ARGYLE

TITLE DIAGRAM DP1180093

FIRST SCHEDULE

TITHERADGE SUPERANNUATION FUND PTY LTD

(T AJ247371)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 GOV GAZ 7.12.56 FOL 3584-5 EASEMENT FOR TRANSMISSION LINE  
AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED  
IN THE TITLE DIAGRAM  
2358681 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY  
TRANSMISSION AUTHORITY  
AC874232 EASEMENT NOW VESTED IN COUNTRY ENERGY
- 3 NOTIFICATION IN COMMONWEALTH GOVERNMENT GAZETTE DATED 2.1.1942  
FOLIO 8. EASEMENT FOR TRANSMISSION LINE 60.96 WIDE AFFECTING THE  
PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE  
DIAGRAM

NOTATIONS

NOTE: DP623984 PROPOSED EASEMENT FOR TRANSMISSION LINES 14 AND 15 WIDE

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

10-0530

CA NUMBER

90369.

# DEEDS INDEX PARTICULARS



[Redacted]

the left-hand corner

(A) Delivery Box  430W	Name, Address/DX  J.C. WALSH & SONS DX 5354 GOULBURN	
	Telephone no. 4821 1755	
	Reference KAW:MW — Taylor	

(B) Nature of Instrument	Date of Instrument
ACKNOWLEDGEMENT	23.7.2004

(C) Leave blank where instrument does not affect old system land			
Locality of the land	LINK CONVEYANCE-for old system land		PRINCIPAL DEED
	Book	Number	
GOULBURN	[Redacted]	[Redacted]	
	[Redacted]	[Redacted]	
	[Redacted]	[Redacted]	
LOCAL GOVT. AREA	PARISH	COUNTY	
GREATER ARGYLE	GOULBURN	ARGYLE	

NOTING  
[Office use  
only]

(D)	Entry	GIVEN NAMES/COMPANY NAME	FAMILY NAME
	I	[Redacted]	R
		[Redacted]	
		[Redacted]	
		[Redacted]	
		[Redacted]	
		[Redacted]	
		[Redacted]	
		[Redacted]	
		[Redacted]	

(E) I, MICHELE MARIAN WILSON .....of Goulburn  
.....Clerk to Messrs. J.C. Walsh & Sons of Goulburn.....  
certify that for the purposes of section 184D(3) of the Conveyancing Act 1919 that:  
1. the registration copy is a true copy of the original and  
2. the above index particulars of the original instrument [~~and on the annexure(s)~~] are complete and correct.  
Signed.....M. Wils.....Date 30.7.2004

Entered

Verified

[Signature]

[Signature]

Office of State Revenue	
NSW Treasury	
Client No: 1397759	217
Duty: \$ 10.00	Trans No: 2086215
Asst details: _____	

ACKNOWLEDGEMENT made under the Wills Probate and Administration Act, 1898 (as amended) [REDACTED]

[REDACTED] y  
[REDACTED] t  
[REDACTED] e  
[REDACTED] WHEREBY the said Executor DOTH ACKNOWLEDGE that the said Devisee is entitled for the estate for which the same is devised to him by the said Will to the real estate described in the said Will as "I give devise and bequeath the rest and residue of my estate of whatsoever kind and wheresoever situate unto RONALD LINDSAY TAYLOR" and which said real estate is more particularly described as follows:-

ALL THAT piece or parcel of land containing by admeasurement five acres one rood thirteen perches or thereabouts being Lot Ten of the subdivision of the Brisbane Grove Estate as shown on plan exhibited for sale thereof by Messrs. Zouch & Co. of Goulburn Auctioneers COMMENCING on a reserved road one chain wide at the South West corner of Lot Eleven of said subdivision and bounded on the South by the said Reserved Road being a line bearing West seven chains to the south eastern corner of Lot Nine of the said subdivision on the West by a line bearing north seven chains sixty-two links on the North by part of the Gundry Estate being a line bearing East seven chains to said Lot Eleven and by said Lot Eleven bearing Southerly seven chains to the point of commencement ALSO ALL THAT piece or parcel of land situated near Goulburn in the Parish of Goulburn County of Argyle and Colony (now State) of New South Wales be the hereinafter several dimensions a little more or less containing twenty-one acres one rood and twelve perches being Portions Eleven Twelve Thirteen and Fourteen of the Brisbane Grove Estate Subdivision and forming part of J. Thorn's four hundred and ten acres grant COMMENCING at a point on the North side of a road one chain wide being the South East corner of Portion Ten of the Brisbane Grove Estate subdivision and

bounded thence on the South by part of the North side of that road being a line bearing East two thousand eight hundred links on the East by a line bearing North Seven hundred and sixty-two links to the South East corner of Portion Eight of Gundry Estate Subdivision thence on the North by the South boundaries of Portions Eight Seven Six Five Four and part of the South boundary of Portion Three all of the Gundry Estate subdivision being a line bearing West two thousand eight hundred links to the North East corner of Portion Ten Brisbane Grove Estate aforesaid and thence on the West by the East boundary of that portion being a line bearing South seven hundred and sixty-two links to the point of commencement ALSO ALL THAT piece or parcel of land situated near Goulburn Parish of Goulburn County of Argyle be the hereinafter mentioned several dimensions a little more or less containing five acres two roods and sixteen perches being portion fifteen of the Brisbane Grove Estate subdivision and forming part of J. Thorn's four hundred and ten acres grant Commencing at the north East corner of Portion forty-five of Brisbane Grove Estate Subdivision and bounded thence on the east by a line bearing North eight hundred links thence on the North by part of the South side of a road one chain wide being a line bearing West seven hundred links to the North East corner of portion sixteen thence on the West by the East boundary of that portion being a line bearing South eight hundred links and thence on the South by the North boundary of portion forty-five aforesaid being a line bearing East seven hundred links to the point of commencement ALSO ALL THAT piece or parcel of land situated as aforesaid be the hereinafter mentioned several dimensions a little more or less containing five acres two roods sixteen perches being portion sixteen of the Brisbane Grove Estate subdivision and forming part of J. Thorn's four hundred and ten acres grant commencing at a point on the South side of a road one chain wide being the North West corner of portion fifteen of Brisbane Grove Estate subdivision and bounded thence on the north by part of the South side of that road being a line bearing West seven hundred links to the North East corner of portion seventeen thence on the West by the East boundary of that portion being a line bearing South eight hundred links thence on the South by the North boundary of



portion forty-four being a line bearing East seven hundred links to the South West corner of portion fifteen aforesaid and thence on the East by the West boundary of that portion being a line bearing North eight hundred links to the point of commencement ALSO ALL THAT piece or parcel of land situate near Goulburn in the Parish of Goulburn County of Argyle and State of New South Wales be the hereinafter mentioned several dimensions a little more or less containing by admeasurement twenty-two acres one rood twenty-four perches being Portions Seventeen Eighteen Nineteen and Twenty of the Brisbane Grove Estate and joining part of John Thorn's four hundred and ten acres grant COMMENCING at a point on the Southern side of a road one chain wide being the north western corner of Portion Sixteen of the Brisbane Grove Estate and bounded thence towards the North by part of the Southern side of that road being a line bearing west two thousand eight hundred links thence towards the west by the eastern boundary of portion twenty-one being a line bearing South eight hundred links thence towards the South by the northern boundaries of Portions Forty Forty-one Forty-two and Forty-three being a line bearing in all East two thousand eight hundred links and thence towards the East by the western boundary of Portion Sixteen aforesaid being a line bearing North eight hundred links to the point of commencement ALSO ALL THAT piece or parcel of land situated near Goulburn in the Parish of Goulburn County of Argyle and State of New South Wales be the hereinafter mentioned several dimensions a little more or less containing five acres two roods sixteen perches more or less being Portion Twenty-one of the Brisbane Grove Estate subdivision and forming part of John Morris's four hundred and ten acres Grant COMMENCING at a point on the south side of a road one chain wide being the North East corner of Portion Twenty-two Brisbane Grove Estate subdivision and bounded thence on the North by part of the South side of that road being a line bearing east seven hundred links to the North West corner of Portion twenty thence

to the east by the west boundary of that portion being a line bearing South eight hundred links thence on the south by the north boundary of Portion Thirty-nine being a line bearing West seven hundred links to the South East corner of Portion Twenty-two aforesaid and thence on the West by the East boundary of that portion being a line bearing North eight hundred links to the point of commencement ALSO ALL THAT piece or parcel of land situate and lying near Goulburn in the Parish of Goulburn County of Argyle and State of New South Wales being Lot Thirty-nine of the Brisbane Grove Estate and forming part of John Morns Four hundred and ten acres Grant COMMENCING at a point in the North side of a road one chain wide being the South East corner of Lot Thirty-eight of the Brisbane Grove Estate and bounded thence on the South by part of the north side of that road bearing east seven chains to the south west corner of Lot Forty thence on the East by the west boundary of that Lot bearing North Eight chains thence on the North by the South boundary of Lot Twenty-one bearing West seven chains and thence on the West by the east boundary of Lot Thirty-eight aforesaid bearing south eight chains to the point of commencement and containing by admeasurement five acres two roods sixteen perches be the abovementioned several dimensions a little more or less ALSO ALL THAT piece or parcel of land situated near Goulburn in the Parish of Goulburn County of Argyle and State of New South Wales be the hereinafter mentioned several dimensions a little more or less containing by admeasurement 11 acres 32 perches more or less Being Lots 51 and 52 of the Brisbane Grove Estate and forming part of John Thorn's 410 acres Grant COMMENCING at a point on the South side of a road 1 chain wide being the North Western corner of Lot 50 of the Brisbane Grove Estate and bounded thence on the North by part of the South side of that road bearing West 1,400 links to the North Eastern corner of Lot 53 THENCE on the West by the Eastern boundary of that lot bearing South 800 links THENCE on the South by part of the North boundary of Lot 32 Gundry Estate bearing East 1,400 links to the south Western corner of Lot 50 aforesaid and THENCE on the East by the West boundary of that lot bearing North 800 links to the point of commencement AND ALSO ALL

THAT piece or parcel of land situated near Goulburn in the Parish of Goulburn County of Argyle and Colony of New South Wales be the hereinafter mentioned several dimensions a little more or less containing by admeasurement eleven acres and thirty-two perches more or less being Lots Fifty-three and Fifty-four of the Brisbane Grove Estate and forming part of John Thorn's Four hundred and ten acres grant COMMENCING at a point on the South side of a road one chain wide being the North Western corner of Lot Fifty-two of the Brisbane Grove Estate and bounded thence on the North by part of the South side of that road bearing West one thousand four hundred links to the North Eastern corner of Lot Fifty-five thence on the West by the East boundary of that Lot bearing South eight hundred links thence on the South by part of the North boundary of Lot Thirty-two Gundry Estate bearing East One thousand four hundred links to the South West corner of Lot Fifty-two aforesaid and thence on the East by the West boundary of that Lot bearing North eight hundred links to the point of commencement.

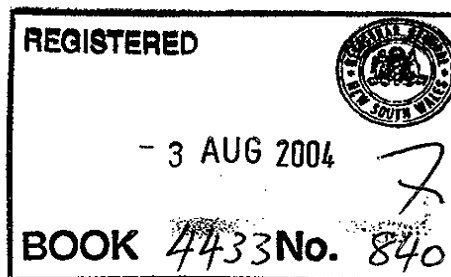
DATED at Goulburn this *twenty third* day of *July* 2004.

WITNESS to the signature of )

RONALD LINDSAY TAYLOR: )

*Kevin A. Walsh*  
KEVIN A. WALSH

SOLICITOR, GOULBURN





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/6/2021 10:35AM

FOLIO: 11/976708

First Title(s): OLD SYSTEM

Prior Title(s): BK 4433 NO 840

Recorded	Number	Type of Instrument	C.T. Issue
30/5/2002	8645273	DEPARTMENTAL DEALING	LOT RECORDED FOLIO NOT CREATED
10/8/2004	CA90369	CONVERSION ACTION	FOLIO CREATED EDITION 1
26/5/2009	AE704278	TRANSMISSION APPLICATION	EDITION 2
24/8/2016	AK696912	DEPARTMENTAL DEALING	
13/4/2018	AN252504	TRANSFER	EDITION 3

\*\*\* END OF SEARCH \*\*\*

137 Brisbane Grove Road, Brisbane Grove PRINTED ON 3/6/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 03/06/2021 10:36:05

Form: 03TA  
Release: 2.1  
www.lands.nsw.gov.au

# TRANSMISSION APPLICATION

New South Wales  
Section 93 Real Property Act 1900



AE704278A

**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 31B 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

(18)

NSW Treasury	
Client No: 1397759	217
Duty: \$50.00	Trans No: 5421548
Agent details:	

(A) [REDACTED] E

S [REDACTED] e

(B) REGISTERED  
DEALING

Number

Folio of the Register

(C) LODGED BY

Document  
Collection  
Box

Name, Address or DX, Telephone, and LLPN if any

J.C. WALSH & SONS  
DX 5354 GOULBURN  
TELE. 4821 1755

123299E

Reference: ~~NEWCASTLE~~ Est. R/L Taylor

CODE

TA

(D) [REDACTED] D

R [REDACTED]

(E) A [REDACTED] T

W [REDACTED] r

(F) I, the applicant, being entitled as Devisee of the will of the deceased registered proprietor  
(who died on 27 January 2009 ) pursuant to probate No. 105812/09  
granted on 8 April 2009 to myself

( 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 folio of the Register.

DATE 11<sup>th</sup> MAY 2009

(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:

*Mr. Walsh*

Signature of Applicant:

*W. Taylor*

Name of witness:

MARK DAVID WALSH  
SOLICITOR GOULBURN

Address of witness:

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I,

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

Signature of witness:

Signature of

Name of witness:

Address of witness:

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Office use only— why P Bate s/a

Evidence sighted/sighted and returned:

Annexure to TRANSMISSION APPLICATION

Parties:

Deceased Registered Proprietor: Ronald Lindsay TAYLOR  
Applicant: Wendy TAYLOR

Dated: 11<sup>th</sup> May 2009

(A) FOLIO OF THE REGISTER

8  
3  
12/976708  
13/976708  
14/976708  
15/976708  
16/976708  
17/976708  
18/976708  
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39/976708  
51/976708  
52/976708  
53/976708  
54/976708

Vol. 1778 Fol. 104

NOTED A.C. 1778-104

W. Taylor  
Mr. Wilson



FOLIO: 11/976708

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2021	10:35 AM	3	13/4/2018

LAND

LOT 11 IN DEPOSITED PLAN 976708

AT BRISBANE GROVE

LOCAL GOVERNMENT AREA GOULBURN MULWAREE

PARISH OF GOULBURN COUNTY OF ARGYLE

TITLE DIAGRAM DP976708

FIRST SCHEDULE

EUCHIE PTY LTD

(T AN252504)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

137 Brisbane Grove Road, Brisbane Grove PRINTED ON 3/6/2021



SEARCH DATE

3/6/2021 10:36AM

FOLIO: 10/976708

First Title(s): OLD SYSTEM

Prior Title(s): BK 4433 NO 840

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
30/5/2002	8645273	DEPARTMENTAL DEALING	LOT RECORDED FOLIO NOT CREATED
10/8/2004	CA90369	CONVERSION ACTION	FOLIO CREATED EDITION 1
26/5/2009	AE704278	TRANSMISSION APPLICATION	EDITION 2
24/8/2016	AK696912	DEPARTMENTAL DEALING	
13/4/2018	AN252504	TRANSFER	EDITION 3

\*\*\* END OF SEARCH \*\*\*





FOLIO: 10/976708

SEARCH DATE	TIME	EDITION NO	DATE
3/6/2021	10:35 AM	3	13/4/2018

LAND

LOT 10 IN DEPOSITED PLAN 976708

AT BRISBANE GROVE  
LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
PARISH OF GOULBURN COUNTY OF ARGYLE  
TITLE DIAGRAM DP976708

FIRST SCHEDULE

EUCHIE PTY LTD

(T AN252504)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

137 Brisbane Grove Road, Brisbane Grove PRINTED ON 3/6/2021



Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

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

Contact: Planning & Environment

Douglas Partners  
PO Box 1487  
FYSHWICK ACT 2609

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

**Receipt No.:** 336901  
**Applicant's Reference:** 2036700.00  
**Certificate No:** PLAN/1574/2021

### **DESCRIPTION OF PROPERTY**

**Address:** Brisbane Grove Road BRISBANE GROVE NSW 2580  
**Legal Description:** Lot 10 DP 976708 Parish Goulburn

### **1 Names of relevant planning instruments and DCP's**

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

#### **State Environmental Planning Policies (SEPP)**

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (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

**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 Goulburn Mulwaree Local Environmental Plan 2009**

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)*

- 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

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)*

- This amendment only affects Lots 100 and 101 DP 1214244

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)*

- 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

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (Housekeeping Amendments to Local and State Heritage Listed Items)*

- This amendment is Local Government Area wide. Refer to the Goulburn Mulwaree Council web site [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au) under the "Public Exhibition" section to see if your property is affected.

*Proposed Natural Disasters Clause*

**Draft State Environmental Planning Policies (SEPP's)**

*Draft Environment SEPP*

*ISEPP – Amendment – Health Infrastructure*

*Explanation of Intended Effect - Housing Diversity SEPP*

*Explanation of Intended Effect – Design and Place SEPP*

*Explanation of Intended Effect – Agri-tourism and small scale agriculture development*

*Explanation of Intended Effect – Remediation of Land SEPP*

*Explanation of Intended Effect – Building Business Back Better (data centres, industrial and commercial development)*

*Explanation of Intended Effect – Proposed amendments to clause 4.6 of the Standard Instrument LEP*

*Explanation of Intended Effect – Review of SEPP (Educational Establishments and Child Care Facilities) 2017*

*Employment Zones Reform (includes a draft amendment to the Standard Instrument Principal Local Environmental Plan (2006) (SI LEP))*

For further information please visit the Planning NSW and NSW Planning Portal web sites:

<https://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review>

<https://www.planningportal.nsw.gov.au/exhibition>

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

*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 RU6 Transition  
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 RU6 Transition

##### 1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

##### 2 Permitted without consent

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

##### 3 Permitted with consent

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Landscaping material supplies; Markets; Oyster aquaculture; Plant nurseries; Roadside stalls; Rural supplies; Tank-based aquaculture; Timber yards; Any other development not specified in item 2 or 4.

##### 4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies.

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

Yes.

There is a minimum allotment size of 10ha for the erection of a dwelling in certain rural and environmental zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

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

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

No the land does not include or comprise critical habitat.

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

The land is not within a heritage conservation area.

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

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

---

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

Not applicable to the Goulburn Mulwaree Local Government Area.

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**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 carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be carried out on the land because the land is affected by the following exclusions:

The Inland Code applies to the land.

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

Housing Alterations Code

No. Complying development under the Housing Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

General Development Code

No. Complying development under the General Development Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water*

## SECTION 10.7 (2) PLANNING CERTIFICATE

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*Catchment*) 2011 applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

### 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

No. Complying development under the Commercial and Industrial (New Buildings and Additions) Code cannot be carried out on the land due to the zoning of the land.

### Container Recycling Facilities Code

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

**Note:** Complying development can be carried out on any other land under this code, if the conditions of s 5B.2(2) of the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* are satisfied.

### Subdivisions Code

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

### Demolition Code

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

### Fire Safety Code

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

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

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## **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.

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## **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.

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## **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.

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## **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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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(b) adopted by any other public authority,

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

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

---

### 7A Flood related development controls information

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

No.

(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.

**Note:** Part of the land is identified as being flood prone under the Probable Maximum Flood map in the *Wollondilly and Mulwaree Rivers Flood Study 2016*.

---

### 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.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Local Infrastructure Contributions Plan 2021*

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

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

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### 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).



## SECTION 10.7 (2) PLANNING CERTIFICATE

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

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

---

### 10A Native vegetation clearing set asides

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

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

---

### 11 Bush fire prone land

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

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

---

### 12 Property vegetation plans

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

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

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### 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.

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### 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.

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### 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.

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**17 Site compatibility certificates and conditions for affordable rental housing**

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

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

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

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.

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**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.

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**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.

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**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.

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**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.

## **SECTION 10.7 (2) PLANNING CERTIFICATE**

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(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.

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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](http://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*.

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**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.

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**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.

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**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.

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**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*?

No.

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

No. *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* does not apply to the land. For vegetation clearing on this land refer to Part 5A of the *Local Land Services Act 2013*.

**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*.

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**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.

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

No.

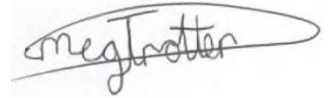
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**Information regarding loose-fill asbestos insulation**

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**  
**09 June 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](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



Goulburn Mulwaree Council  
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Goulburn NSW 2580

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

Contact: Planning & Environment

Douglas Partners  
PO Box 1487  
FYSHWICK ACT 2609

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

**Receipt No.:** 336897  
**Applicant's Reference:** 2036700.00  
**Certificate No:** PLAN/1575/2021

### **DESCRIPTION OF PROPERTY**

**Address:** Brisbane Grove Road BRISBANE GROVE NSW 2580  
**Legal Description:** Lot 11 DP 976708 Parish Goulburn

### **1 Names of relevant planning instruments and DCP's**

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

#### **State Environmental Planning Policies (SEPP)**

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (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



**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 Goulburn Mulwaree Local Environmental Plan 2009**

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)*

- 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

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)*

- This amendment only affects Lots 100 and 101 DP 1214244

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)*

- 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

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (Housekeeping Amendments to Local and State Heritage Listed Items)*

- This amendment is Local Government Area wide. Refer to the Goulburn Mulwaree Council web site [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au) under the "Public Exhibition" section to see if your property is affected.

*Proposed Natural Disasters Clause*

**Draft State Environmental Planning Policies (SEPP's)**

*Draft Environment SEPP*

*ISEPP – Amendment – Health Infrastructure*

*Explanation of Intended Effect - Housing Diversity SEPP*

*Explanation of Intended Effect – Design and Place SEPP*

*Explanation of Intended Effect – Agri-tourism and small scale agriculture development*

*Explanation of Intended Effect – Remediation of Land SEPP*

*Explanation of Intended Effect – Building Business Back Better (data centres, industrial and commercial development)*

*Explanation of Intended Effect – Proposed amendments to clause 4.6 of the Standard Instrument LEP*

*Explanation of Intended Effect – Review of SEPP (Educational Establishments and Child Care Facilities) 2017*

*Employment Zones Reform (includes a draft amendment to the Standard Instrument Principal Local Environmental Plan (2006) (SI LEP))*

For further information please visit the Planning NSW and NSW Planning Portal web sites:

<https://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review>

<https://www.planningportal.nsw.gov.au/exhibition>

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

*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 RU6 Transition  
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 RU6 Transition

##### 1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

##### 2 Permitted without consent

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

##### 3 Permitted with consent

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Landscaping material supplies; Markets; Oyster aquaculture; Plant nurseries; Roadside stalls; Rural supplies; Tank-based aquaculture; Timber yards; Any other development not specified in item 2 or 4.

##### 4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies.

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

Yes.

There is a minimum allotment size of 10ha for the erection of a dwelling in certain rural and environmental zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

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

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

No the land does not include or comprise critical habitat.

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

The land is not within a heritage conservation area.

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

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

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

Not applicable to the Goulburn Mulwaree Local Government Area.

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**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 carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be carried out on the land because the land is affected by the following exclusions:

The Inland Code applies to the land.

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

Housing Alterations Code

No. Complying development under the Housing Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

General Development Code

No. Complying development under the General Development Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water*

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## SECTION 10.7 (2) PLANNING CERTIFICATE

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*Catchment*) 2011 applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

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

No. Complying development under the Commercial and Industrial (New Buildings and Additions) Code cannot be carried out on the land due to the zoning of the land.

Container Recycling Facilities Code

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

**Note:** Complying development can be carried out on any other land under this code, if the conditions of s 5B.2(2) of the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* are satisfied.

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

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

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**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.

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**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.

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**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.

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**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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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(b) adopted by any other public authority,

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

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

---

### 7A Flood related development controls information

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

No.

(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.

**Note:** All of the land is identified as being flood prone under the Probable Maximum Flood map in the *Wollondilly and Mulwaree Rivers Flood Study 2016*.

---

### 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.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Local Infrastructure Contributions Plan 2021*

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

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

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### 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*.

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### 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).

## SECTION 10.7 (2) PLANNING CERTIFICATE

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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*.

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### 10A Native vegetation clearing set asides

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

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

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### 11 Bush fire prone land

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

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

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### 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.

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### 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.

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### 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.

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### 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.

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**17 Site compatibility certificates and conditions for affordable rental housing**

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

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

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

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.

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**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.

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**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.

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**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.

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**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.



## **SECTION 10.7 (2) PLANNING CERTIFICATE**

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(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.

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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](http://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*.

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**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.

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**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.

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**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.

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**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*?

No.

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

No. *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* does not apply to the land. For vegetation clearing on this land refer to Part 5A of the *Local Land Services Act 2013*.

**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*.

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**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.

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

No.

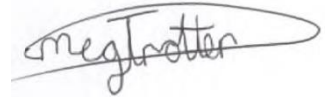
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**Information regarding loose-fill asbestos insulation**

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**  
**09 June 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](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



Goulburn Mulwaree Council  
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Goulburn NSW 2580  
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e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

Contact: Planning & Environment

Douglas Partners  
PO Box 1487  
FYSHWICK ACT 2609

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

**Receipt No.:** 336899  
**Applicant's Reference:** 2036700.00  
**Certificate No:** PLAN/1573/2021

### **DESCRIPTION OF PROPERTY**

**Address:** 71 Brisbane Grove Road BRISBANE GROVE NSW 2580  
**Legal Description:** Lot 2 DP 1180093

### **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

**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 Goulburn Mulwaree Local Environmental Plan 2009**

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)*

- 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

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)*

- This amendment only affects Lots 100 and 101 DP 1214244

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)*

- 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

*Draft Goulburn Mulwaree Local Environmental Plan 2009 (Housekeeping Amendments to Local and State Heritage Listed Items)*

- This amendment is Local Government Area wide. Refer to the Goulburn Mulwaree Council web site [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au) under the "Public Exhibition" section to see if your property is affected.

*Proposed Natural Disasters Clause*

**Draft State Environmental Planning Policies (SEPP's)**

*Draft Environment SEPP*

*ISEPP – Amendment – Health Infrastructure*

*Explanation of Intended Effect - Housing Diversity SEPP*

*Explanation of Intended Effect – Design and Place SEPP*

*Explanation of Intended Effect – Agri-tourism and small scale agriculture development*

*Explanation of Intended Effect – Remediation of Land SEPP*

*Explanation of Intended Effect – Building Business Back Better (data centres, industrial and commercial development)*

*Explanation of Intended Effect – Proposed amendments to clause 4.6 of the Standard Instrument LEP*

*Explanation of Intended Effect – Review of SEPP (Educational Establishments and Child Care Facilities) 2017*

*Employment Zones Reform (includes a draft amendment to the Standard Instrument Principal Local Environmental Plan (2006) (SI LEP))*

For further information please visit the Planning NSW and NSW Planning Portal web sites:

<https://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review>

<https://www.planningportal.nsw.gov.au/exhibition>

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

*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 RU1 Primary Production  
RU6 Transition  
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 RU1 Primary Production

##### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and with adjoining zones.
- To promote the use of agricultural land for efficient and effective agricultural production.
- To avoid or minimise impacts on the natural environment and protect environmentally sensitive land.
- To allow the development of non-agricultural land uses which are compatible with the character of the zone.
- To allow the development of processing, service and value-adding industries related to agriculture and primary industry production.
- To protect and enhance the water quality of receiving watercourses and groundwater systems to reduce land degradation.
- To minimise the visual impact of development on the rural landscape.

##### 2 Permitted without consent

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

##### 3 Permitted with consent

Aquaculture; Cellar door premises; Dwelling houses; Extractive industries; Hardware and building supplies; Intensive livestock agriculture; Intensive plant agriculture; Kiosks; Landscaping material supplies; Light industries; Markets; Open cut mining; Plant nurseries; Roadside stalls; Rural supplies; Timber yards; Any other development not specified in item 2 or 4.

##### 4 Prohibited

Amusement centres; Attached dwellings; Boat building and repair facilities; Business premises; Dual occupancies; Exhibition homes; Exhibition villages; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Multi dwelling housing; Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Self-storage units; Semi-detached dwellings; Seniors housing; Serviced apartments; Sex services premises; Shop top housing; Vehicle body repair workshops; Vehicle repair stations; Wharf or boating facilities; Wholesale supplies.

#### Zone RU6 Transition

##### 1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.



## SECTION 10.7 (2) PLANNING CERTIFICATE

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- To minimise conflict between land uses within this zone and land uses within adjoining zones.

### 2 Permitted without consent

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

### 3 Permitted with consent

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Landscaping material supplies; Markets; Oyster aquaculture; Plant nurseries; Roadside stalls; Rural supplies; Tank-based aquaculture; Timber yards; Any other development not specified in item 2 or 4.

### 4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies.

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

Yes.

There is a minimum allotment size of 10ha and 100ha for the erection of a dwelling in certain rural and environmental zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

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

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

No the land does not include or comprise critical habitat.

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

The land is not within a heritage conservation area.

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

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

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

Not applicable to the Goulburn Mulwaree Local Government Area.

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## 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 carried out on the land because the land is affected by the following exclusions:

The land is identified as environmentally sensitive land.

**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

### Rural Housing Code

No. Complying development under the Rural Housing Code cannot be carried out on the land because the land is affected by the following exclusions:

The Inland Code applies to the land.

The land is identified as environmentally sensitive land.

**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

### Housing Alterations Code

No. Complying development under the Housing Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

### General Development Code

No. Complying development under the General Development Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m<sup>2</sup>).

### 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

No. Complying development under the Commercial and Industrial (New Buildings and Additions) Code cannot be carried out on the land due to the zoning of the land.

### Container Recycling Facilities Code

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## SECTION 10.7 (2) PLANNING CERTIFICATE

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

**Note:** Complying development can be carried out on any other land under this code, if the conditions of s 5B.2(2) of the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* are satisfied.

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

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

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**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.

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**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.

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**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.

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

Whether or not the land is affected by Policy:

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

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

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

**7A Flood related development controls information**

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

Yes. Part of the land is subject to flood related development controls. Refer to Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009* and the *Goulburn Mulwaree Development Control Plan 2009*.

**Note:** Part of the land is identified as being flood prone under the *Wollondilly and Mulwaree Rivers Flood Study 2016*.

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

Yes. Part of the land is subject to flood related development controls. Refer to Clause 7.1 *Goulburn Mulwaree Local Environmental Plan 2009* and the *Goulburn Mulwaree Development Control Plan 2009*.

**Note:** Part of the land is identified as being flood prone under the Probable Maximum Flood map in the *Wollondilly and Mulwaree Rivers Flood Study 2016*.

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**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.

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**9 Contribution plans**

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Local Infrastructure Contributions Plan 2021*

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

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

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**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.

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## SECTION 10.7 (2) PLANNING CERTIFICATE

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**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*.

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### 10A Native vegetation clearing set asides

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

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

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### 11 Bush fire prone land

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

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

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### 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.

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### 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.

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### 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.

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### 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.

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**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.

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**17 Site compatibility certificates and conditions for affordable rental housing**

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

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

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

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.

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**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.

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**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.

## **SECTION 10.7 (2) PLANNING CERTIFICATE**

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(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.

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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](http://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*).

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**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*?

Yes.

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**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.

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**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.

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**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.

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

No. *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* does not apply to the land. For vegetation clearing on this land refer to Part 5A of the *Local Land Services Act 2013*.

**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*.

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**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.

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

Yes.

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**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.

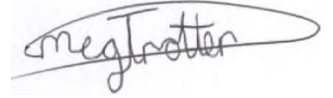
You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain

**SECTION 10.7 (2) & (5) PLANNING CERTIFICATE PLAN/1573/2021**

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advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.



**Date of Certificate**  
**10 June 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](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.

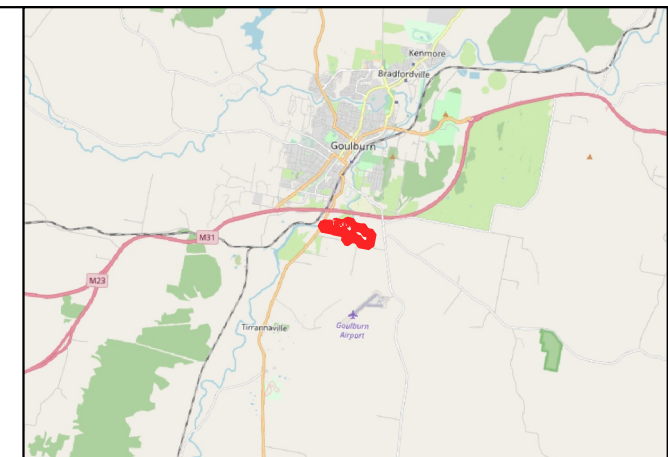
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## Appendix D

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### Historical Aerial Photographs



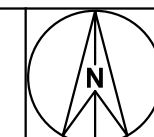
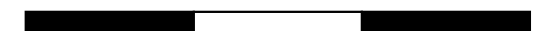


LOCALITY MAP

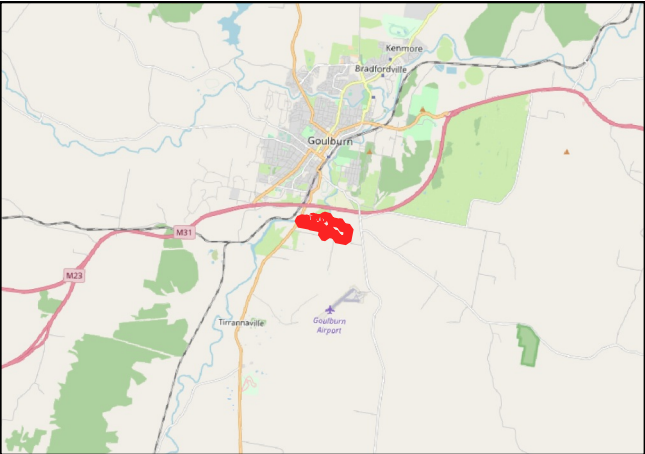
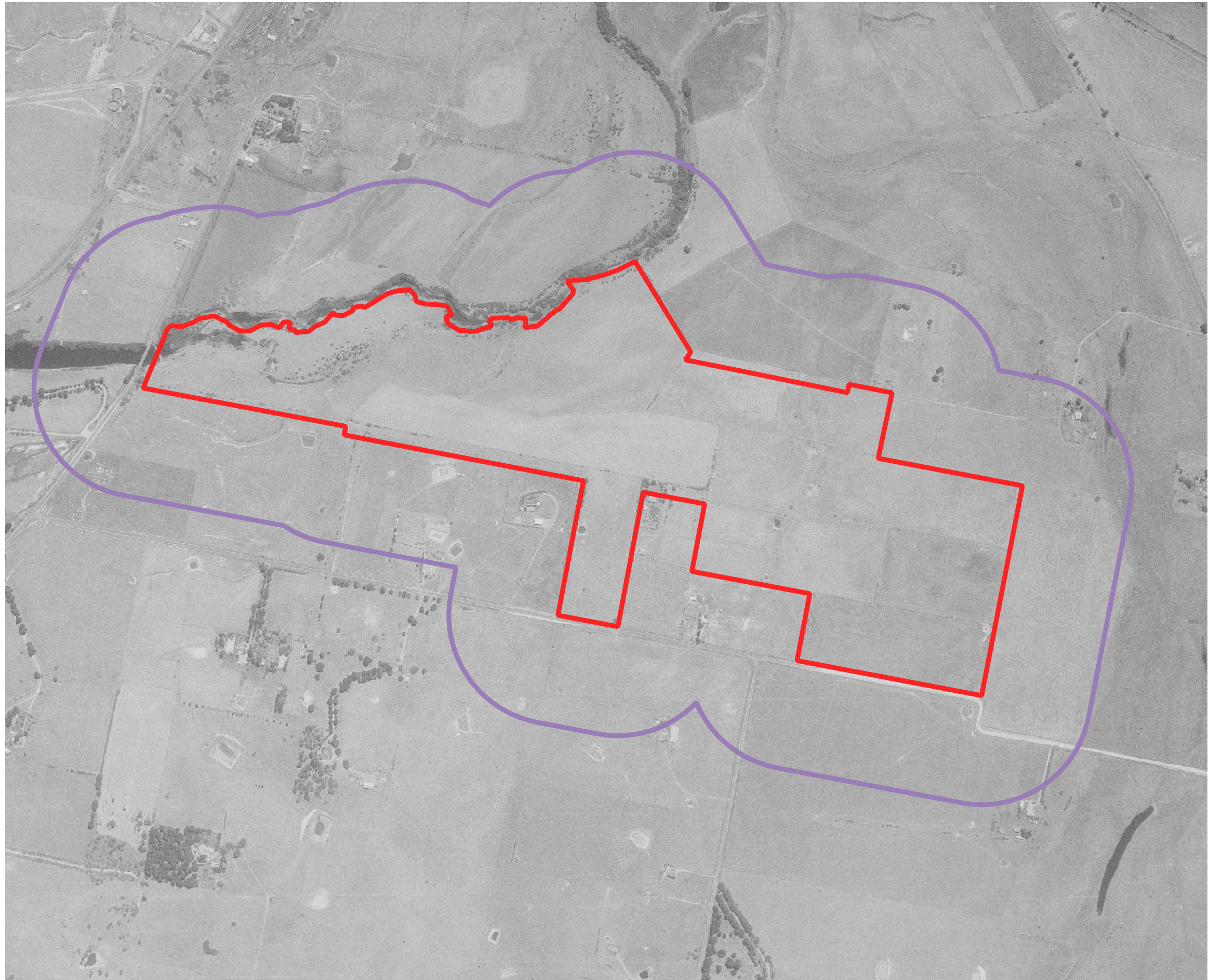
Legend

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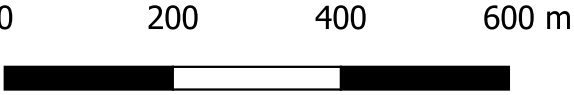




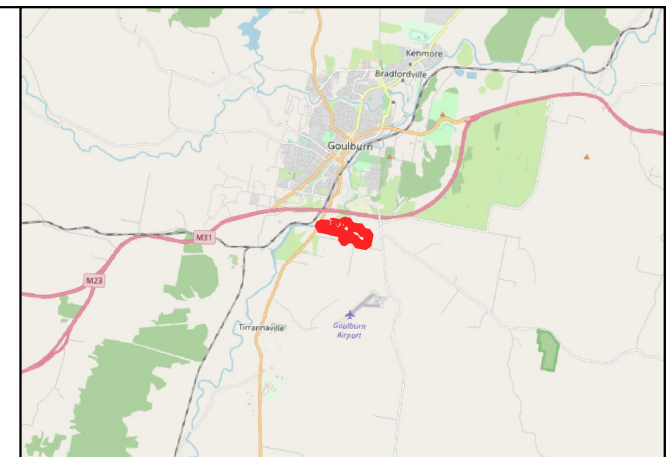


LOCALITY MAP

- Legend
- Approximate Site Boundary
  - 250 m Buffer



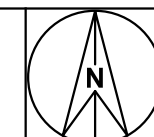
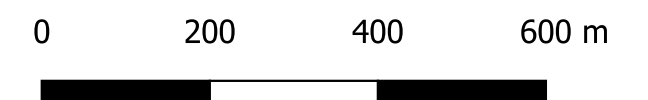




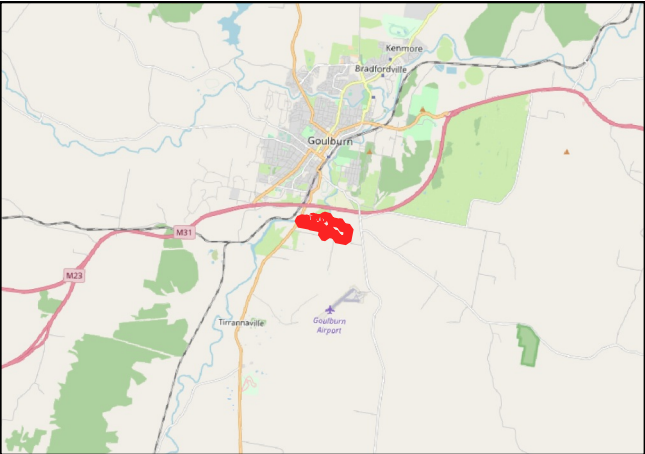
LOCALITY MAP

Legend



- Approximate Site Boundary
- 250 m Buffer

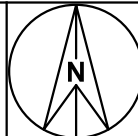
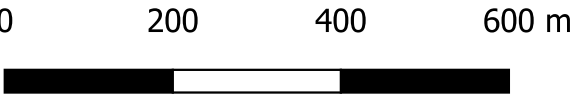




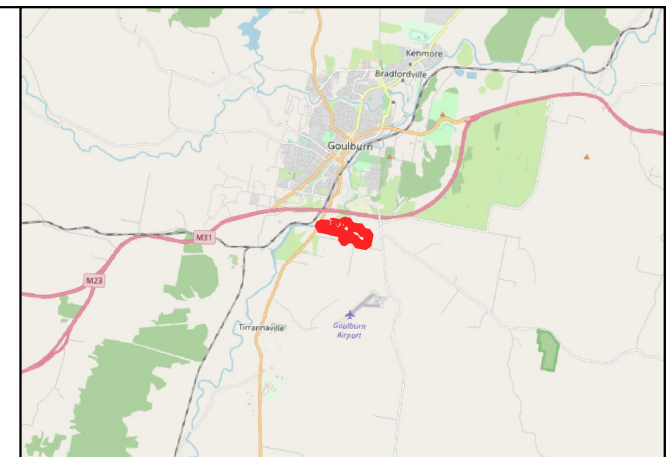


LOCALITY MAP

- Legend
-  Approximate Site Boundary
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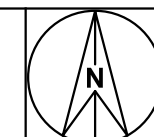
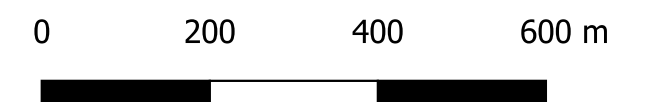




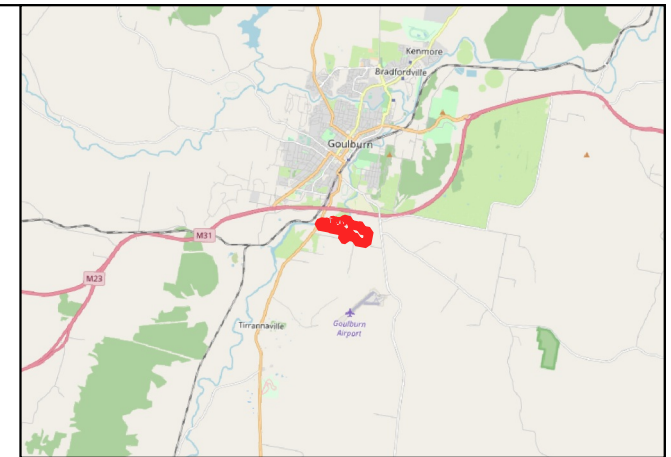
LOCALITY MAP

Legend

- Approximate Site Boundary
- 250 m Buffer



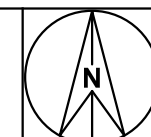
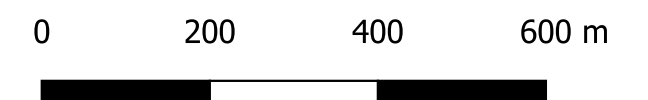




LOCALITY MAP

Legend

- Approximate Site Boundary
- 250 m Buffer





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## Appendix E

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Site Photographs



**Photo 1: View of the site looking to the south**



**Photo 2: View of the site looking to the west**



<b>Site Photographs</b>		PROJECT:	203670
<b>137 Brisbane Grove Road</b>		Plate	1
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Euchie Pty Ltd	DATE:	12-Jun-21



**Photo 3: View of the site looking to the north**



**Photo 4: View of the site looking to the east**



<b>Site Photographs</b>		PROJECT:	203670
<b>137 Brisbane Grove Road</b>		Plate	2
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Euchie Pty Ltd	DATE:	12-Jun-21





Photo 5: View of the site looking to the north-east



Photo 6: View of one of the dams on site



<b>Site Photographs</b>		PROJECT:	203670
<b>137 Brisbane Grove Road</b>		Plate	3
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Euchie Pty Ltd	DATE:	12-Jun-21





**Photo 7: View of one of the dams on site**



**Photo 8: View of example of waste stockpiles on site**





**Photo 9: View of example of waste stockpiles on site**



**Photo 10: View of example of waste stockpiles on site**