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Preliminary Site Investigation

Gol Gol Redevelopment Parcel, Gol Gol NSW

9 August 2023

Document Information

Preliminary Site Investigation
Gol Gol Development Parcel, Gol Gol NSW

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Senversa acknowledges the traditional custodians of the land on which this work was created and pay our respect to Elders past and present.

Executive Summary

Project Background

Senversa Pty Ltd (Senversa) was engaged by MH2 Engineering and Architectural Services (MH2) to undertake a preliminary site investigation (PSI) of the following properties located in Gol Gol, NSW, 2738 (the site):

- Lot 1 in Deposited Plan (DP) 439084.
- Lot 1 and 2 in DP 1259848.
- Lot 1 and 2 in DP 1269246.
- Lot 3 and 5 in DP 236223.
- Lot 1 and 2 in DP 1152903.
- Lot 2 in DP 1200627.

The site encompasses approximately 63 ha and is currently zoned as 'RU4 – Primary Production Small Lots' under the Wentworth Local Environmental Plan 2011. Senversa understands that there are plans to rezone the site to a more sensitive land use (i.e., residential). The site is held by seven separate landowners that are mutually interested in redevelopment or sale of their holdings. The site is currently used for production of citrus and grapes and accommodates homesteads and outbuildings.

Objective and Scope of Work

The project objectives were to assess the site's suitability for residential use and gain an understanding of the potential for contamination to be present, based on historic and current practices, to aid with the planning proposal (rezoning application).

Senversa reviewed background information relating to the site, including the NSW EPA contaminated land register, historical aerial photographs, groundwater bore information, published soil, geology and topographic maps, relevant government databases and archive documents. Additionally, a site inspection was undertaken to 'ground-truth' the information gained throughout the desktop study.

Findings

Based on the results of the historical assessment, Senversa makes the following conclusions:

- The site has been used for agricultural purposes and residency since the 1950s. There were no records of significant industrial processes happening at the site.
- The land immediately surrounding the site has been used for agriculture, food manufacturing and rural residential housing over the past 70 years. The storage and use of chemicals and fuel has the potential to pose a contamination risk to the site.
- SafeWork NSW had no dangerous goods storage records for the site.
- The site is situated on an undulating sandplain of the Bulgamurra soil landscape which may support contaminant transport.
- Potentially contaminating activities on site included above and below ground fuel storage, incinerators, use of herbicides/pesticides/fertilisers, general surface detritus and septic tanks. These activities have the potential to pose a risk to human health and/or the environment and will require further assessment. The numerous residential buildings located on-site were built prior to the 1980s, meaning that asbestos was likely used in their construction.

Recommendations

Senversa recommends that further assessment via a detailed site investigation (DSI) be carried out in line with the staged approach set out in the Resilience and Hazards SEPP. Targeted soil and groundwater sampling within the areas of concern is recommended to assess the nature and extent of the contamination (if present) and the site's suitability for more sensitive reuse.

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List of Acronyms

Acronym	Definition
ACM	Asbestos Containing Material
ASRIS	Australian Soil Resource Information System
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CLM Act	*Contaminated Land Management Act 1997*
CoPC	Contaminant of Potential Concern
CSM	Conceptual Site Model
DDIR	Due Diligence Insight Report
DP	Deposited Plan
DSI	Detailed Site Investigation
EPA	Environment Protection Authority (New South Wales)
GDE	Groundwater Dependent Ecosystem
ha	Hectare
IBC	Intermediate Bulk Container
m	Metre

Acronym	Definition
m AHD	Metres Australian Height Datum
m bgl	Metres Below Ground Level
NEPM	National Environment (Assessment of Site Contamination) Measure 2013
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activities
PCB	Polychlorinated Biphenyls
POEO Act	*Protection of Environmental Operations Act 1997*
PSI	Preliminary Site Investigation
SAQP	Sampling and Analysis Quality Plan
SEPP	State Environment Planning Policy
TRH	Total Recoverable Hydrocarbons
UST	Underground Storage Tank

1.0 Introduction and Objectives

1.1 Background

Senversa Pty Ltd (Senversa) was engaged by MH2 Engineering and Architectural Services (MH2) to undertake a preliminary site investigation (PSI) of the following properties located in Gol Gol, NSW 2738 (the site):

- Lot 1 in Deposited Plan (DP) 439084.
- Lot 1 and 2 in DP 1259848.
- Lot 1 and 2 in DP 1269246.
- Lot 3 and 5 in DP 236223.
- Lot 1 and 2 in DP 1152903.
- Lot 2 in DP 1200627.

The boundaries for the site and each property are presented on **Figure 1**.

The site encompasses approximately 63 ha and is currently zoned as 'RU4 – Primary Production Small Lots' under the Wentworth Local Environmental Plan 2011. Senversa understands that there are plans to rezone the site to a more sensitive land use (i.e., residential). The site comprises land owned by seven separate landowners who all have a mutual interest in redeveloping the site or selling their portion for the purpose of redevelopment as one continuous block of land rather than separate lots. The site is used for primary production for growing citrus and grapes, and there are a number of homesteads present.

The Buronga - Gol Gol area is currently being reviewed by Wentworth Council in light of the need for more residential properties in the region. Council has commissioned a report (*Buronga Gol Gol Structure Plan Report 2020*) with the intention of making more land available for residential development. The site is ideally positioned for redevelopment for residential use and as such MH2, in conjunction with Cadell Planning Consulting, is preparing a rezoning application for submission to Council. As part of the rezoning application MH2 has requested that a preliminary site assessment (Phase 1 investigation) is undertaken to assess the potential for contamination to be present based on current and/or historical site practices.

1.2 Objectives

The overall project objectives are to assess the site's suitability for the proposed residential use and gain an understanding of the potential for contamination to be present. The report will be used to aid with the planning proposal (rezoning application).

The specific objective of this PSI is; therefore, to assess areas of potential concern based on historic and current practices at the site.

1.3 Scope of Work

The PSI was performed in general accordance with the National Environment Protection (*Assessment of Site Contamination*) Measure 2013 (NEPM), comprising a desktop review of available information and a site inspection. The scope of the PSI is summarised below:

- A desktop assessment of the site including a review of:
    - The NSW Environment Protection Authority (EPA) contaminated land register.
    - Historical aerial imagery.
    - Environmental setting information including topographical, geological and hydrogeological maps.
    - Acid sulphate soil information.
    - A list of registered groundwater bores within a 1 km radius of the site.
    - Council information for the site held on the Section 10.7 certificate.
    - SafeWork NSW site search for Schedule 11 hazardous chemicals (dangerous goods).
    - Historical titles.
- A site inspection to 'ground-truth' the background information gathered during the desktop assessment, including interviews with current owners and/or occupiers of the properties.
- Data evaluation and reporting as per the '*Guidelines for Consultants Reporting on Contaminated Sites*' issued by the NSW EPA in 2020.

To support this PSI, Land Insight and Resources Pty Ltd (Land Insight) was engaged by Senversa to undertake a search of historical aerial images (**Appendix A**) and publicly available information relating to the environment, land-use activities and various Government records (**Appendix B**). The compiled Due Diligence Insight Report (DDIR 2023), as well as the sources and limitations of information used are provided in **Appendix B**. Additionally, Lotsearch Pty Ltd was engaged by Senversa to conduct a search of historical titles for the site which is included in **Appendix C**.

2.0 Site Identification

A summary of the relevant site identification details is presented in **Table 2-1**.

Table 2-1: Site Description

Item	Description
Site Address	Gol Gol Redevelopment Parcel including: • Gol Gol North Road, Gol Gol, NSW • Potters Drive, Gol Gol, NSW • Kingfisher Road, Gol Gol, NSW
Title Plan Identifier	• Lot 1 in DP 439084. • Lot 1 and 2 in DP 1259848. • Lot 1 and 2 in DP 1269246. • Lot 3 and 5 in DP 236223. • Lot 1 and 2 in DP 1152903. • Lot 2 in DP 1200627.
Site Area	63 ha
Municipality	Wentworth Shire Council
Parish and County	Parish of Gol Gol, County of Wentworth
Zoning[1]	RU4 – Primary Production Small Lots
Current Occupier and Land Use	The current site owners and occupiers are as follows: • Alinga Grove Pty Ltd • Richard E Carthew • DC & RL McDowall • DM & ML Martin • Barry J Cock • SL & AK McInerney • C & SE Stizza The site is used for primary production (citrus and grapes).
Historical Use	The site was historically used for agriculture and residential housing
Site Location and Layout	**Figure 1**

[1] Wentworth Local Environmental Plan 2011 (updated 28 April 2023)

3.0 Site Background Review

The following sections collate information obtained during the site background and history review.

3.1 Site Setting

Table 3-1 summarises the environmental setting of the site. The site layout is presented on **Figure 1**.

Table 3-1: Environmental Setting

Item	Description
Surrounding Land Use	The land immediately surrounding the site is used for agriculture, food manufacturing and rural residential housing. Ampelon Gardens (a public recreation space) is situated on the opposing side of Gol Gol North Road along the north-western site boundary. The main town centre of Gol Gol is located directly south-west of the site and is situated on the banks of the Murray River. The town consists of higher density residential properties and commercial businesses, with Sturt Highway and Adelaide Street passing through. A NSW Rural Fire Service fire station is situated approximately 530 m to the south-west of the site.
Topography	The elevation, as measured from the centre of the site, is approximately 46 m Australian Height Datum (AHD). A ridge runs through part of the site's centre from the west, creating a decline in elevation to the north, south and east where the ridge ends. The site generally slopes to the east toward Gol Gol Creek. The topography of the site is in keeping with the surrounding area.
Hydrology	There were no farm dams or creeks observed on the site itself. Gol Gol Creek lies approximately 300 m to the east of the site and flows south to the Murray River, located approximately 900 m south-west of the site (at its closest point). The Gol Gol Swamp is located approximately 1 km to the east. The swamp, along with Gol Gol Creek, and Gol Gol Lake (2.6 km to the north of the site) form part of the Gol Gol Wetland system. The swamp has not received water since the late 1990s and the system is in general decline with elevated saline groundwater levels and high evaporation rates as a result of river regulation and reduction in flooding frequency (CSIRO, 2012). Terrestrial groundwater dependent ecosystems (GDE) were identified as being present across the entire site in the DDIR (2023). That is, ecosystems that rely on the subsurface expression of groundwater. Moderate potential GDEs cover the majority of the site, while low potential GDEs are situated in the eastern and western portions of the site. Additionally, high potential GDEs extend from Gol Gol Creek into the south-eastern site boundary. Since the site surface is vegetated and/or exposed, it is expected that surface water will recharge the porous, extensive aquifers beneath the site following rainfall via direct infiltration.

Item	Description
Geology and Soils	A review of the *NSW Seamless Geology version 2.2 May 2022* geological map indicates that the site is situated on two distinct geological units. The northern section of the site is situated on the Ionian aged Woorinen Formation of the Quaternary period of the Cenozoic era. Sand is the dominant lithology, with fossil dunefields of openly spaced, east-west linear dunes. Strata are red-brown to light brown and consist of clayey to silty sand with red clay cutans. The southern portion of the site is situated on Quaternary period alluvial channel deposits of the Cenozoic era. Clastic sediment is the dominant lithology and is described as unconsolidated grey clayey sand typically overlying light brown clayey silt. According to the DDIR (2023), the site is located on the Bulgamurra soil landscape which is described as an extensive undulating sandplain with dunes and open flats. The ASRIS Atlas of Australian Acid Sulphate Soils and Salinity indicates that there is an extremely low (1-5%) probability of acid sulphate soils being present on the site. The site is located on an area where soil salinity in not considered a risk. The site is not located within an area reported to have naturally occurring asbestos.
Hydrogeology	The DDIR (2023) presents a list of 16 registered groundwater bores identified within a 2 km radius of the site, the closest being 361 m to the north-east. The majority of bores are for monitoring purposes, while four are unknown. The groundwater bores were drilled to depths of 2.5 m below ground level (bgl) to 22.5 m bgl. Details on water bearing zones were not included in the bore information sheets; however, the bores were installed within natural material generally described as silty and clayey sand, consistent with the geological map review. Groundwater at the site would be expected to flow to the east towards Gol Gol Creek.
Sensitive Receptors	Local sensitive receptors include Gol Gol Creek to the east of the site, residential properties to the south, and the Murray River to the south of the residential areas.

3.2 Site History

3.2.1 Aerial Photography

Historical aerial photographs obtained by Land Insight (**Appendix A**) were reviewed as part of the assessment of the site history. The information obtained is summarised in **Table 3-2**.

Table 3-2: Historical Aerial Photograph Review

Photograph	Observations	
	Site	Surrounding Land
Date: 1953 Black and white Quality - poor	The site appeared to be agricultural land with sparse tree coverage in the north-west and south-east areas of the site. No buildings or other structures are present on-site.	The surrounding area consists of agricultural land with sparse tree coverage. Higher density tree coverage is observed in an uncleared parcel to the south-east. Gol Gol Rural Fire Brigade is located approximately 500 m to the south-west, adjacent to Gol Gol Creek. Three residential buildings are situated to the south of the site.
Date: 1965	Trees have been cleared in the north-west and south-east areas of the site.	Two residential buildings were located approximately 300 m to the north-east and east.

Photograph	Observations	
	Site	Surrounding Land
Black and white Quality - poor	Residential buildings had been constructed on a number of the Lots which form the site. Potters Drive was clearly defined.	Clearing and further development of agricultural land had occurred to the west of the site. It appears as though development of a small town had begun to the south-west of the site, with the division of multiple residential properties.
Date: 1968 Black and white Quality - poor	The site and surrounds appeared relatively unchanged from the 1965 photograph.	
Date: 1979 Black and white Quality - poor	A newly constructed residential building, or potentially a series of small buildings, was located along the site's southern boundary on what is now Lot 3 DP 236223.	The site surrounds appeared relatively unchanged with the exception of further clearing to the west of the site.
Date: 1981 Black and white Quality - average	The site appeared relatively unchanged.	Further development of the town had occurred to the south-west of the site, with multiple residential/commercial buildings observable.
Date: 1990 Black and white Quality - poor	Agricultural infrastructure or vehicles appeared to be located in the south-eastern corner of Lot 2 DP 1269246; however, photographic quality is poor. Further development had occurred on Lot 1 DP 1152903, with an additional building (likely residential) observable as present on the site. There had been a potential extension to the residential building on Lot 1 DP 1269246.	The site surrounds appeared relatively unchanged.
Date: 1993 Colour Quality - average	A small white roof/vehicle was visible along the southern boundary of Lot 2 DP 1152903. The remaining features of the site were relatively unchanged.	The site surrounds appeared relatively unchanged.
Date: 2005 Colour Quality - good	The agricultural infrastructure or vehicles that in the 1990 aerial image have been removed. A new residential building had been constructed on the north-eastern portion of Lot 5 DP 236223, with a dirt access road surrounding it. The small white roof/vehicle identified in the previous aerial image had been removed from Lot 2 DP 1152903.	Further construction of residential housing had occurred to the south and south-west of the site, in addition to a large commercial facility north of the town. The property located approximately 300 m north-east of the site appeared to be storing various materials surrounding the residential building.
Date: 2011 Colour Quality - good	The site appeared relatively unchanged.	The site surrounds appeared relatively unchanged; however, the carpark and entry/exit road for the industrial facility was hardstand.

Photograph	Observations	
	Site	Surrounding Land
Date: 2015 Colour Quality - good	An object iwas visible adjacent to the residential building on Lot 1 DP 1152903, potentially a storage shed or vehicle. Two additional residential buildings and/or storage sheds had been constructed on Lot 2 DP 1200627.	The site surrounds appeared relatively unchanged; however, further residential housing had been constructed to the south of the site along Gol Gol Creek.
Date: 2019 Colour Quality - good	A building/storage shed had been constructed in the northern portion of Lot 5 DP 236223. It appeared as though storage sheds and/or vehicles were located on Lot 1 DP 1152903.	Newly constructed residential housing was observed further south of the site. Two residential/storage buildings had been constructed approximately 400 m north-west of the site.
Date: 2022 Colour Quality - good	A large storage shed had been constructed in the north-western corner of Lot 2 DP 1152903.	Further residential development had occurred to the north-west and south-east of the site.

3.2.2 Dangerous Goods Search

A search of the SafeWork NSW Storage of Hazardous Chemicals was undertaken for the site. SafeWork wrote to Senversa on 13 July 2023 and stated that it has no record of hazardous chemical storage at the site. Correspondence is provided in **Appendix D**.

3.2.3 NSW EPA Contaminated Land Search

A search of the NSW EPA Contaminated Land records of Notices issued under the CLM Act 1997 was undertaken for the site and 1 km buffer area (**Appendix B**). Results indicated that there were no records of contaminated sites notified to the EPA.

A search of the NSW EPA list of contaminated sites indicated that there were no sites in the Gol Gol area which were listed as contaminated.

3.2.4 NSW EPA Licenced Activities Search

A search of the NSW EPA record of licensed activities under the *Protection of the Environment Operations Act 1997* (POEO Act) was undertaken within a 1 km radius of the site (**Appendix B**). The results indicated that there are no licensed activities currently undertaken within the search area.

3.2.5 Certificate of Title

A search of NSW land titles records was undertaken to determine historical site ownership of the lots comprising the site. A summary of records is presented in **Table 3-3** below and provided in **Appendix C**.

Table 3-3: Summary of Land Titles

Date	Details
Lot 1 and 2 DP 1152903 (1 and 2 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Horace McPhee • It is noted that a copy of the Western Lands Lease No. 5019 Tenure Card is required to confirm the ownership from 1951 to 1964. A copy has been requested from NSW State Archives.
1964 – 1977	Charles Morello (and his deceased estate)
1977 – 1977	Eugenio Dominic Morello Maria Morellow
Continued as to Lot 2 DP 1152903 (1 on Cadastral Records Enquiry Report)	
1977 – 2010	Eugenio Dominic Morello
2010 – date	Alinga Grove Pty Ltd
Continued as to Lot 1 DP 1152903 (2 on Cadastral Records Enquiry Report)	
1977 – 2017	Eugenio Dominic Morello
2017 – 2019	Vincent Luke Russo Carmel Russo (Transmission Application)
2019 – date	Dean Courtney McDowall Rachel Lucy McDowall
Lot 1 and 2 DP 1259848 (3 and 4 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1955	Arthur Duncan Potter
1955 – 1989	Harold William Bailey
1989 – 1998	Leonard Demond Cock
Continued as to Lot 1 DP 1259848 (3 on Cadastral Records Enquiry Report)	
1998 – date	Back John Cock
Continued as to Lot 2 DP 1259848 (4 on Cadastral Records Enquiry Report)	
1998 – 2020	Back John Cock

Date	Details
2020 – date	Alinga Grove Pty Ltd
Lot 1 DP 1269246 (5A on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1955	Arthur Duncan Potter
1955 – 1989	Harold William Bailey
1989 – 1998	Leonard Demond Cock
1998 – 2018	Back John Cock
2018 – date	Shaun Leo McInerney Angela Kate McInerney
Lot 1 and 2 DP 1269246 (5B and 6B on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Arthur Duncan Potter
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1973	Kevin Ronalot Potter
1973 – 1983	Leonard John Harriss Janice Elaine Harriss
1983 – 2009	Barry Leslie Johnson Patricia Margaret Johnson
Continued as to Lot 1 DP1269246 (5B on Cadastral Records Enquiry Report)	
2009 – date	Shaun Leo McInerney Angela Kate McInerney
Continued as to Lot 2 DP1269246 (6B on Cadastral Records Enquiry Report)	
2009 – 2021	Shaun Leo McInerney Angela Kate McInerney
2021 – date	Alinga Grove Pty Ltd
Lot 2 DP1269246 (6A on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District

Date	Details
1941 – 1964	Arthur Duncan Potter
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1969	Maria Isabel Kendall
1969 – 1976	Gabriele Vanni Michelangelo Vanni
1976 – 1998	Michelangelo Vanni Annunziata Maria Vanni
1998 – date	Alinga Grove Pty Ltd
Lot 5 DP 236223 (7 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Arthur Duncan Potter
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1989	Doreen Gwenyth Bailey
1989 – date	Cosimo Stizza Sharon Elizabeth Stizza
Lot 3 DP 236223 (8 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Arthur Duncan Potter
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1984	Arthur John Potter
1984 – 1989	Kenneth Spokes
1989 – 1989	Larry John Spokes (Transmission Application)
1989 – 1996	Gary Laurence Kelb Gloria May Kelb
1996 – 1996	Gloria May Kelb

Date	Details
1996 – 2006	Richard Edward Carthew Kathryn Ann Carthew
2006 – date	Richard Edward Carthew
Lot 2 DP 1200627 (9A and 9B on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Arthur Duncan Potter
Continued as to Lot 2 DP 1200627 (9A on Cadastral Records Enquiry Report)	
1964 – 1976	Eileen Mary Potter (Section 94 Application not investigated)
1976 – 1989	Brian Percival Edward Dellar Gwenda Lorraine Dellar
1989 – 1996	Roland James Alderton Jacquelin Alderton
1996 – 2007	Glen James Walker Leanna Robyn Walker
2007 – 2011	Thorell Nicholas Lees Jayne Tiffany Lees
2011 – date	David Matthew Martin Mea Louise Martin
Continued as to Lot 2 DP 1200627 (9B on Cadastral Records Enquiry Report)	
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1969	Maria Isabel Kendall
1969 – 1976	Gabriele Vanni Michelangelo Vanni
1976 – 1998	Michelangelo Vanni Annunziata Maria Vanni
1998 – 2014	Alinga Grove Pty Ltd
2014 – date	David Matthew Martin Mea Louise Martin

Date	Details
Lot 1 DP 439084 (10 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1955	Arthur Duncan Potter
1955 – 1969	Laurence Andrew Ernest Kendall Maria Isabel Kendall
1969 – 1975	Gabriele Vanni Michelangelo Vanni
1975 – 1998	Michelangelo Vanni Annunziata Maria Vanni
1998 – date	Alinga Grove Pty Ltd

3.2.6 NSW EPA PFAS Investigation Program

There are no records held by the NSW EPA as to the investigation or management of per and polyfluoroalkyl substances (PFAS) at the site or within a 1 km radius (**Appendix B**).

3.2.7 Council Planning Certificate – Section 10.7

No matters pertaining to Section 59(2) CLM Act 1997 were included on the planning certificates for the site.

The planning certificates for the site noted that the land is affected by a policy on contaminated land adopted by Council which may restrict the development of the land;

> *"This policy is implemented when zoning or land use changes are proposed on land which has been previously used for certain purposes. Council records do not have sufficient information about previous uses of the land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted."*

The certificates state that a number of State Environmental Planning Policies (SEPP) apply to the site, the most relevant to this report being SEPP (Resilience and Hazard) 2021.

A copy of the Section 10.7 certificates for each lot comprising the site is included in **Appendix E**.

3.2.8 Summary of Site History

Based on the documents reviewed, the site appears to have low potential for contamination based on the historical use. It has been used for agriculture and associated residential purposes since at least the 1950s. A review of historical aerial imagery shows no obvious signs of industrial processes having occurred at the site.

No record of dangerous goods having been stored at the site is held by SafeWork NSW and there is no record of PFAS investigation at the site or surrounds. The site and its surrounds have not been notified to the EPA as being contaminated land and are not under regulation by the EPA and there are no licensed activities under the POEO Act currently permitted at the site and its surrounds.

Council records do not list any issues relating to contamination on the Section 10.7 planning certificates.

Historical titles indicate that large portions of the site were listed as being within water catchment areas until the early 1940s at which point they were purchased by private landowners. Portions of the site are now owned by Alinga Grove Pty Ltd, listed as an agricultural company, with other portions of the site owned by private landowners.

4.0 Site Inspection

The site was inspected by a Senversa representative on 10 July 2023 to assess current site use and 'ground-truth' findings of desktop information searches. The observations made during the site inspection are detailed below, with photographs of key site features provided in **Appendix F**. The site layout is indicated on **Figure 1**, while potentially contaminating activities (PCAs) observed during the site inspection are shown on **Figure 2**.

The east of the site is bound by vacant land and Gol Gol Creek. The northern boundary lies adjacent to a private road and agricultural land (vineyards and orchards). The south of the site is bound by Kingfisher Road and Gol Gol Creek, while the western portion of the site is bound by Gol Gol North Road. Potters Drive runs east to west within the approximate central portion of the site.

The boundaries of the site were not inspected in their entirety due to the site's large area. However, the visible areas were unfenced and accessible from Gol Gol North Road, Potters Drive and private roads surrounding the remainder of the site. Several private internal roads provide access to the various homesteads attached to the majority of land parcels.

Lot 1 DP 125848

A homestead/residential dwelling occupied the majority of the land parcel, with two large sheds located south of the homestead. The shed directly south of the homestead was used for minor chemical storage. A diesel aboveground storage tank (AST) was located against the external western wall and appeared to still be used for refuelling vehicles. The shed located further south was used for car, backhoe, caravan and minor chemical storage. An additional shed in the south-western portion of the land parcel was historically used as a chemical storage shed; however, appeared to have been repurposed as a pottery shed with an (unused) water tank directly south of this structure. An incinerator (unused) and a septic tank were located on the eastern side of the homestead.

Lot 1 DP 439084

The majority of the land parcel comprised vineyards, with a residential dwelling in the south-western portion bordering Gol Gol North Road. An (unused) aboveground heating-oil tank was located next to a large water tank on a stand. Anecdotal information from the landowner suggested that the heating oil tank was previously used to heat the residential dwelling but was decommissioned after leaking was observed within the dwelling.

Lot 1 DP 1152903

The land parcel was owned and occupied by a boilermaker who conducts work at the property. A residential dwelling and pergola were located in the central southern portion of the land parcel, with two septic tanks located north-east and north-west of the dwelling. A second shed was located to the north-east of the main dwelling (additional bedroom). A large shed used for minor welding and housing machinery was located in the northern portion of the land parcel. A carport south of the shed housed a caravan, forklift and tractor. Three large water tanks were located directly east of the large shed.

Lot 1 DP 1269246

The land parcel comprised one homestead/residential dwelling with a large shed and carport used to store cars, motorbikes, a ride-on mower and a caravan. An underground storage tank (UST) of an unknown volume used for storing diesel for machinery refuelling, as well as the pump and bowser, two disused zinc phosphate drums, corrugated iron sheets and general farm equipment were located on the eastern/south-eastern side of the shed. A chemical storage (herbicide drums and potassium nitrate) and water pump shed (no longer in use) were located on the south-west corner of the homestead and a septic tank was located approximately 10 m south of the homestead. Vineyards were located to the east of the homestead and a private unsealed road (accessed from Gol Gol North Road) running west to east through the entire land parcel was present, with an offshoot running south to north through the central portion of the land parcel.

Lot 2 DP 1152903

The majority of the land parcel comprised vineyards. In the north-western corner of the land parcel was a large shed with an unsealed base used to house farming machinery, intermediate bulk containers (IBCs) and general storage. The shed was reportedly built approximately four years prior to the date of the field inspection. No staining was visible on the ground surface within the shed; however, no information on any spills was available. Minor stockpiling of materials including a trailer, timber posts, irrigation tubing, disused plumbing pipes, three disused 44-gallon drums, an IBC, timber pallets and concrete slabs/pieces was observed directly east and slightly south of the shed.

Lot 2 DP 1200627

The land parcel comprised a homestead, a large shed for equipment storage, a marquee and in-ground pool. A septic tank was located in the northern portion of the property.

Lot 2 DP 1259848

The land parcel comprises vineyards and orange orchards with no built structures or other PCAs observed.

Lot 2 DP 1269246

The land parcel comprised vineyards with no built structures or other PCAs observed.

Lot 3 DP 236223

The land parcel comprised a homestead with an in-ground pool, a shed for car storage, carport where a backhoe was parked, and two smaller dilapidated sheds located in the southern portion of the property, while former agricultural land (vineyard) occupied the remainder. Established trees were located in the central portion of the land parcel running north to south. A field containing a small herd of sheep (six) occupied the central portion of the property. Two private unsealed roads were evident in the central area of the land parcel, one emanating from the north-west corner through to the south, the other beginning in the north-east and sharply bending towards the south. One of the dilapidated sheds (eastern shed) was not accessible at the time of inspection; however, some disused batteries (car/machinery) were observed against the shed wall. The western shed was noted to contain old computer parts, tyres, tools, water skiing equipment and general waste. A former rainwater tank had been repurposed to store small generators and some pesticides, minor oil/fuel staining on the ground surface was observed. Small stockpiles of mulch and soil, empty wooden pallets, pallets of bricks, a disused 44-gallon drum and minor general waste were located in the central portion of the land parcel between the two aforementioned private roads. An additional larger soil stockpile was located in the north-western portion of the land parcel.

Lot 5 DP 236223

The central portion of the land parcel comprised current and/or former vineyards. The northern portion of the land parcel was open and grassed, and a large semi-permanent marquee was present with the site owner indicating it was used for weddings. The homestead was located in the eastern portion of the land parcel and comprised one residential dwelling and several sheds for car and general storage. A former residential shed/dwelling was located in the southern portion of the land parcel. The building was dilapidated and housed general waste including fuel jerry cans, tyres and batteries strewn across the ground surface, as well as a heating oil AST which was converted for diesel storage. No staining was observed on the ground surface surrounding the AST.

5.0 Conceptual Site Model

5.1 Potential Sources of Contamination

Based on the information presented in this PSI, the contaminants of potential concern (CoPC) likely to be present at the site are outlined in **Table 5-1** below. This considers both current and historical land uses undertaken within the site and surrounding area.

Table 5-1: Identified Potential Sources of Contamination

	Potential Source	Key Contaminants of Potential Concern
On-site	Application of herbicides and/or pesticides to agricultural land	• Total recoverable hydrocarbons (TRH) • Benzene, toluene, ethylbenzene, total xylenes (BTEX) • Polycyclic aromatic hydrocarbons (PAH) • Heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, iron and zinc) • Potassium nitrate/zinc phosphate • Organochlorine pesticides (OCP) • Organophosphorus pesticides (OPP) • Nutrients (nitrogen and phosphorus) • Asbestos containing material (ACM)
	Storage of machinery and vehicles	
	Buildings constructed prior to the 1980s	
	Septic tanks	
	Storage and stockpiling of general waste materials, chemicals (pesticides, herbicides, potassium nitrate, zinc phosphate), drums, batteries and fuel/oil.	
	ASTs and USTs for vehicle fuel (diesel) and heating oil.	
	Uncontrolled fill material	
Off-site	Application of herbicides and/or pesticides to surrounding agricultural land	• TRH • BTEX • Heavy metals • PAH • OCP/OPP
	Storage of fuel and chemicals related to agricultural practices	
	Operation of Sim Fresh located approximately 20 m west of the site (food manufacturing and industrial facility)	

5.2 Potential Exposure Pathways

The primary potential exposure pathways of concern at the site include:

- Inhalation of contaminated dust (from soil and/or building materials).
- Dermal contact with and/or incidental ingestion of contaminated soil and/or groundwater.
- Inhalation of vapour (from soil and/or groundwater).
- Transport of contamination to underlying groundwater aquifers and off-site migration.
- Transport of contamination through surface water flows.
- Transport of contaminants through mechanical transport.

5.3 Potential Receptors

Key receptors at the site have been identified as:

- Current and future site users (residential).
- Workers carrying out agricultural activities at the site.
- Future construction/intrusive maintenance workers during site development.
- Adjacent residents and agricultural workers.
- Adjacent sensitive receptors e.g., Gol Gol Creek.

6.0 Conclusions

6.1 Introduction

Senversa was engaged by MH2 to undertake a PSI of a series of land parcels located in Gol Gol, NSW (the site). The boundaries for the site and each property are presented on **Figure 1**.

The site encompasses approximately 63 ha and is currently zoned as 'RU4 – Primary Production Small Lots' under the Wentworth Local Environmental Plan 2011. The site is currently used for primary production (citrus and grapes), while also accommodating a number of homesteads. Council is reviewing zoning in the Buronga - Gol Gol area in light of the need for more residential properties in the region. Council has commissioned a report (*Buronga Gol Gol Structure Plan Report 2020*) with the intention of making more land available for residential development and the site is ideally positioned for redevelopment for residential use, following rezoning.

The overall project objective was to assess the site's suitability for the proposed rezoning for residential use and gain an understanding of the potential for contamination to be present to aid with the planning proposal (rezoning application). The specific objective of this PSI was therefore to assess areas of potential concern based on historic and current practices at the site.

6.2 Findings

Senversa reviewed background information relating to the site, including the NSW EPA contaminated land register, historical aerial photographs, groundwater bore information, published soil, geology and topographic maps, relevant government databases and archive documents. Additionally, a site inspection was undertaken to 'ground-truth' the information gained throughout the desktop study. Based on the results of the historical assessment, Senversa makes the following conclusions:

- The site has been used for agricultural and associated residential purposes since the 1950s. A review of historical aerial imagery shows no obvious signs of industrial processes having occurred at the site.
- The land immediately surrounding the site has been used for agriculture, food manufacturing and rural residential housing over the past 70 years. The storage and application of chemicals and fuel related to agricultural and food manufacturing practices has the potential to pose a contamination risk to the site.
- A review of dangerous goods storage records held by SafeWork NSW did not indicate that storage of hazardous chemicals had taken place at the site the NSW EPA has not been notified of any contaminated land. However, the site inspection noted evidence of fuel and chemical storage in above and below ground storage tanks.
- The site is situated on an undulating sandplain of the Bulgamurra soil landscape which may support contaminant transport. Geology is alluvial, with strata consisting of clayey to silty sand in the north and clayey sand typically overlying clayey silt in the south. Contamination is likely to move more quickly within the sand, silt and clay compared to underlying rock units.
- Several potentially contaminating activities were observed during the site walkover and are depicted on **Figure 2**, as well as summarised in **Table 6-1** below. These activities have the potential to pose a risk to human health and/or the environment and will require further assessment

Table 6-1: Potentially Contaminating Activities and Associate COPC

Location	Potentially Contaminating Activity	Associated CoPC
Lot 1 DP 125848	• South-west – chemical storage, vehicle storage (car, backhoe, caravan) and a diesel AST used for refuelling vehicles. • East –incinerator (no longer in use) and septic tank.	• TRH, BTEX, PAH, OCP/OPP, nutrients.
Lot 1 DP 439084	• South-west –heating oil AST (previously used to heat the residential dwelling but has since been decommissioned).	• TRH, BTEX, PAH.
Lot 1 DP 1152903	• Central – two septic tanks. • North – vehicle storage (caravan, forklift, tractor).	• Nutrients, TRH, BTEX, PAH.
Lot 1 DP 1269246	• South-west – vehicle storage (cars, motorbikes, ride-on mower, caravan), UST of unknown volume, historical storage of zinc phosphate, chemical storage (herbicide and potassium nitrate), septic tank.	• TRH, BTEX, PAH, OCP/OPP, zinc phosphate, potassium nitrate, nutrients.
Lot 2 DP 1152903	• North-west – storage of farming machinery, minor stockpiling of waste material (trailer, irrigation tubing, disused plumbing pipes, drums, concrete).	• OCP/OPP, heavy metals.
Lot 2 DP 1200627	• North – septic tank	• Nutrients.
Lot 3 DP 236223	• South – vehicle storage (car, backhoe), storage of disused batteries (car/machinery), computer parts, general waste, generators and chemicals (pesticide). Oil/fuel staining observed on the ground surface. • Central – stockpiles of mulch, soil, brick and a disused drum. • North-west – soil stockpile	• OCP/OPP, TRH, BTEX, PAH, heavy metals, asbestos.
Lot 5 DP 236223	• South – storage of general waste (jerry cans, tyres, batteries), heating oil AST which has been converted for diesel storage.	• TRH, BTEX, PAH.

6.3 Recommendations

On the basis of the above findings, Senversa recommends that further assessment via a detailed site investigation (DSI) is carried out in line with the staged approach set out in the Resilience and Hazards SEPP and its associated guidelines 'SEPP 55–Remediation of Land, Managing Land Contamination' and guidance under the CLM Act 1997. Targeted soil and groundwater sampling within the identified areas of concern is recommended to assess the nature and extent of the contamination (if present) and the potential for migration of substances from the site.

7.0 Principles and Limitations of Investigation

The following principles outlined in **Table 7-1** are an integral part of site contamination assessment practices and are intended to be referred to when resolving any ambiguity or exercising such discretion as is accorded the user or site assessor.

Table 7-1: Principles and Limitations of Investigation

Area	Principle and Limitation
Elimination of Uncertainty	Some uncertainty is inherent in all site investigations. Furthermore, any sample, either surface or subsurface, taken for chemical testing may or may not be representative of a larger population or area. Professional judgment and interpretation are inherent in the process, and even when exercised in accordance with objective scientific principles, uncertainty is inevitable. Additional assessment beyond that which was reasonably undertaken may reduce the uncertainty.
Failure to Detect	Even when site investigation work is executed competently and in accordance with the appropriate Australian guidance, such as the National Environment Protection (Assessment of Site Contamination) Amendment Measure ('the NEPM'), it must be recognised that certain conditions present especially difficult target analyte detection problems. Such conditions may include, but are not limited to, complex geological settings, unusual or generally poorly understood behaviour and fate characteristics of certain substances, complex, discontinuous, random, or heterogeneous distributions of existing target analytes, physical impediments to investigation imposed by the location of services, structures and other man-made objects, and the inherent limitations of assessment technologies.
Limitations of Information	The effectiveness of any site investigation may be compromised by limitations or defects in the information used to define the objectives and scope of the investigation, including inability to obtain information concerning historic site uses or prior site assessment activities despite the efforts of the user and assessor to obtain such information.
Chemical Analysis Error	Chemical testing methods have inherent uncertainties and limitations. Senversa routinely seeks to require the laboratory to report any potential or actual problems experienced, or non-routine events which may have occurred during the testing, so that such problems can be considered in evaluating the data.
Level of Assessment	The investigation herein should not be considered to be an exhaustive assessment of environmental conditions on a property. There is a point at which the effort required to obtain information is outweighed by the time required to obtain that information, and, in the context of private transactions and contractual responsibilities, may become a material detriment to the orderly conduct of business. If the presence of target analytes is confirmed on a property, the extent of further assessment is a function of the degree of confidence required and the degree of uncertainty acceptable in relation to the objectives of the assessment.
Comparison with Subsequent Inquiry	The justification and adequacy of the findings of this investigation in light of the findings of a subsequent inquiry should be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made.
Data Useability	Investigation data generally only represent the site conditions at the time the data were generated. Therefore, the usability of data collected as part of this investigation may have a finite lifetime depending on the application and use being made of the data. In all respects, a future reader of this report should evaluate whether previously generated data are appropriate for any subsequent use beyond the original purpose for which they were collected, or are otherwise subject to lifetime limits imposed by other laws, regulations or regulatory policies.
Nature of Advice	The investigation works herein are intended to develop and present sound, scientifically valid data concerning actual site conditions. Senversa does not seek or purport to provide legal or business advice.

8.0 References

Doody, Tanya; Overton, Ian. Gol Gol Wetlands Health Assessment: 2008 - 2011 Report to The Office of Environment and Heritage. CSIRO; 2012

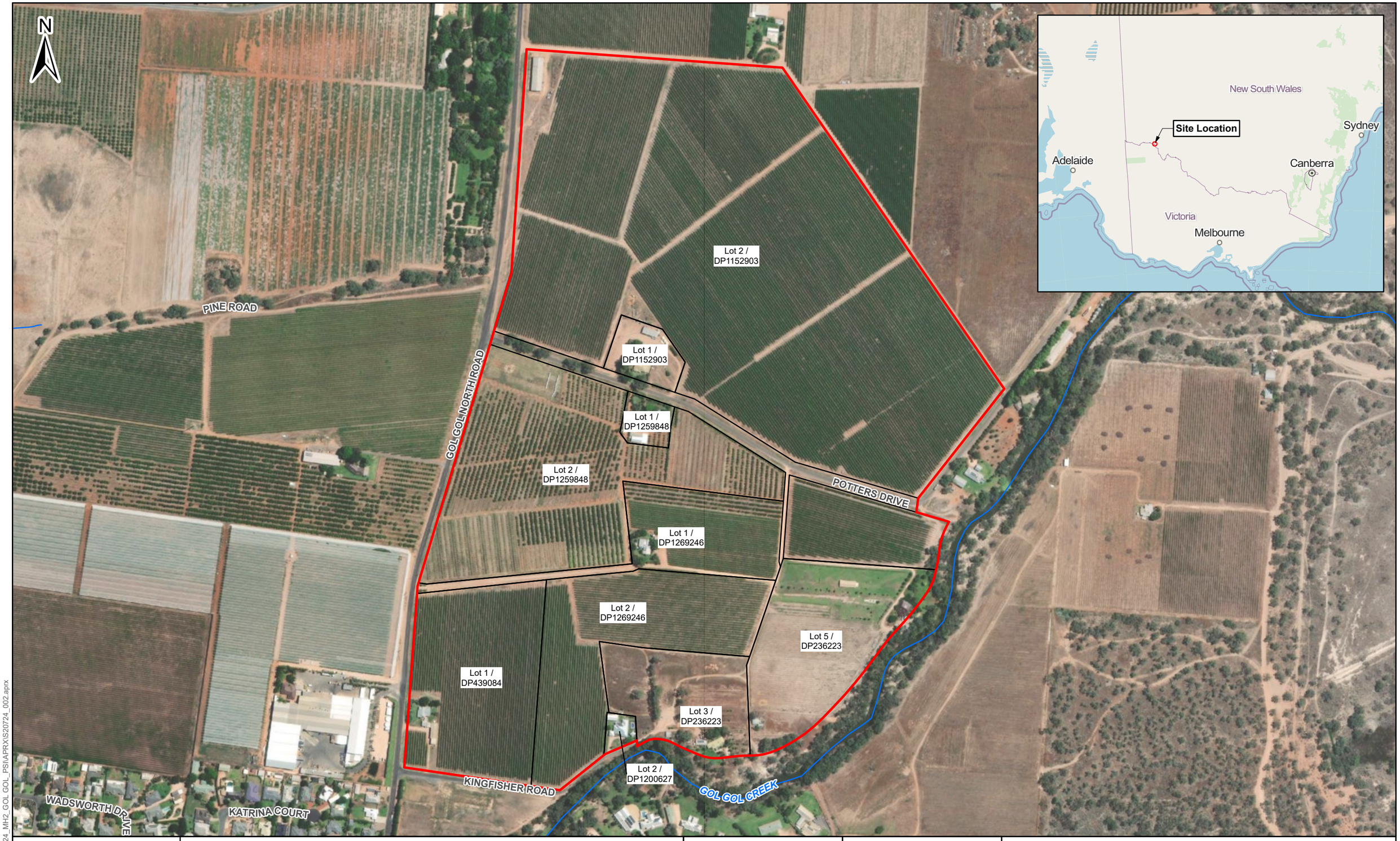
NEPC, 2013. *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013* (No. 1) (NEPM), National Environment Protection Council 2013.

NSW EPA, 2020. *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*, NSW Environment Protection Authority 2020.

Figures

Figure 1: Site Location

Figure 2: Potential Contaminating Activities



Legend

- Watercourse
- Lot Boundary
- Site Boundary

Aerial Imagery ESRI Basemaps

Created:	M. Black	Date:	17/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:5,000 (A3)
File:	S20724_002_F001 Site Location		

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Coordinate System: GDA2020 MGA Zone 55

Figure No: 1

Title: Site Location

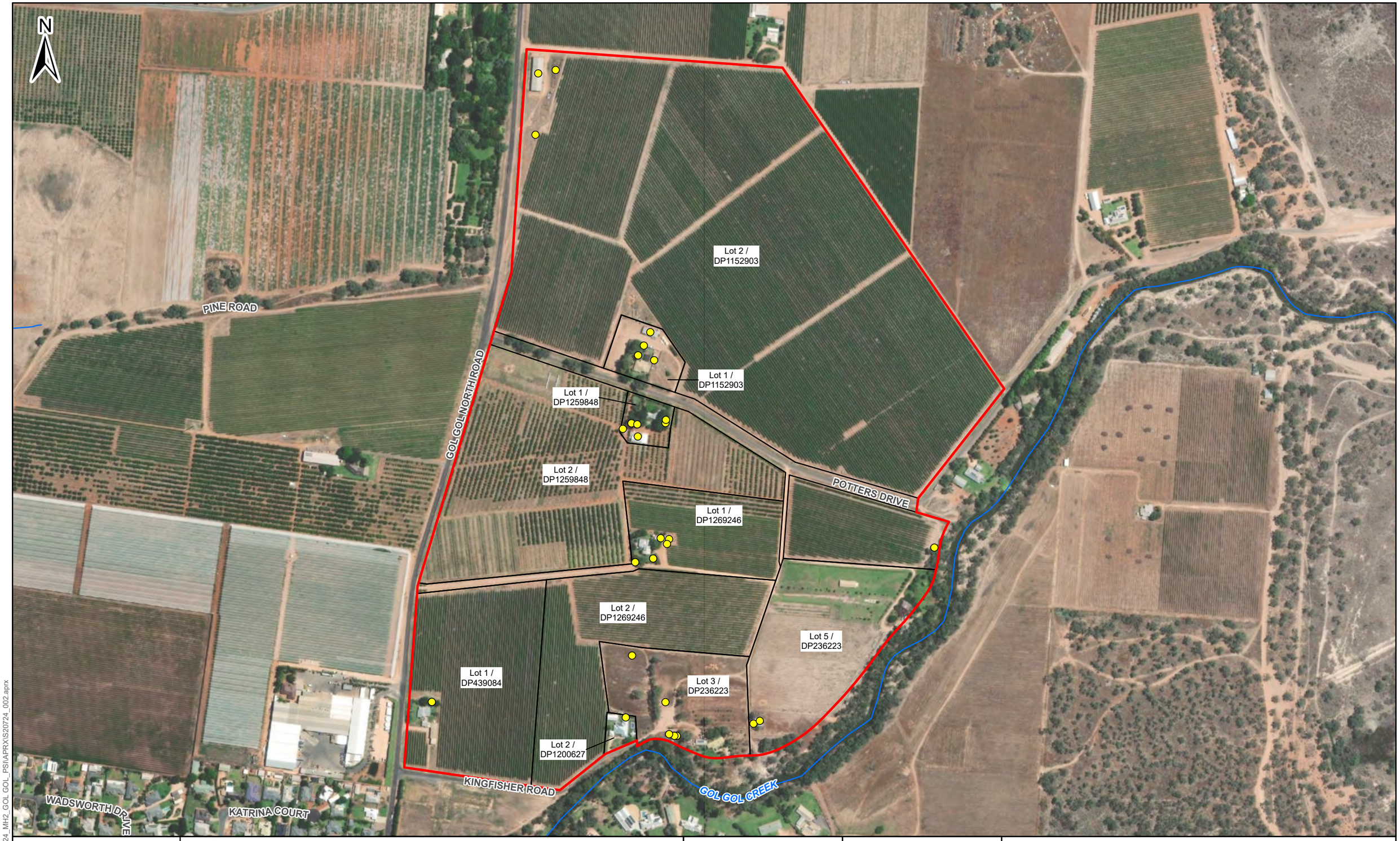
Project: Preliminary Site Investigation

Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738

Client: MH2 Engineering & Architectural Services Pty Ltd

Path: S:\01_Jobs\1.NSW_Jobs\S20724_MH2_GOL GOL_PSI\APRX\S20724_002.aprx

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Legend

- Potential Contaminating Activity (Approximate)
- Watercourse
- Site Boundary
- Lot Boundary

Aerial Imagery (28/11/2022) © Metromap

Created:	M. Black	Date:	21/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:5,000 (A3)
File:	S20724_002_F002		

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Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 1

Title: Potential Contaminating Activities Site Overview

Project: Preliminary Site Investigation

Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738

Client: MH2 Engineering & Architectural Services Pty Ltd

Path: S:\01_Jobs\1.NSW_Jobs\S20724_MH2_GOL GOL_PSI\APRX\S20724_002.aprx

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Legend

- Potential Contaminating Activity (Approximate)
- Site Boundary
- Lot Boundary

Aerial Imagery (28/11/2022) © Metromap

Created:	M. Black	Date:	21/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:1,000 (A3)
File:	S20724_002_F002		

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Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 2

Title: Potential Contaminating Activities
Lot 1 / DP1152903 and Lot 1 / DP1259848

Project: Preliminary Site Investigation

Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738

Client: MH2 Engineering & Architectural Services Pty Ltd

Path: S:\01_Jobs\1.NSW_Jobs\S20724_MH2_GOL GOL_PSI\APRX\S20724_002.aprx

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Legend

- Potential Contaminating Activity (Approximate)
- Site Boundary
- Lot Boundary

Aerial Imagery (28/11/2022) © Metromap

Created:	M. Black	Date:	21/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:1,000 (A3)
File:	S20724_002_F002		

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Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 3

Title: Potential Contaminating Activities Lot 1 / DP1269246

Project: Preliminary Site Investigation

Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738

Client: MH2 Engineering & Architectural Services Pty Ltd

Path: S:\01_Jobs\1.NSW_Jobs\S20724_MH2_GOL GOL_PS\APRX\S20724_002.aprx

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Legend

- Potential Contaminating Activity (Approximate)
- Site Boundary
- Lot Boundary

Aerial Imagery (28/11/2022) © Metromap

Created:	M. Black	Date:	21/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:1,000 (A3)
File:	S20724_002_F002		

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Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 4

Title: Potential Contaminating Activities Lot 1 / DP439084

Project: Preliminary Site Investigation

Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738

Client: MH2 Engineering & Architectural Services Pty Ltd

Path: S:\01_Jobs\1.NSW_Jobs\S20724_MH2_GOL GOL_PS\APRX\S20724_002.aprx

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Legend

- Potential Contaminating Activity (Approximate)
- Site Boundary
- Lot Boundary

Aerial Imagery (28/11/2022) © Metromap

Created:	M. Black	Date:	21/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:1,000 (A3)
File:	S20724_002_F002		

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Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 5

Title: Potential Contaminating Activities
Lot 2 / DP1152903

Project: Preliminary Site Investigation

Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738

Client: MH2 Engineering & Architectural Services Pty Ltd

Path: S:\01_Jobs\1.NSW_Jobs\S20724_MH2_GOL GOL_PSI\APRX\S20724_002.aprx

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Legend
- Potential Contaminating Activity (Approximate)
- Watercourse
- Site Boundary
- Lot Boundary

Aerial Imagery (28/11/2022) © Metromap

Created:	M. Black	Date:	21/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:1,000 (A3)
File:	S20724_002_F002		

0 5 10 20 30 40 50 Metres

Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 6

Title: Potential Contaminating Activities
Lot 2 / DP1152903 (Pump House)

Project: Preliminary Site Investigation

Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738

Client: MH2 Engineering & Architectural Services Pty Ltd

Path: S:\01_Jobs\1.NSW_Jobs\S20724_MH2_GOL GOL_PS\\APRX\S20724_002.aprx

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Legend
- Potential Contaminating Activity (Approximate)
- Watercourse
- Site Boundary
- Lot Boundary

Aerial Imagery (28/11/2022) © Metromap

Created:	M. Black	Date:	21/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:1,000 (A3)
File:	S20724_002_F002		

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Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 7

Title: Potential Contaminating Activities
Lot 2 / DP1200627 and Lot 3 and Lot 5 / DP236223

Project: Preliminary Site Investigation

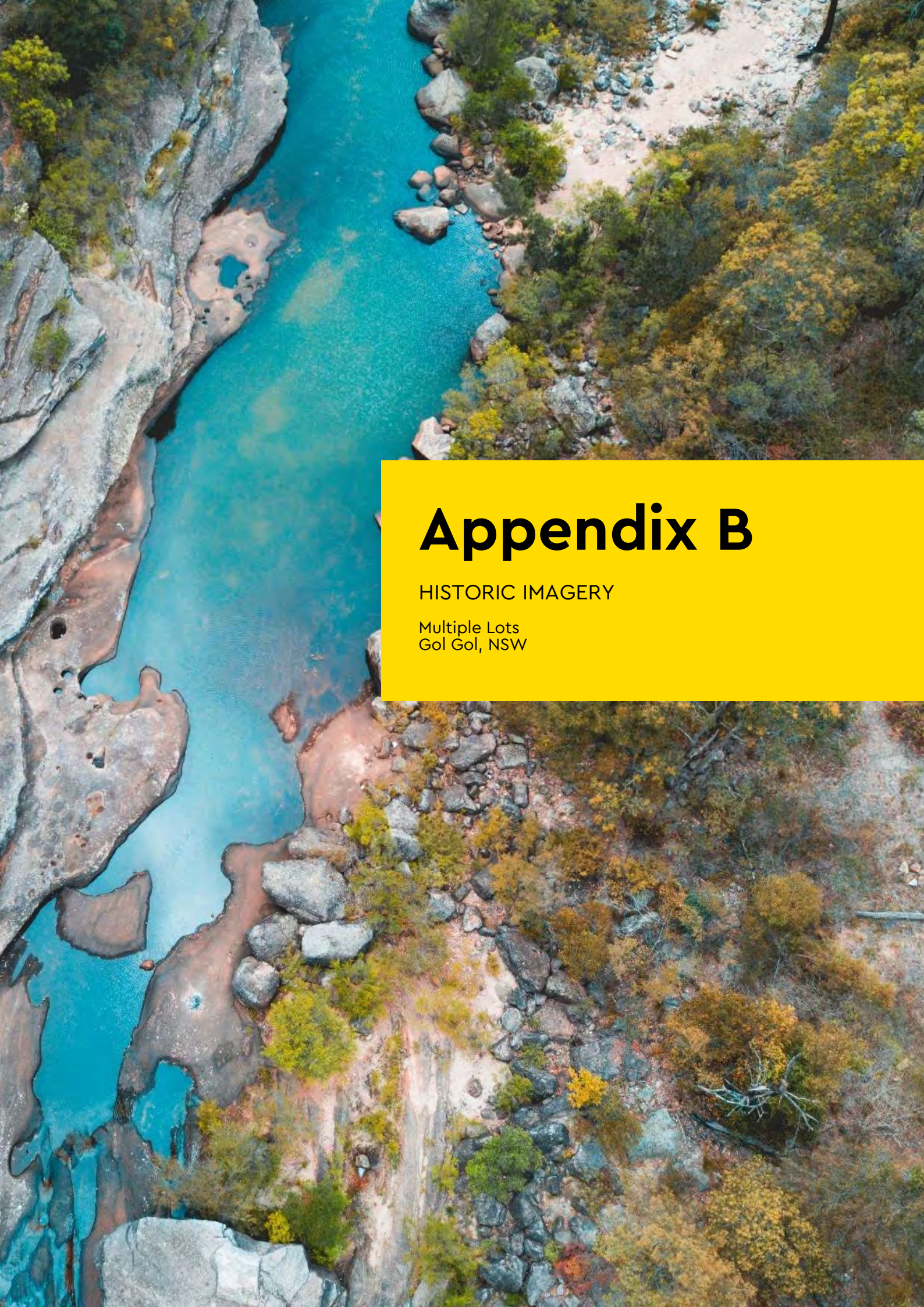
Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738

Client: MH2 Engineering & Architectural Services Pty Ltd

Path: S:\01_Jobs\1.NSW_Jobs\S20724_MH2_GOL GOL_PSI\APRX\S20724_002.aprx

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Appendix A: Historical Aerial Imagery

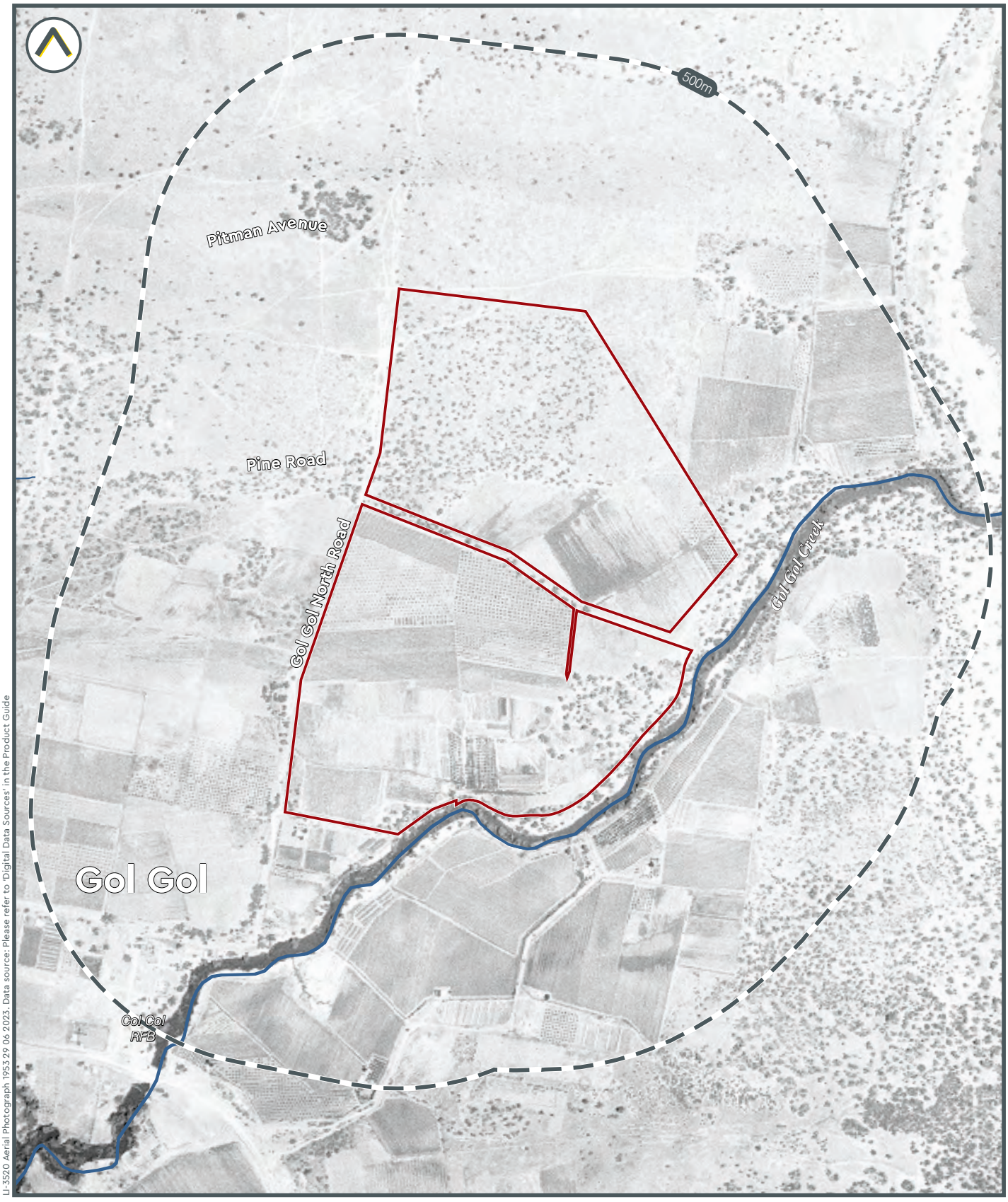


Appendix B

HISTORIC IMAGERY

Multiple Lots
Gol Gol, NSW

Historic Aerial Photograph - 1953



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

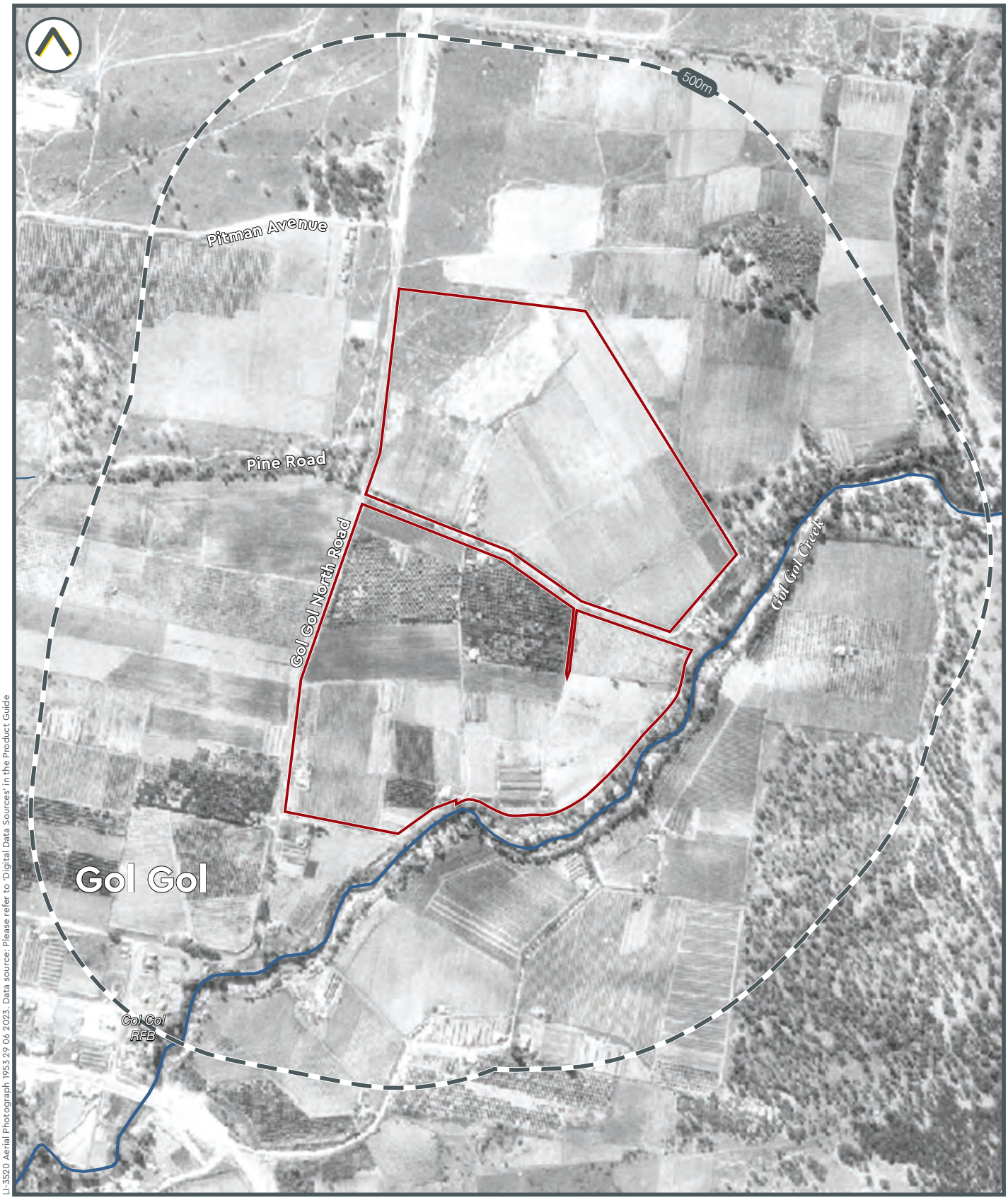
Subject area

0 200m

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Historic Aerial Photograph - 1965



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

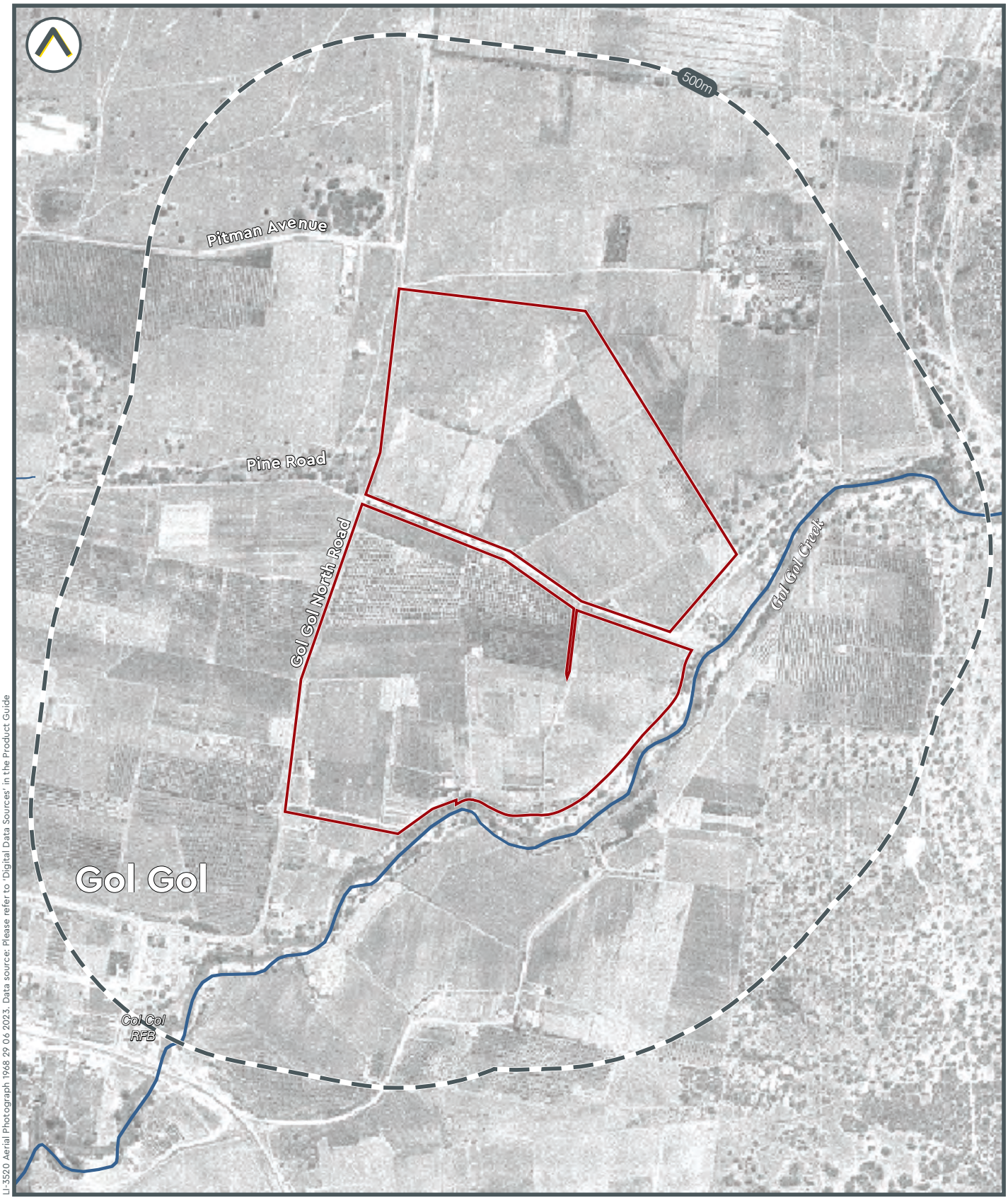
Subject area

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Historic Aerial Photograph - 1968



LI-3520 Aerial Photograph 1968 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

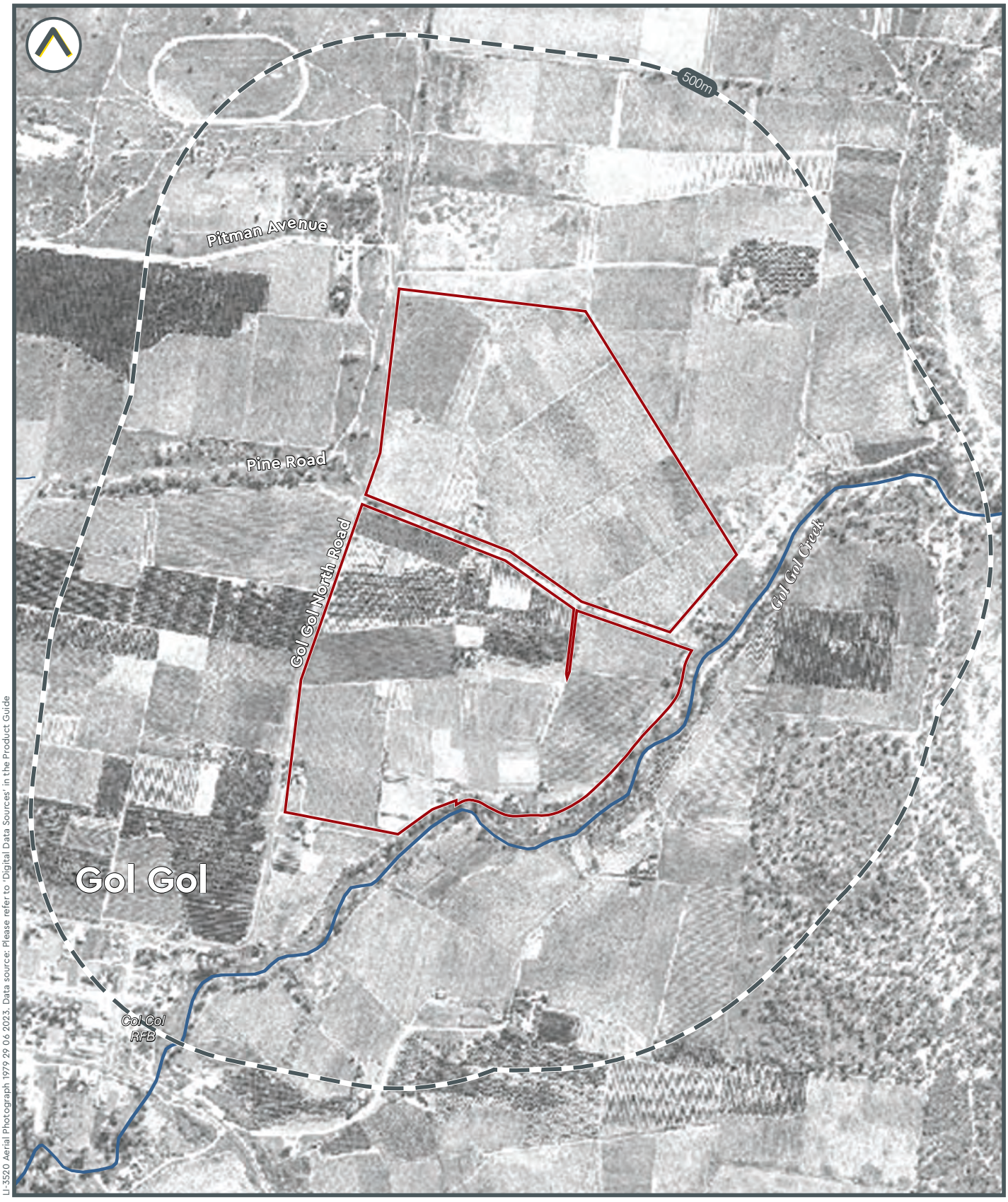
Subject area

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Historic Aerial Photograph - 1979



LI-3520 Aerial Photograph 1979 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

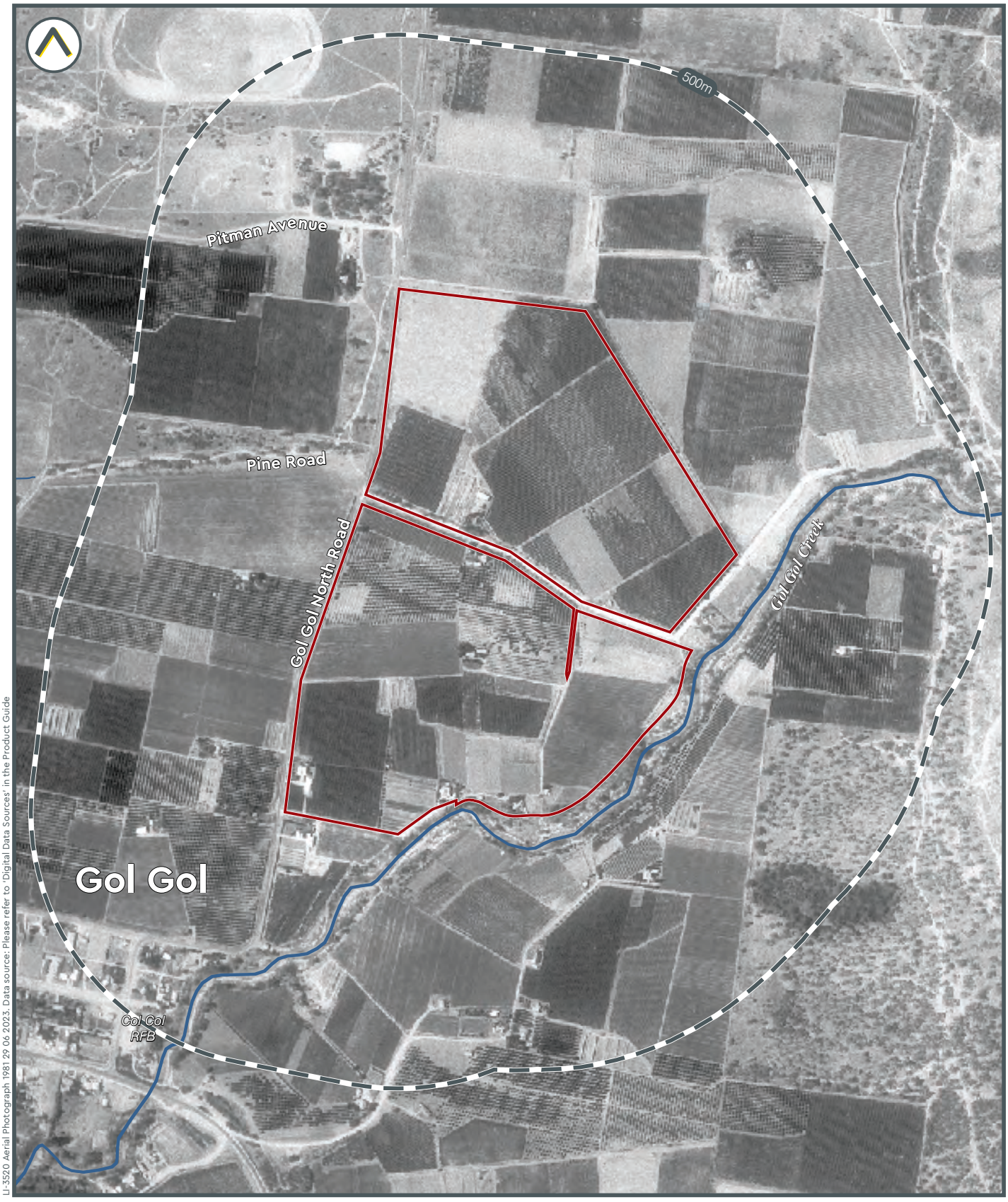
Subject area

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Historic Aerial Photograph - 1981



LI-3520 Aerial Photograph 1981 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

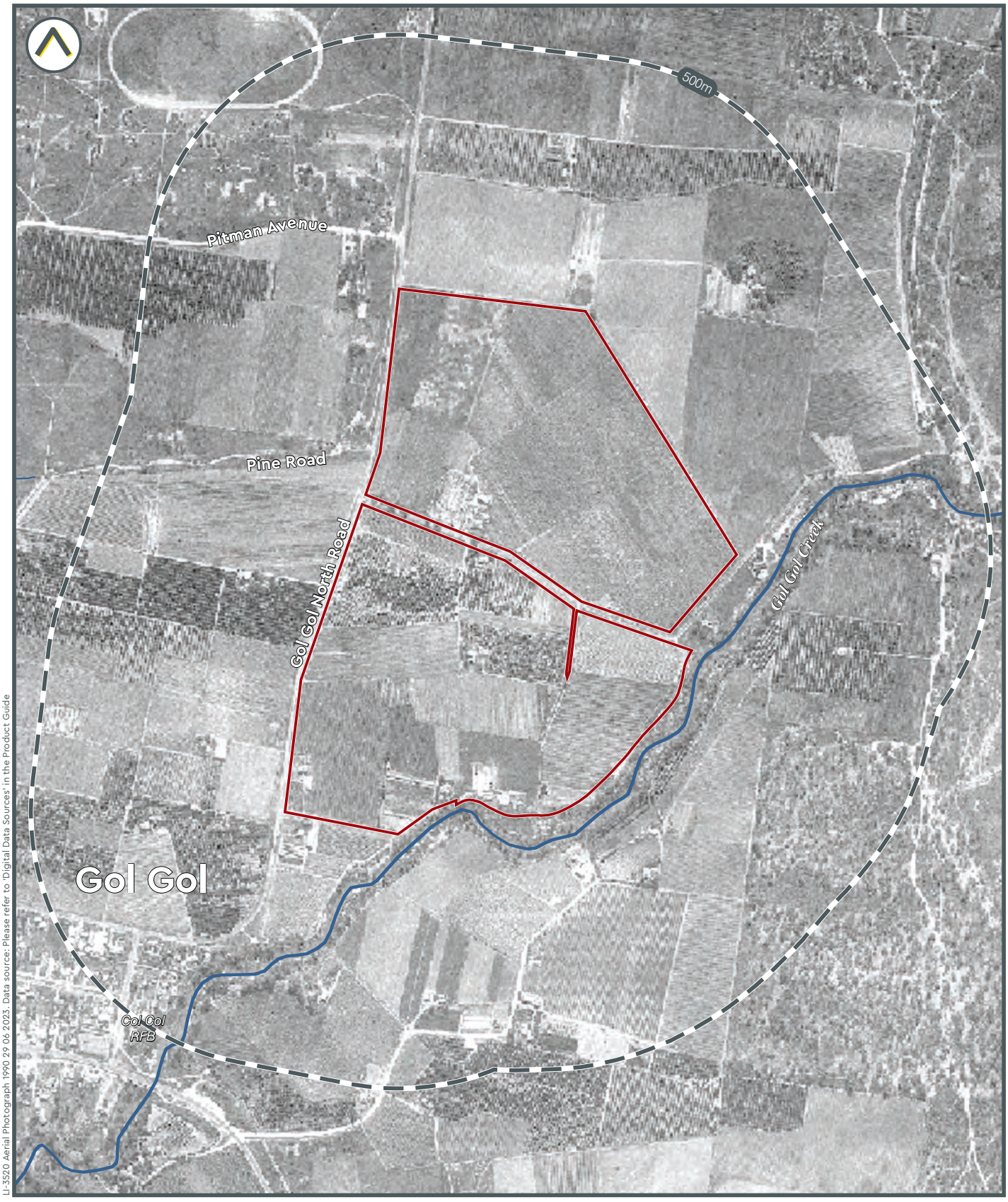
Subject area

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Historic Aerial Photograph - 1990



LI-3520 Aerial Photograph 1990 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 1993



LI-3520 Aerial Photograph 1993 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2005



LI-3520 Aerial Photograph 2005 29 06 2023, Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2011



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

Land Insight

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Historic Aerial Photograph - 2015



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2019



LI-3520 Aerial Photograph 2022 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2022



LI-3520 Aerial Photograph 2022 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Appendix B: Due Diligence Insight Report



Land Insight RESOURCES

Product Guide

NEW SOUTH WALES

About this Report

Your Report has been produced by Land Insight and Resources (LI Resources).

The data used in this report was sourced from:

Sensitive receptors - © Department of Finance, Services & Innovation Licenced, Google, Nearmap.

Zoning, Planning Controls and Topography © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/4.0/deed.en)

Soil, Acid Sulfate Soil & Salinity – © State Government of New South Wales and Office of Environment and Heritage (OEH) (Creative Commons Attribution 4.0 https://creativecommons.org/licenses/by/4.0/deed.en) and Commonwealth Scientific and Industrial Research Organisation (CSIRO) Australian Soil Resource Information System (ASRIS). Hydrogeological Landscapes of New South Wales and the Australian Capital Territory, Department of Planning, Industry & Environment & Environmental Planning Instrument, Department of Planning, Industry & Environment.

Geology - NSW Planning & Environment – Resources & Energy: © State of New South Wales through NSW Department of Industry.

Coal Seam Gas Wells – NSW Planning & Environment – Resources & Energy: © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/4.0/deed.en).

Petroleum Wells and Boreholes – © Commonwealth of Australia (Geoscience Australia) licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/4.0/deed.en).

Aquifer Type - National Groundwater Information System © Commonwealth of Australia (Bureau of Meteorology)licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/3.0/deed.en).

Drinking Water Catchments - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/3.0/deed.en).

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Groundwater Bores - NSW Department of Primary Industries - Office of Water © State of NSW (DPI Water) licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/3.0/au/. © Commonwealth of Australia (Bureau of Meteorology) licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/3.0/deed.en).

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Hydrogeologic Unit - © Commonwealth of Australia (Bureau of Meteorology) 2018 licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/3.0/deed.en).

Groundwater Dependent Ecosystems (National and Regional) - © Commonwealth of Australia (Bureau of Meteorology) 2018 licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/3.0/deed.en)

Other Known Borehole Investigations - © Land Insight & Resources.

The NSW Government PFAS Investigation Program - © State of NSW Environment Protection Authority.

Contaminated Land Record of Notices, Sites Notified as Contaminated to the NSW EPA, Former Gasworks and PFAS investigation program - © State of NSW Environment Protection Authority.

Licensing Under the POEO Act 1997 - State of New South Wales through the EPA.

NPI © Commonwealth of Australia licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/4.0/deed.en). The data includes facilities from 1998 to 2021.

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UXO and Military Facilities- Australian Government - Various sources and Department of Defence © Commonwealth of Australia, 2017-2019. *The data supplied is based on Defence's assessment of information obtained from a variety of sources. It does not reflect any UXO remediation conducted on behalf of any person or organisation other than Defence. While Defence makes all reasonable efforts to ensure that the information provided is accurate, complete and up-to-date, there may be limitations to the sources available to Defence and the information may be subject to change.*
The information relating to a specific parcel of land should not be relied upon without additional checks and/or verification from the relevant state, territory or local government. Further information as to Defence's UXO categorisation criteria; along with Defence's recommendations to state and local authorities, is available on the Defence internet.

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Bushfire Prone Land - NSW Rural Fire Service ©.

NPWS Fire History, Wildfires and Prescribed Burns - © State of New South Wales, National Parks and Wildlife Management Unit licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/4.0/deed.en).

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Other Data – if applicable

Cattle Dip Site Locator Northern Rivers Region - © State of New South Wales through NSW Department of Industry

Legacy Landfills – LI Resources proprietary dataset. Dataset is derived from verified Council Records, Aerial Photography Interpretation, Historic Zoning Maps, Historic Topographic Maps, Historic Parish Maps and Derelict Mines and Quarries Information - © State of New South Wales through NSW Department of Industry.

Parramatta River Catchment Land Use Areas - Compiled by LI Resources, derived from Parramatta River Estuary Processes Study (2010).

Naturally Occurring Asbestos - © State of New South Wales and Department of Planning and Environment licenced under Creative Commons CC-BY (https://creativecommons.org/licenses/by/4.0/deed.en).

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Historical Commercial & Trade Directory Data –

Sydney

1932-1933 John Sands Sydney Trades Directory – Copyright Expired

1940 & 1950 Commonwealth of Australia Telephone Directory Sydney – Copyright Expired

1960-1961 Telecom Australia Pink Pages Sydney – Permission for use Sensis, 2017.

1970-1971 United Business Directories Sydney – Licenced under Hardie Grant, 2017.

1974-1975 NSW Post Office Yellow Pages Sydney Buying Guide and Commercial/Industrial Directories – Permission for use Sensis, 2017.

1980-1981 & 1990-1991 Telecom Australia Yellow Pages Sydney – Permission for use Sensis, 2017.

2005 - 2015 Datajet.com.au - Permission for Use, 2022.

Regional NSW

1971, 1981 & 1991 Telecom Australia Yellow Pages Country NSW Directories – Permission for use Sensis, 2017.

While every effort is made to ensure the details in your Report are correct, LI Resources cannot guarantee the accuracy or completeness of the information or data provided or obtained from the data sources.

For more detailed information regarding data source and update frequency, please contact LI Resources at info@landinsight.co

Glossary

AVIATION RESCUE FIRE FIGHTING FACILITIES (ARFF); LIQUID FUEL & AVIATION FUEL DEPOTS/TERMINALS; POWER STATIONS; TELEPHONE EXCHANGES & WASTEWATER TREATMENT FACILITIES

These facilities may be associated with the use, storage, treatment and disposal of a range of chemicals and products such as PFAS (Per- and poly-fluoroalkyl substances), solvents, petroleum products, asbestos, PCBs (polychlorinated biphenyls) and others.

BUSHFIRE PRONE LAND

This data may assist environmental consultants, developers and others understand whether any bushfire risk is present in the area that may require specific management and/or restrict site investigations and development works.

COAL SEAM GAS, PETROLEUM WELLS AND BOREHOLES

This data may assist environmental consultants during investigations as to previous resource exploration with an area, resources present (i.e. coal, gas and petroleum), lithological data and potential for environmental contamination.

DEPARTMENT OF DEFENCE UNEXPLODED ORDNANCE (UXO) SITES

UXO is any sort of military ammunition or explosive ordnance which has failed to function as intended. It includes a range of ammunition used by the Navy, Army and Air Force; and many other types of ammunition and explosives including training munitions. UXO contamination has arisen mainly as a result of military training activities, since European settlement. In the past large numbers of ranges and training areas were approved for use in many areas of Australia. As a result, there are now a number of sites around Australia which are affected by UXO. For more information see www.defence.gov.au/UXO

DERELICT MINES AND QUARRIES

Outstanding legacy issues surrounding derelict mines and quarries have the potential to cause safety and environmental impacts and may also be an indicator of the presence of unregulated landfill.

DRY CLEANERS (CURRENT)

Dry cleaners often use or have used hazardous and flammable chemicals in their operations. Incorrect storage and disposal of these chemicals may result in fire/explosion risks or contamination of soil and groundwater or result in human health risks.

GROUNDWATER EXCLUSION ZONES

Groundwater exclusion zones are present in certain areas where aquifers are known to be contaminated or where past activities may have affected groundwater quality. Restrictions on the use of groundwater in those areas are in place and differ between the various management/exclusion zones.

HERITAGE – FEDERAL, STATE AND LOCAL

This data may assist environmental consultants, developers and others understand whether any heritage items are present on the site that may require specific management and/or restrict site investigations and development works.

HISTORICAL COMMERCIAL & TRADE DIRECTORY DATABASE (1932, 1940, 1950, 1960, 1970; 1974, 1980 and 1990)

An LI Resources proprietary database of historical potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'low to high risk activities' either known to cause potential contamination risk (based on Managing Land Contamination Planning Guidelines, SEPP 55 remediation of land, 1998) or to assist in guidance for sampling and remediation programs by environmental consultants.

HISTORICAL (LEGACY) LANDFILLS

An LI Resources proprietary dataset containing the location of former legacy landfills. Legacy landfills are widely present across the country, with many locations unknown. Most of these landfills were created prior to current environmental guidelines (i.e. remain unlined and uncapped) resulting in the potential for leaching of hazardous substances into waterways, production of odours, migration of landfill gas and stability issues.

HYDROGEOLOGY

This data includes information for environmental consultants on aquifer properties, the presence of wetlands and groundwater monitoring bores. This information can assist in the understanding of contaminant pathways and receptors.

Groundwater monitoring bores are primarily needed to assess changes to water table levels, groundwater quality and to assess groundwater flow direction. Impacts on groundwater result from contaminated water movement, leaching of surface pollutants caused by rainfall or irrigation water percolation, leakage of stored matter or the disposal of wastes. The presence of a monitoring bore may indicate that a site has been or is being investigated.

LICENSING UNDER THE POEO ACT 1997

The POEO public register includes a range of specified information on environment protection licences issued under the POEO Act to regulate air, noise, water and waste pollution and impacts. The licences and notices provide information on the type of industrial activities undertaken in an area and if any clean-up and preventative action notices have been issued under that licence.

MILITARY FACILITIES

Military practices at certain facilities may cause potential contamination through the use of chemicals ranging from cleaning solvents and paints to ammunition, explosives and firefighting foam. These chemicals can cause human and ecological health risks.

NATURALLY OCCURRING ASBESTOS

Asbestos is found as a naturally occurring mineral in many areas of regional NSW and may occur in veins within rock formations. Naturally occurring asbestos is generally found when building roads, working on construction sites and undertaking excavation activities. This data provides information on the areas identified with a low to high probability of naturally occurring.

NPI INDUSTRIAL FACILITIES

Industrial facilities that trigger a defined threshold(s) for the emission of pollutants identified in the National Pollution Inventory (NPI), must estimate and report their emissions. The pollutants identified under the NPI are those that are known to have possible effects on human health and the environment.

NSW EPA CONTAMINATED LAND RECORD OF NOTICES ISSUED UNDER THE CLM Act 1997

The EPA is required by law to maintain a record of notices relating to contaminated land, including notices declaring land to be 'Significantly Contaminated Land' under the Contaminated Land Management Act 1997. The EPA record of notices provides information on all sites that have been declared significantly contaminated.

NSW EPA FORMER GASWORKS SITES

Former gasworks often leave a legacy of soil and groundwater contamination. The major contaminants in these instances include tars, oils, hydrocarbon sludges, spent oxide wastes, ash and ammoniacal recovery wastes. Some of these contaminants are carcinogenic to humans and toxic to aquatic ecosystems and therefore may pose a risk to human health and the environment.

NSW EPA FORMER URANIUM PROCESSING SITE AT HUNTERS HILL

In 2008 a Parliamentary Inquiry held into the former uranium processing site at Hunters Hill, Sydney, found radiation levels were too low to require site remediation. During the investigation it became evident that there were two separate causes of gamma radiation in the vicinity of Nelson Parade (7-9 Nelson Parade – former uranium processing plant and Kelly's Bush – former tin smelter). The investigations found that levels of radiation on properties surrounding 7-9 Nelson Parade, at Kelly's Bush and in nearby areas of Hunters Hill were below relevant national and international guidelines for the protection of health and therefore remediation was not warranted. Further information can be found at www.epa.nsw.gov.au

NSW EPA JAMES HARDIE ASBESTOS WASTE CONTAMINATION LEGACY

During the 1960s and 70s, bulk asbestos waste associated with manufacturing and waste disposal by the former James Hardie Industries was delivered as fill to areas targeted because of their low-lying geography. Between December 2007 and February 2008, the Department of Environment Climate Change and Water conducted site inspections of those disposal sites. None of the inspected sites were found to be a significant risk to human health or the environment, provided the sites remained sealed or undisturbed. Further information can be found at www.epa.nsw.gov.au

NSW EPA SITES NOTIFIED AS CONTAMINATED TO THE NSW EPA

The EPA maintains a record of all sites notified to it by owners or occupiers of sites believed to be significantly contaminated.

NSW EPA PFAS INVESTIGATION PROGRAM

The NSW EPA is investigating particular sites to better understand the extent of PFAS use and contamination in NSW. PFAS are a group of chemicals that include perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA).

They have many specialty applications and are widely used in a range of products in Australia and internationally. PFAS are an emerging contaminant, which means that their ecological and/or human health effects are unclear. Further information can be found at www.epa.nsw.gov.au

OTHER POTENTIALLY CONTAMINATED SITES

An LI Resources proprietary database of recent potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'moderate to high risk activities' either known to cause potential contamination risk or to assist in guidance for sampling and remediation programs by environmental consultants. Please note this database is not exhaustive and may not list all activities in the area.

PARRAMATTA RIVER CATCHMENT LAND USE AREAS

An LI Resources proprietary dataset containing land use changes around the Parramatta River catchment area. Details include land reclamation areas, loss of foreshore and major land use changes (i.e. industrial to residential land). These changes may indicate presence of unregulated landfill and potential contamination associated with former industrial land use.

PUBLIC REGISTER OF PROPERTIES AFFECTED BY LOOSE-FILL ASBESTOS INSULATION

The NSW Government is required to maintain a register of residential properties that contain loose-fill asbestos insulation. This assists members of the wider community to be informed about any risks associated with a specific property and to take any appropriate safety measures. For more information see www.fairtrading.nsw.gov.au

SENSITIVE RECEPTORS

This data may assist environmental consultants during investigations as to the location and proximity of any sensitive receptors in the area, such as aged care, child care, community and religious facilities; sports grounds; national and state parks etc.

COASTAL MANAGEMENT (STATE ENVIRONMENTAL PLANNING POLICY)

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by

(a) managing development in the coastal zone and protecting the environmental assets of the coast, and

(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and

(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

SOIL LANDSCAPE AND GEOLOGY

This data may assist environmental consultants during investigations as to the physical site properties that could govern potential contaminant retention or migration.

SERVICE STATIONS (CURRENT)

Service stations may contain leaking tanks which can result in petroleum products migrating into, and contaminating, the soil or groundwater or other pathways to human and biological contact.

UNDERGROUND PETROLEUM STORAGE SYSTEMS (UPSS) ENVIRONMENTALLY SENSITIVE ZONES

UPSS environmentally sensitive zones represent a conservative assessment of areas likely to be vulnerable to contamination from leaking UPSS. This information can assist environmental consultants on the risk a UPSS site poses to a recognised environmentally sensitive receptor.

WASTE MANAGEMENT FACILITIES

A waste facility is a premises used for the storage, treatment, processing, sorting or disposal of waste. These include landfills, waste transfer stations and waste reprocessing facilities. Waste facilities emit regulated substances to air and water, such as methane gas, and can produce odours, dust and noise.

Terms and Conditions

1. Land Insight and Resources (LI Resources) will perform the Services in accordance with these terms and conditions

2. By submitting the Application Form, the User acknowledges that it has read and understood these terms and conditions and agrees to be bound by them.

3. LI Resources reserves the right to change these terms and conditions. Any change shall be effective upon notice, which may be given by LI Resources posting such change on the Website, or by direct communication with the User.

Services

4. LI Resources agrees to undertake the Services using due skill, care and diligence.

5. The User assumes the sole risk of making use of, and/or relying on, the Report and the Services. LI Resources makes no representations about the suitability, completeness, timeliness, reliability, legality, or accuracy of the Services.

6. Unless LI Resources agrees expressly otherwise:

   (A) The Services are solely for the use and benefit of the User; and

   (B) LI Resources does not accept any liability, whether directly or indirectly, for any liability or loss suffered or incurred by any third party placing any reliance on the performance of the Services or any Documents or material arising from or in connection with the Services.

7. The User warrants to LI Resources that it will not use the Services for any purpose that is unlawful or is otherwise inconsistent with these terms and conditions.

8. The User will not alter in any way or provide a copy of the Report or any Document prepared by LI Resources to any other person without LI Resources's prior written consent.

Payment Terms

9. The Fee will be payable at the time of submitting the Application Form unless invoicing payment terms have been negotiated prior to purchase with LI Resources.

10. The User and LI Resources may agree in writing to vary the Services. The fee for each variation shall be agreed between LI Resources and the User.

11. The User agrees to pay LI Resources the Fee, including the fee for any variation requested in accordance with clause 12.

12. If the User's rights are terminated and the User has made an advance payment, LI Resources will refund the User a reasonable proportion of the balance as determined by LI Resources in relation to the value of Services already provided.

13. GST at the prevailing rate is payable in addition to the Fee. The User agrees to pay any other applicable taxes, duties or government imposed fees related to the User's use of the Services.

Intellectual Property

14. LI Resources owns all intellectual property in the Report and arising from or in connection with the Services.

15. LI Resources grants the User a royalty free licence to use LI Resources's intellectual property for that User's personal assessment of its Property(s) only.

Privacy Policy

16. Upon submitting the Application Form the User consents to LI Resources's use of the personal data provided by the User for the purposes of providing the Services.

17. The Reliance on the Report, the use of the Services and the use of LI Resources's Website is at the User's own risk. The User accepts that LI Resources does not guarantee the confidentiality of any communication or information transmitted through the use of the Website.

18. LI Resources will not provide to any third party any personal data provided by a User without the User's permission.

19. The User acknowledges that any feedback provided to LI Resources over the Website is not confidential and that LI Resources has the right to publish, reproduce, disseminate, transmit, distribute and copy (in whole or in part) any such feedback without the approval of the User.

20. LI Resources assumes no responsibility or liability for any content, communications or feedback submitted by a User over the Website. If a User has submitted objectionable content, communications or Feedback, LI Resources may, in its sole discretion, terminate that User's account, take legal action, or notify the appropriate authorities or parties, without prior notice.

Third Party Services

21. The User accepts that, although the Website may contain or provide information regarding applications, products and/or services provided or offered by third parties, LI Resources does not recommend or endorse any such third party applications, products and/or services.

22. The report contains content provided to LI Resources by other parties (Third Party Content). LI Resources is not responsible for, does not endorse and makes no representations either expressly or impliedly concerning the accuracy or completeness of any Third Party Content. You rely on the Third Party Content completely at your own risk.

Limit and Extent of Liability

23. LI Resources's liability is limited to the amount of the Fee. Liability arising in the provision of the Services is reduced to the extent that it arises out of or in connection with any negligent act or omission by the User.

24. Neither party is liable to the other for loss of actual or anticipated revenue or profits, increased capital or financing costs, increased operational or borrowing costs, pure economic loss, exemplary or punitive damages or indirect or consequential damages or loss.

25. In no event shall LI Resources or any directors, officers, employees or agents be liable for any indirect, punitive, incidental, special, or consequential damages arising out of or in any way connected with the use of the Website, any delay or inability to use the Website, any information available on the Website, or otherwise arising out of the utilisation of the Website, whether based in contract, tort, strict liability, or otherwise, even if LI Resources has been advised of the possibility of such damages. The negation of damages set forth herein is a fundamental element of the basis of the bargain between LI Resources and the User. The Services would not be provided without such limitations.

Property Verification

26. The User accepts that the Services provided do not take into account any information relating to the actual state or condition of the Property.

27. The User acknowledges that the Services are not to be interpreted as commenting on the physical characteristics or condition of the Property, any particular purpose or use of that Property or the saleability or value of the Property.

Termination and Modification

28. LI Resources reserves the right in its sole discretion to terminate, block or restrict the User's use of the Services or any portion thereof, for any reason, and without notice. In addition, LI Resources reserves the right in its sole discretion to terminate or modify any part of the Website without notice, for any reason.

Anti-Hacking

29. The User agrees not to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content.

30. The User agrees not to allow, aid or abet third parties to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content, or obtain access to any information regarding any User or any other Report issued to a User.

Complaints

31. Any complaints in relation to the Services should, in the first instance, be in writing and addressed to LI Resources Customer Service at: info@liresources.com.au. LI Resources will respond to any such complaints in writing as soon as practicably possible.

General Matters

32. These terms and conditions are governed by and will be construed and enforced in accordance with the laws of the State of New South Wales, Australia. If any dispute, controversy or claim arises out of or relating to these terms and conditions, whether sounding in contract, tort or otherwise, it shall be resolved by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of a mediator. If the dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure, then either party may refer the dispute to the court.

33. These terms and conditions apply to all Services provided by LI Resources.

34. If there is any inconsistency between these terms and conditions and any other document or agreement between the parties, these terms and conditions will prevail.

35. These terms and conditions represent the entire agreement between the parties.

36. The User authorises LI Resources to destroy Documents which LI Resources has prepared or holds in connection with the Services 7 years after the last date on which the Services were provided.

37. If any of the terms of the Application Form or the terms and conditions are invalid, unenforceable or void, the relevant term must be read down to the maximum extent possible or severed from the rest of the Application Form or these terms and conditions.

38. These terms and conditions can only be amended or varied by a written document signed by both parties.

39. Neither party may assign or transfer any rights or obligations arising in the provision of the Services or these terms and conditions without the other party's written consent.

Defined Terms

Application Form Means the form and accompanying information provided on the Website, completed and submitted by the User to request the Services.

Document Includes a report, and any other written or electronic document.

Fee Means the amount set out in the Application Form or confirmed via an invoice.

Property Means the property to which the Services and the Report relate.

Report Means the Document prepared by LI Resources and provided to the User which contains the environmental and development data which is relevant to the Property.

Services Means the review of data and information on which the Report is based, and the preparation and provision to the User of the Report.

Website Means LI Resources's online site, that is: www.liresources.com.au

User Means the person(s) set out in the Application Form including that person's permitted successors.

Land Insight
RESOURCES

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Sydney NSW 2000 Australia
02 8067 8870
info@liresources.com.au
www.liresrouces.com.au



Appendix A

REPORT MAPS

Multiple Lots
Gol Gol, NSW

MAP 1.1

Subject Area and Sensitive Receptors



Subject area
Water Bodies
Transmission line

0 50 100 150 200 250m

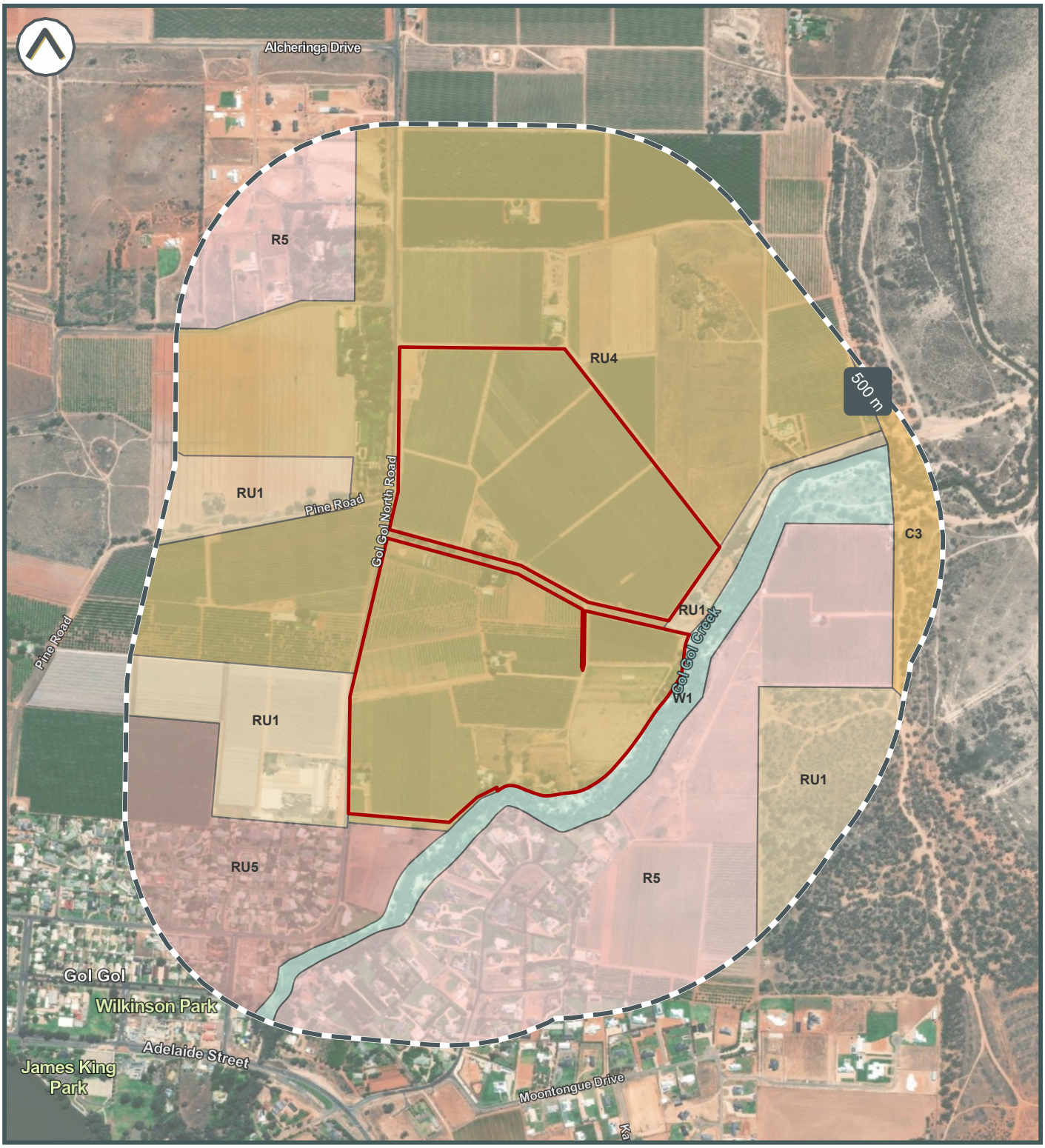
Land Insight

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MAP 1.2a

Zoning



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Subject area

Land Zoning

- C3 | Environmental Management
- R5 | Large Lot Residential
- RU1 | Primary Production
- RU4 | Rural Small Holdings
- RU5 | Village
- W1 | Natural Waterways

0 100 200 300 400 500m

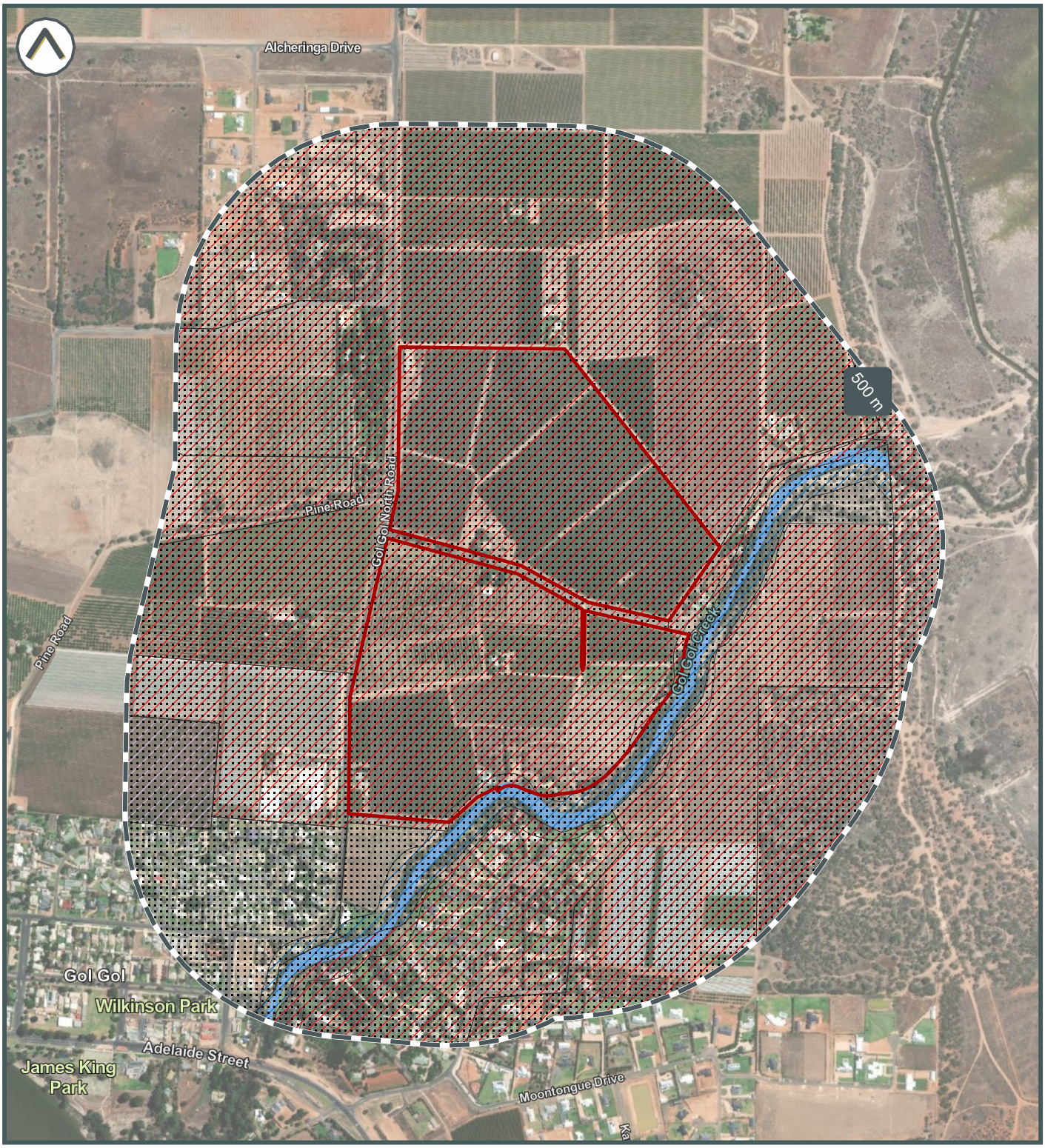
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PROPERTY SETTING

MAP 1.2b

Planning Overlays



Subject area

Environmental Planning Instruments
- Coal Seam Gas Exclusions
- Lot Size

- Riparian Lands and Watercourses
- Urban Release Area
- Wetlands

0 50 100 150 200 250m

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MAP 1.3

Heritage



Subject area

0 50 100 150 200 250m

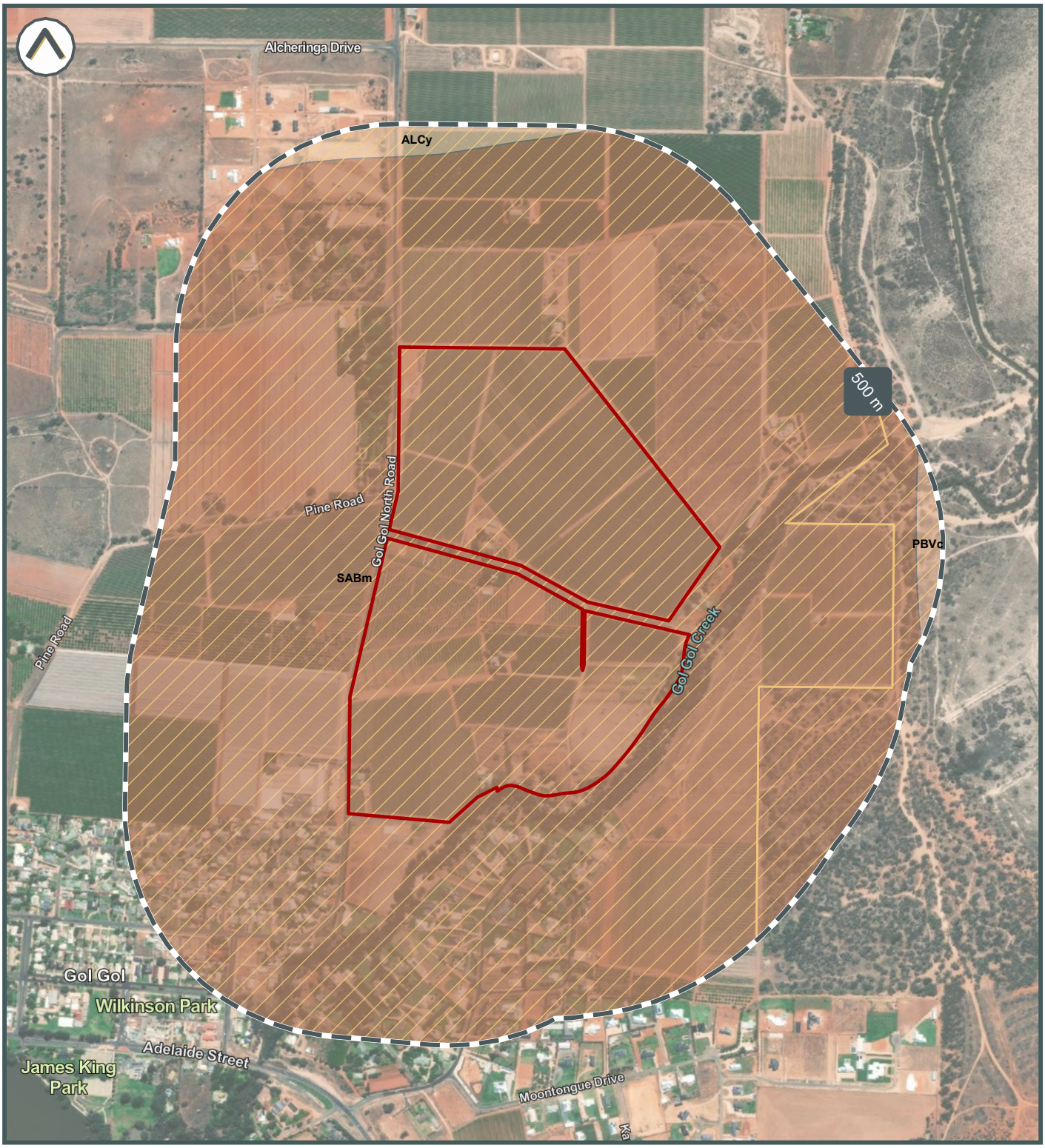
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MAP 1.4a

Soil Landscape and Salinity



Subject area

Radon Level (Bq/m3)
5–19

Soil Landscape
ALCy
PBVc
SABm

0 50 100 150 200 250m

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Acid Sulfate Soils

MAP 1.4b



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Subject area

Atlas of Australian Acid Sulfate Soils

Extremely low probability of occurrence

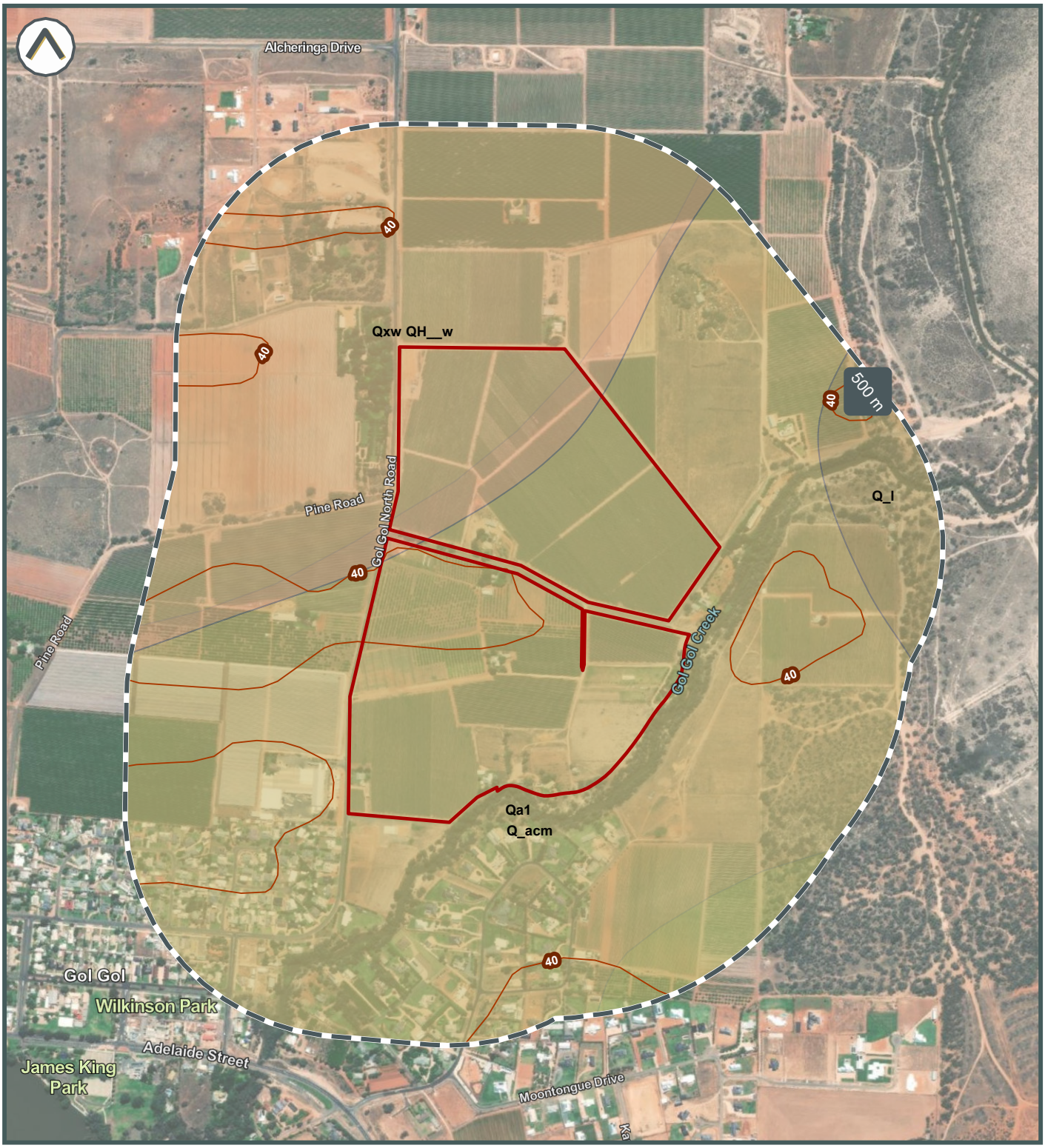
0 50 100 150 200 250m

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Geology and Topography

MAP 1.5



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Subject area
Topographic contour (m)

Geology Unit
QH__w
Q_acm
Q_l
Qa1
Qxw

0 50 100 150 200 250m

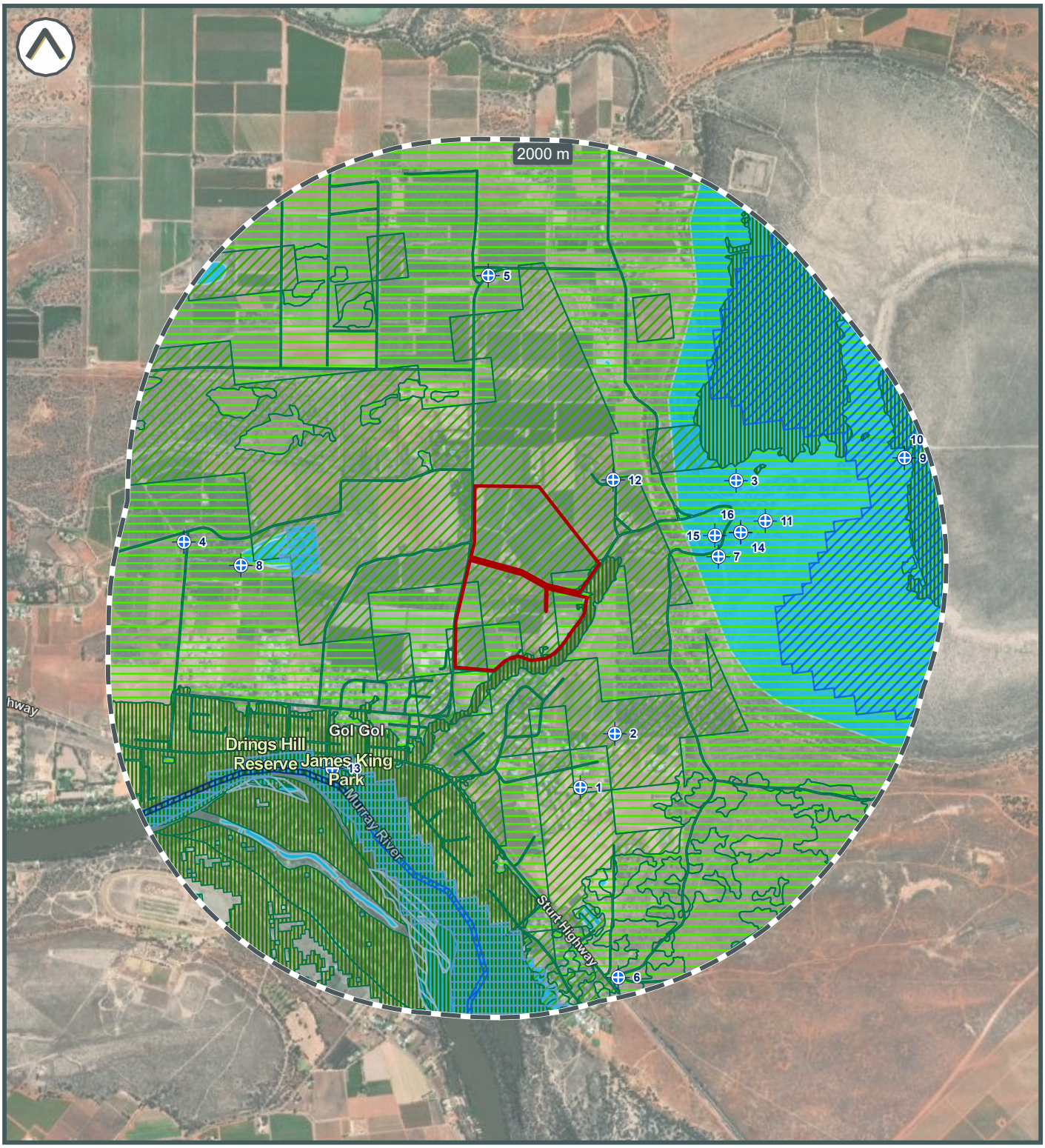
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HYDROGEOLOGY

MAP 2.1

Groundwater Dependent Ecosystems & Hydrogeology Constraints



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- Subject area
- Groundwater bores

Ecosystems that rely on the Surface expression of Groundwater

- High potential GDE – from national assessment
- Moderate potential GDE – from national assessment
- Low potential GDE – from national assessment
- Unclassified potential GDE – from regional studies

Ecosystems that rely on Subsurface presence of Groundwater

- High potential GDE – from national assessment
- High potential GDE – from regional studies
- Moderate potential GDE – from regional studies
- Low potential GDE – from regional studies
- Wetlands

Aquifer type

- Porous, extensive aquifers of low to moderate productivity

0 200 400 600 800 1,000m

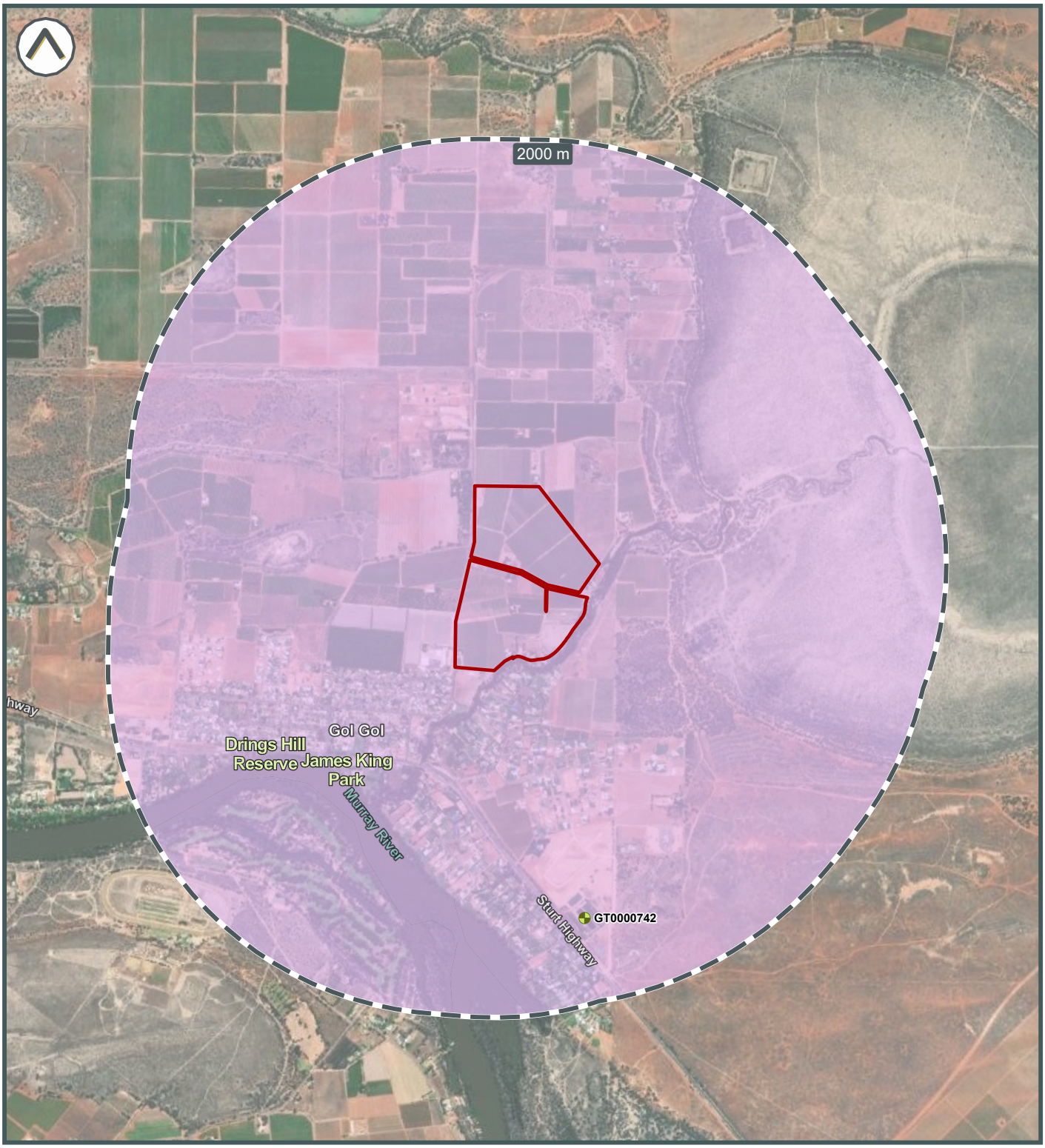
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HYDROGEOLOGY

MAP 2.2

Groundwater and Other Bores



Subject area
Other borehole/monitoring well location

Salinity Class
Saline (>3000mg/L)

0 200 400 600 800 1,000m

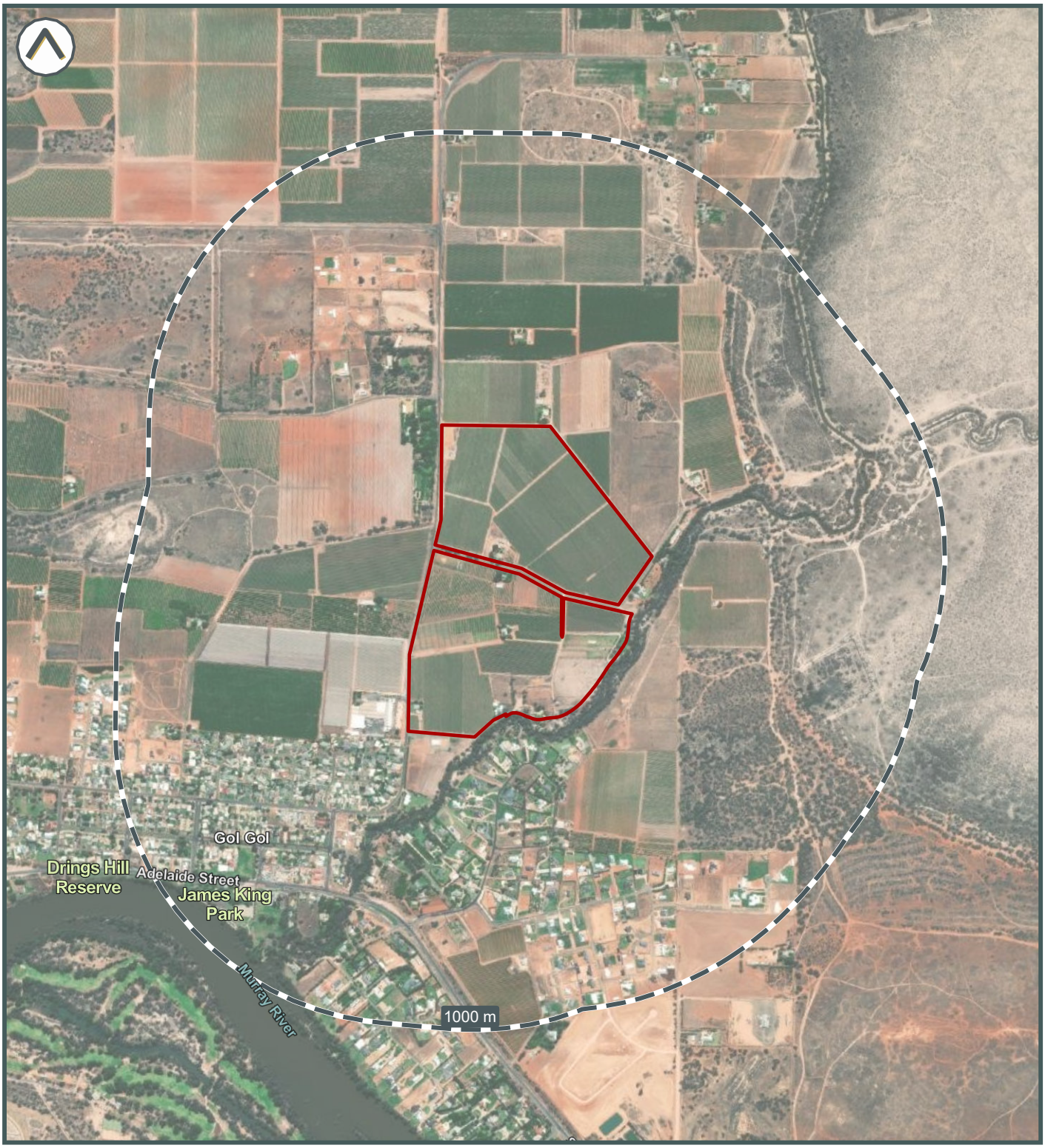
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MAP 3.1

Contaminated Land Public Register



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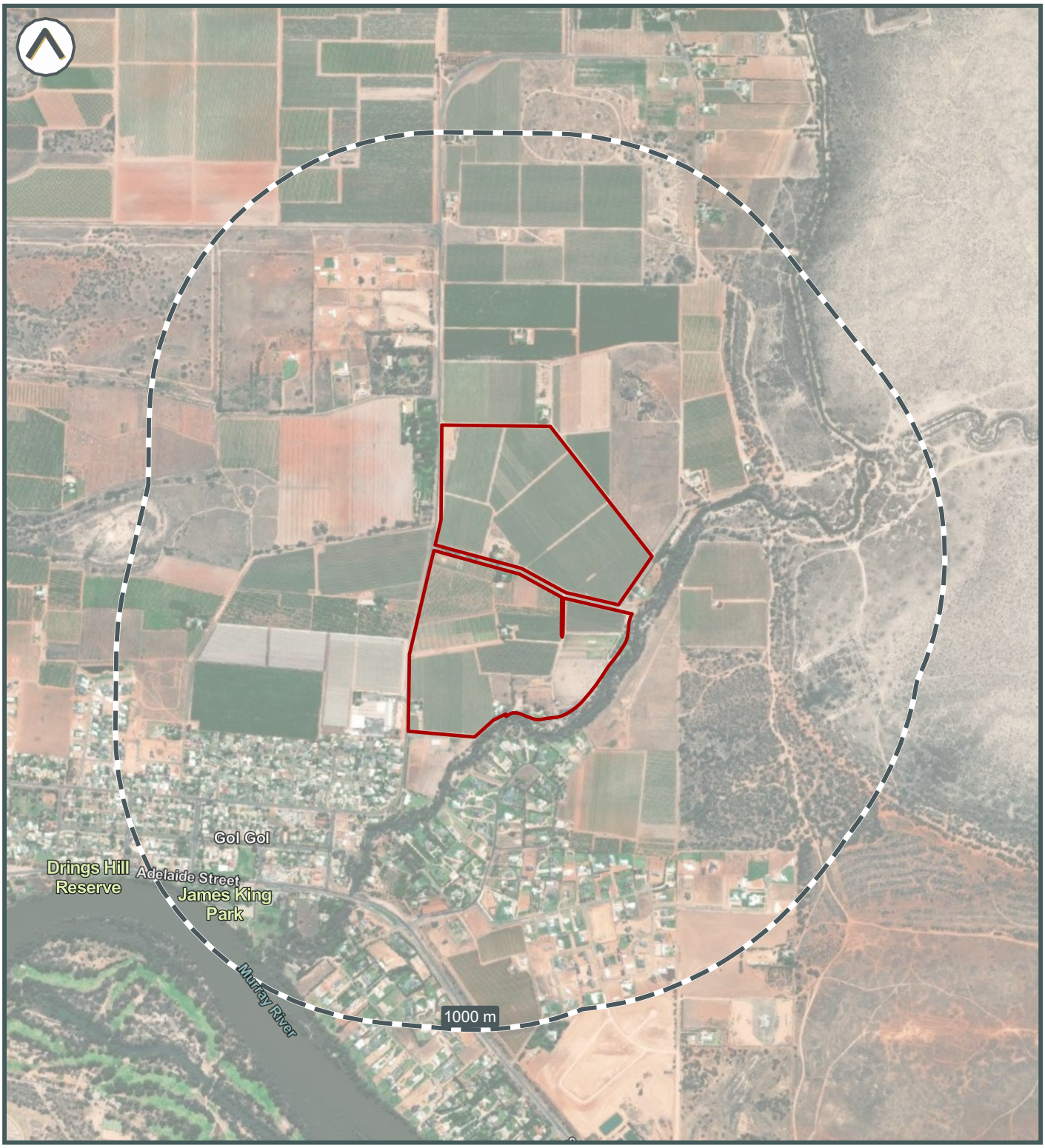
Subject area

0 100 200 300 400 500m

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Licences, Approvals & Assessments



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Subject area

0 100 200 300 400 500m

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MAP 3.3a

Sites Regulated by Other Jurisdictional Body



Subject area

0 200 400 600 800 1,000m

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ENVIRONMENTAL REGISTERS LICENSES AND INCIDENTS

MAP 3.3b

Other Potential Hazard Sources



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0 50 100 150 200 250m

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POTENTIALLY CONTAMINATED AREAS

MAP 4.1

Current Potentially Contaminating Activities (PCAs)



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Subject area
Potentially Contaminating Activities
Agricultural Industries
Manufacturing and Industrial Facilities

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.

0 50 100 150 200 250m

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NATURAL HAZARDS

Fire Hazards

MAP 5.1



Subject area

0 50 100 150 200 250m

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Flood Hazard

MAP 5.2



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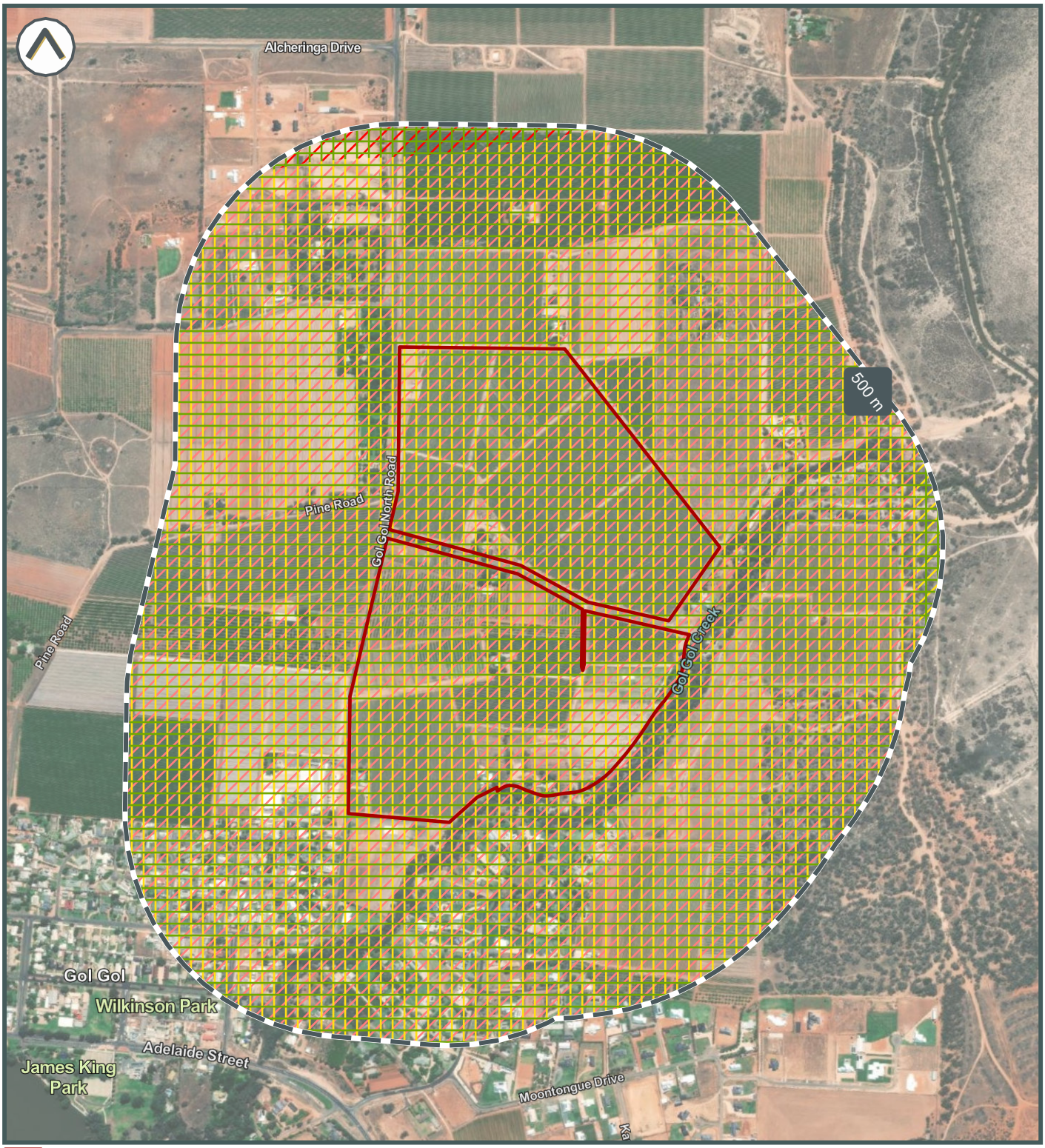
0 50 100 150 200 250m

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Erosion Hazard

MAP 5.3



Subject area

Wind Erosion Risk
- Very High
- High
- Moderate

Water Erosion Risk
- Moderate
- Very Low

Landslip Erosion Risk
- Very Low

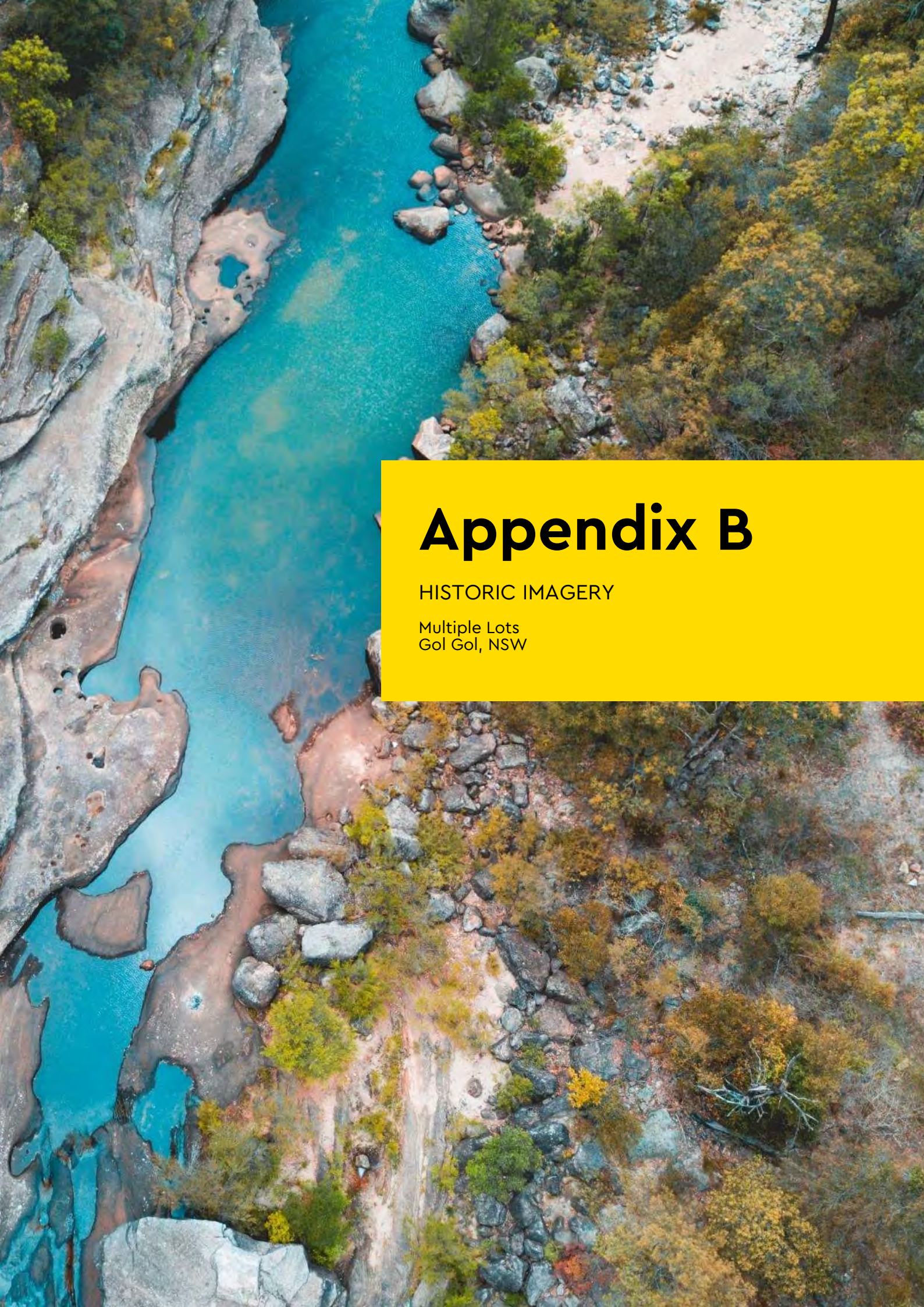
0 50 100 150 200 250m

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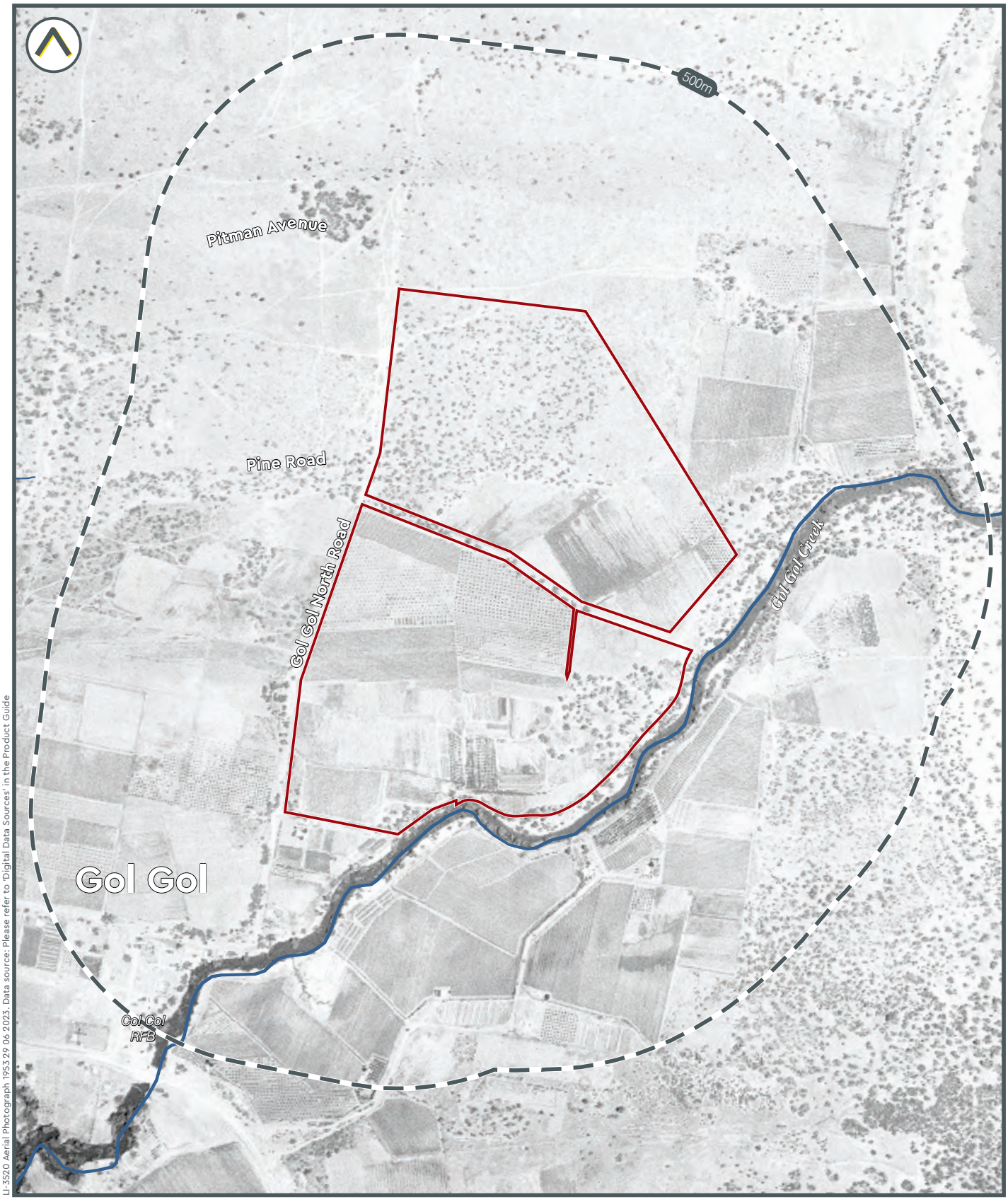


Appendix B

HISTORIC IMAGERY

Multiple Lots
Gol Gol, NSW

Historic Aerial Photograph - 1953



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

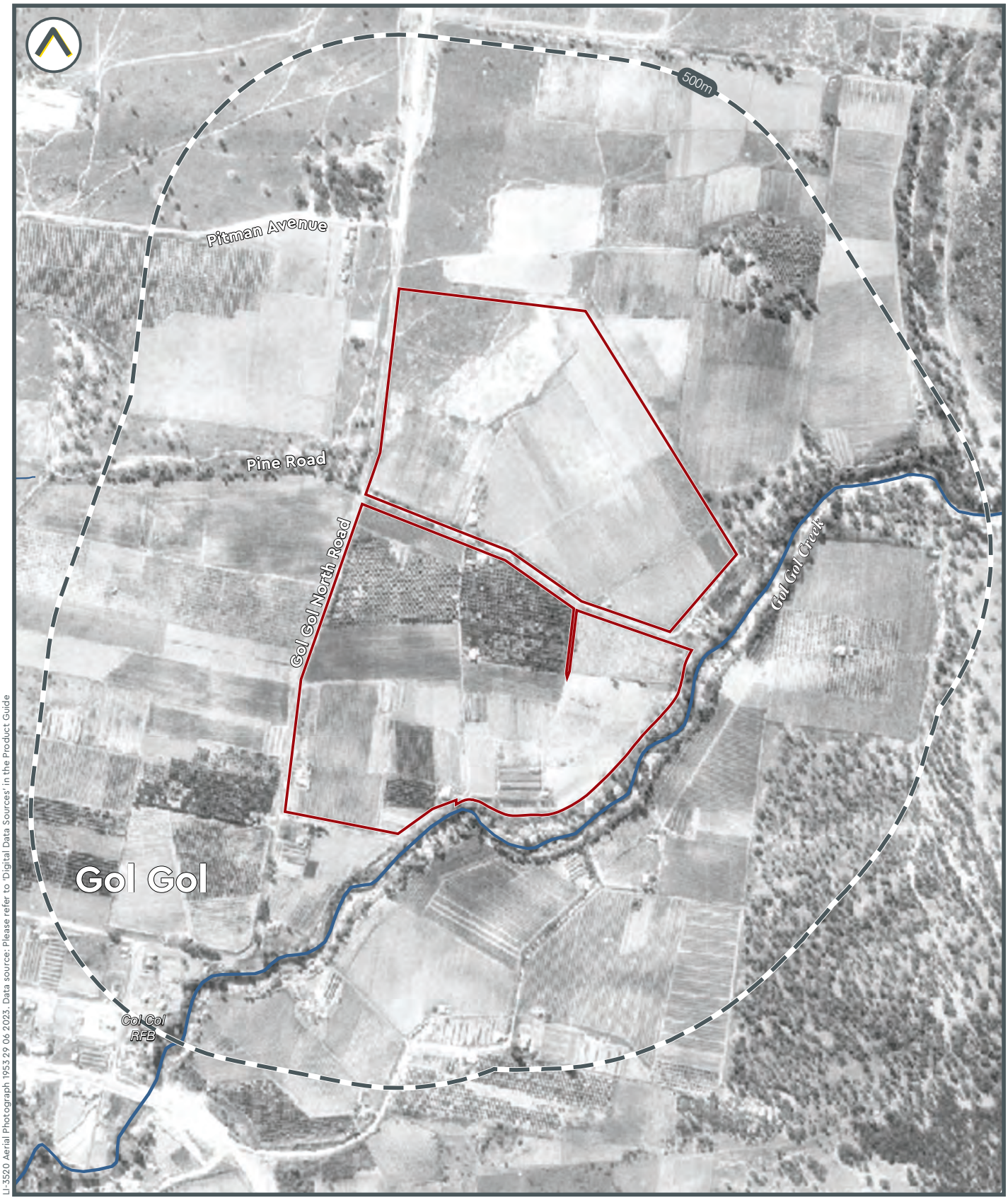
Subject area

0 200m

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Historic Aerial Photograph - 1965



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

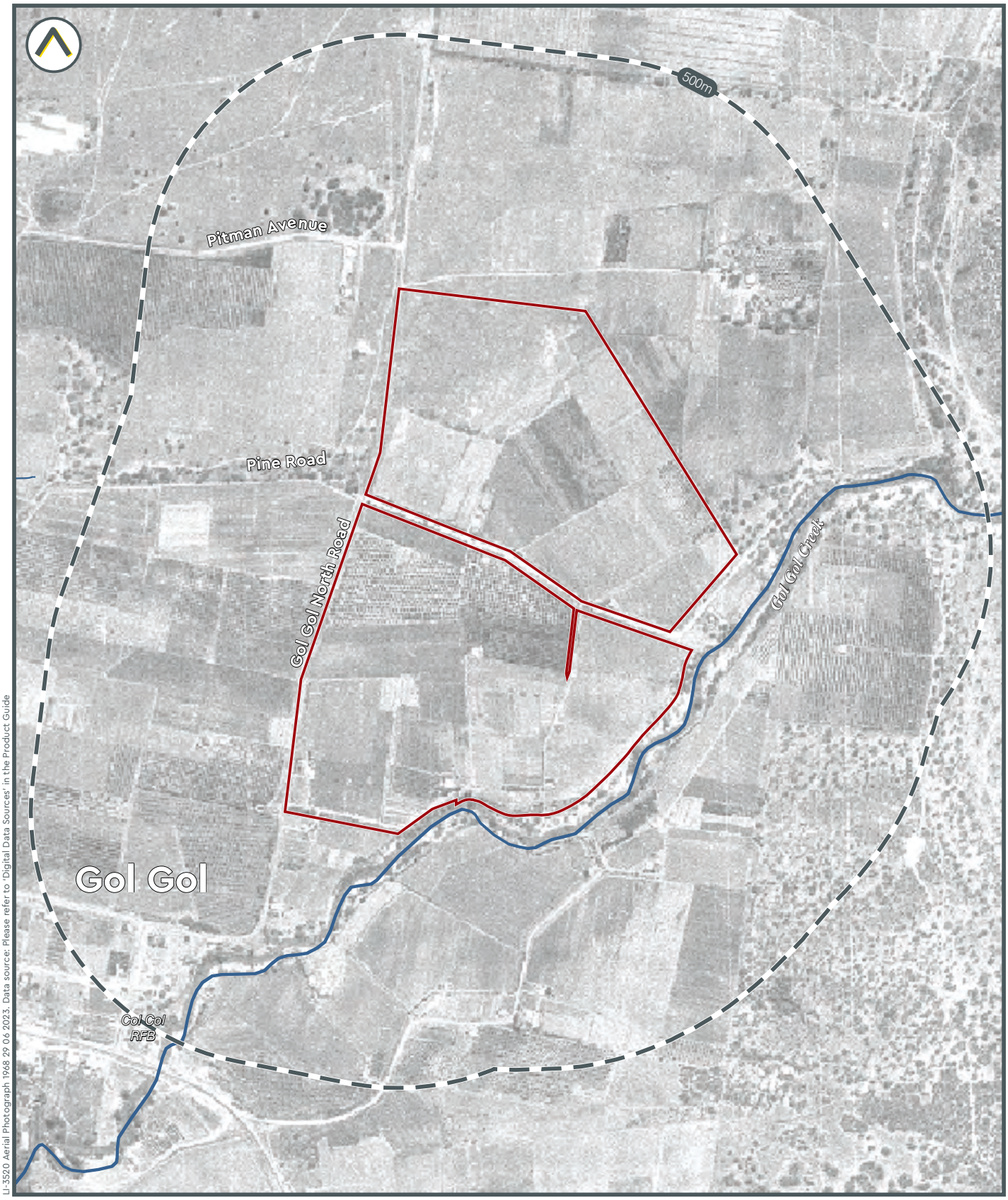
Subject area

0 200m

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Historic Aerial Photograph - 1968



LI-3520 Aerial Photograph 1968 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

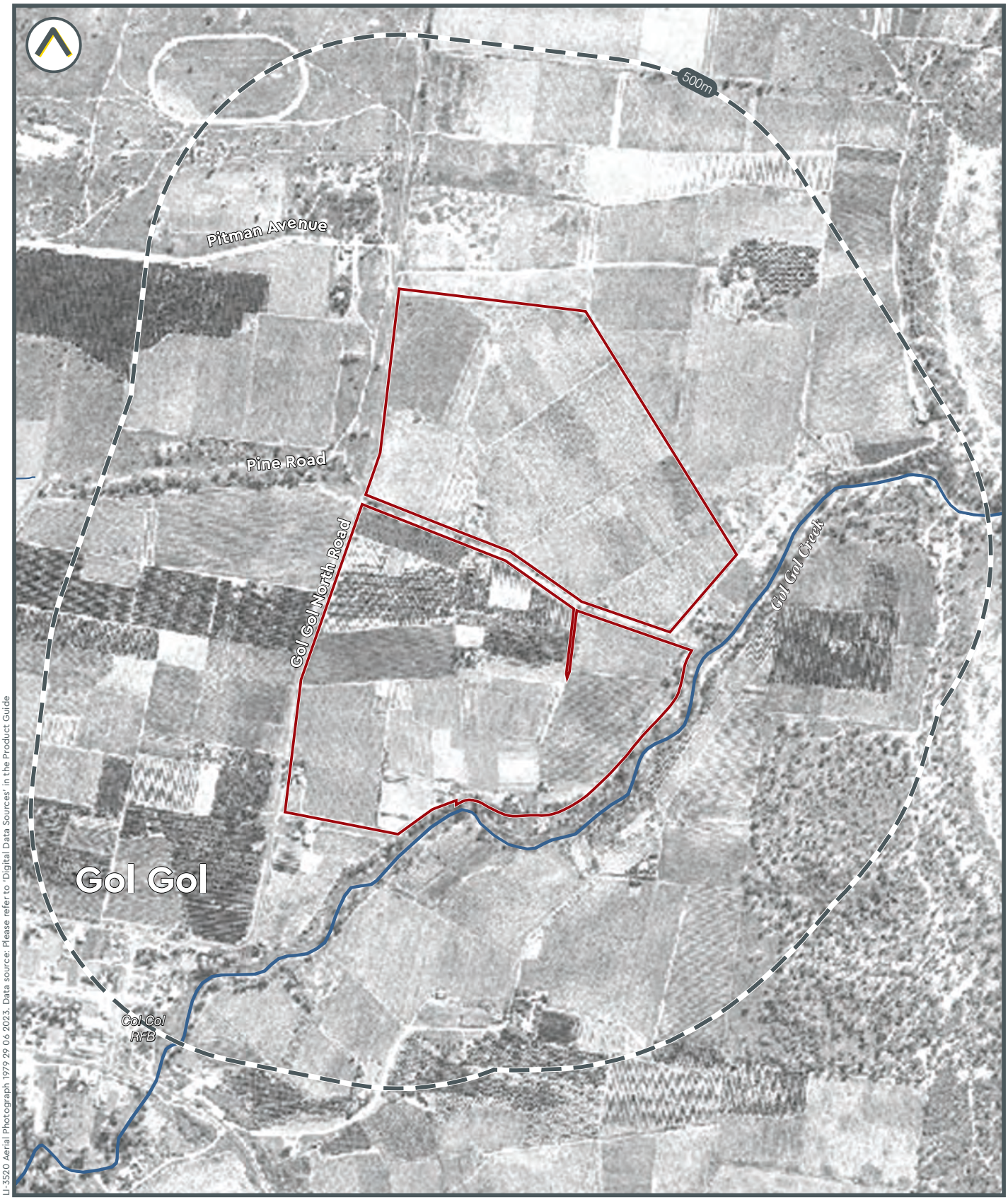
Subject area

0 200m

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Historic Aerial Photograph - 1979



LI-3520 Aerial Photograph 1979 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

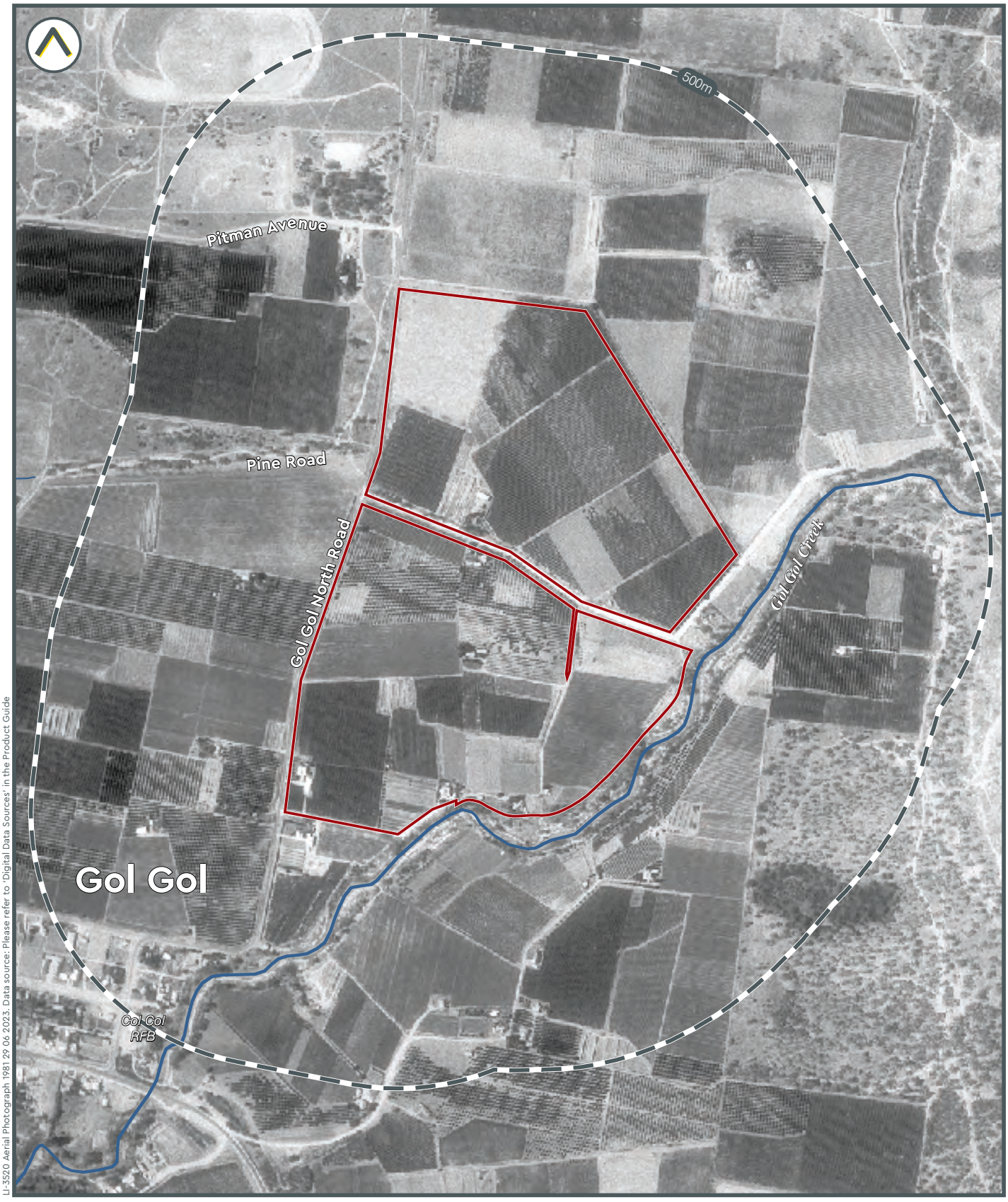
Subject area

0 200m

Land Insight

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Historic Aerial Photograph - 1981



LI-3520 Aerial Photograph 1981 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

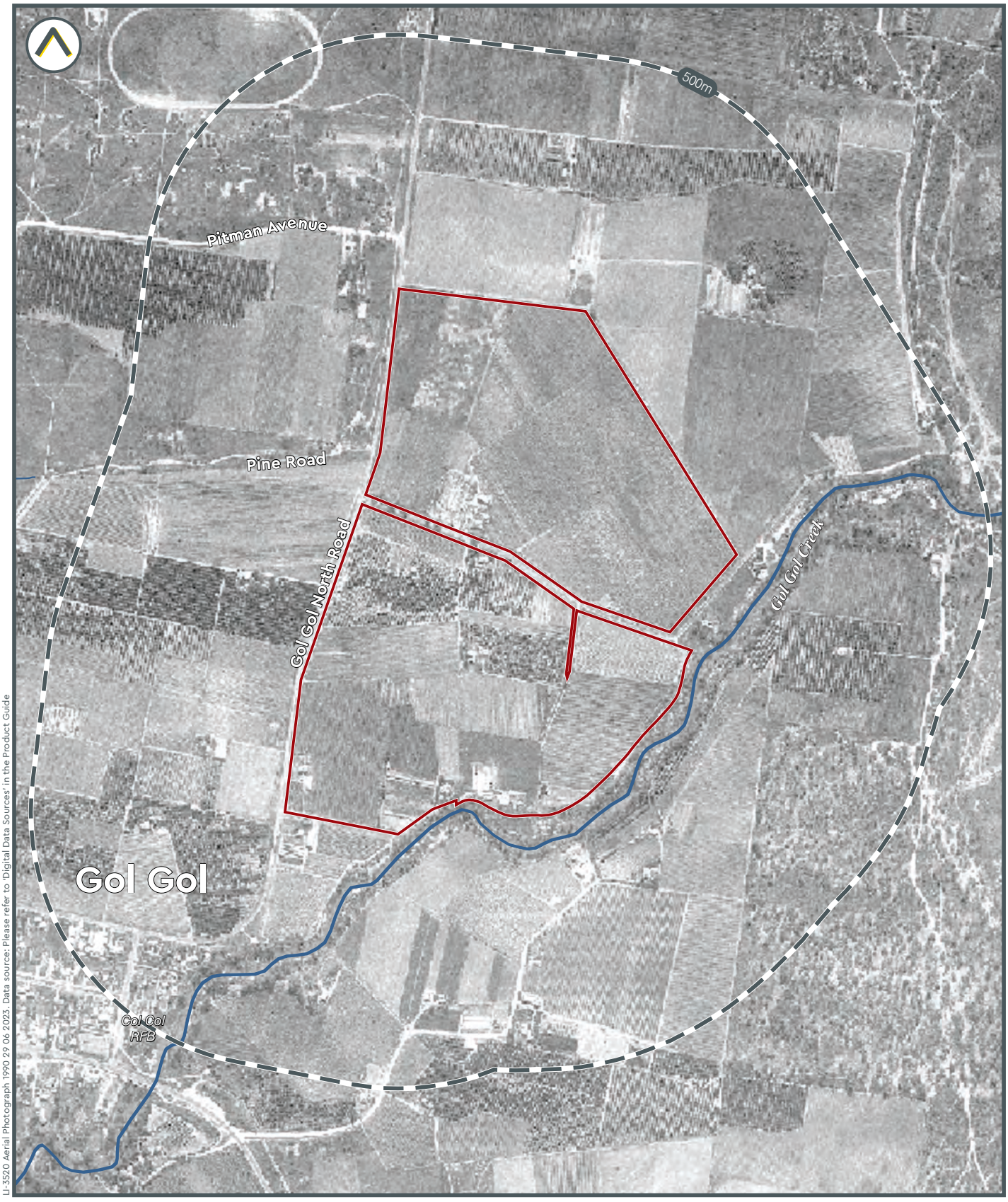
Subject area

0 200m

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Historic Aerial Photograph - 1990



LI-3520 Aerial Photograph 1990 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 1993



LI-3520 Aerial Photograph 1993 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2005



LI-3520 Aerial Photograph 2005 29 06 2023, Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2011



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2015



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2019



LI-3520 Aerial Photograph 2022 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2022



LI-3520 Aerial Photograph 2022 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Appendix B

HISTORIC IMAGERY

Multiple Lots
Gol Gol, NSW

Historic Aerial Photograph - 1953



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

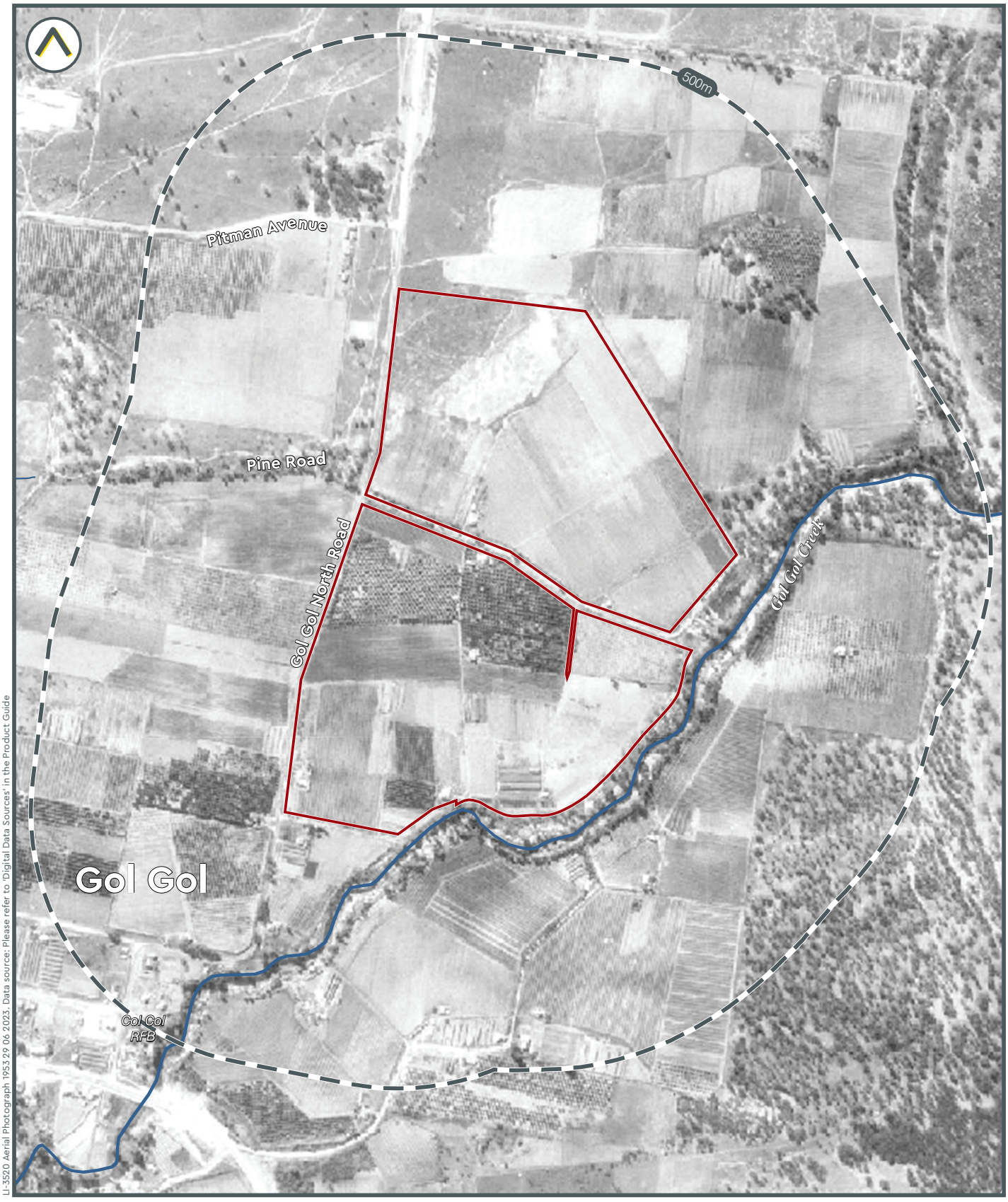
Subject area

0 200m

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Historic Aerial Photograph - 1965



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

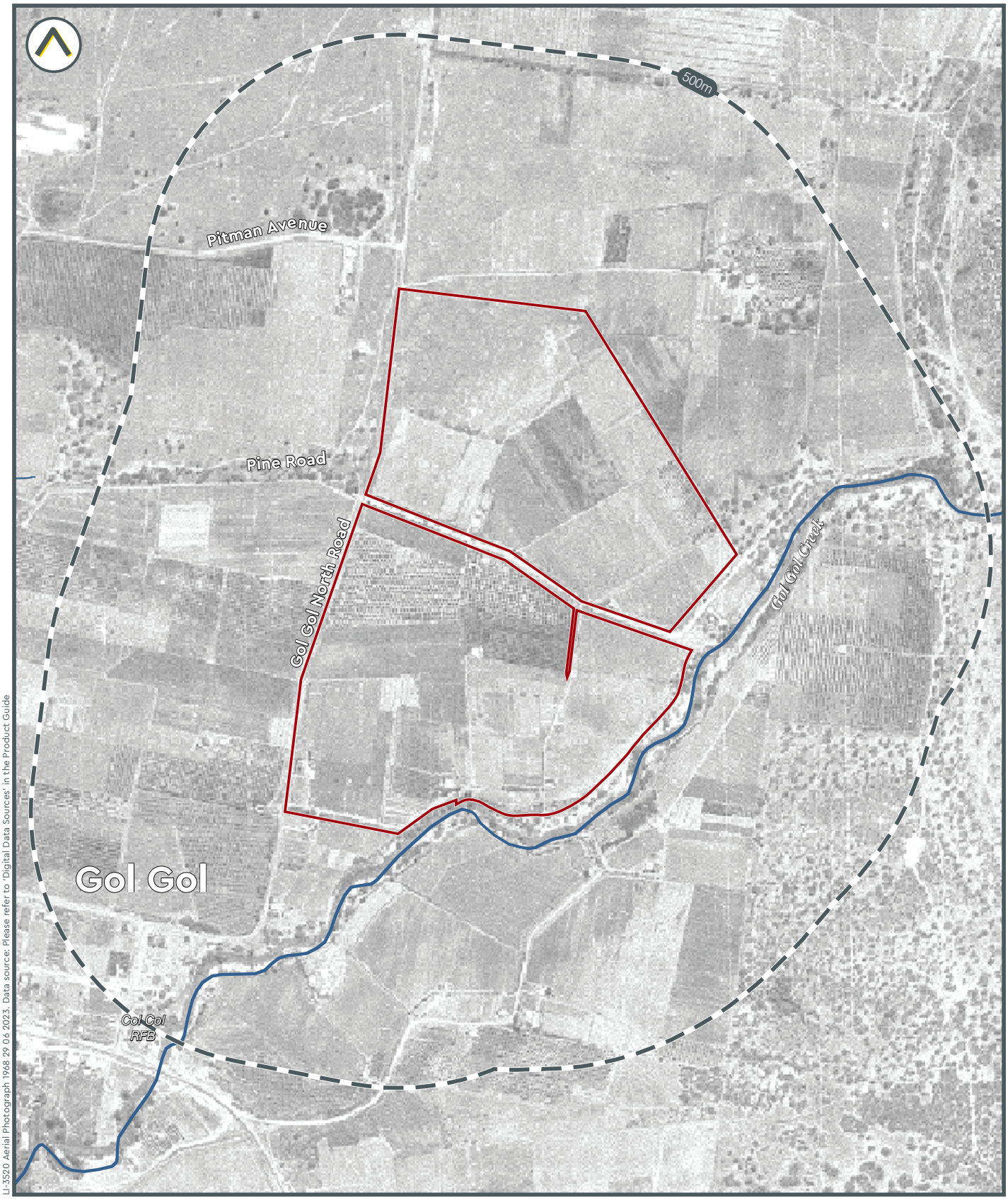
Subject area

0 200m

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Historic Aerial Photograph - 1968



LI-3520 Aerial Photograph 1968 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

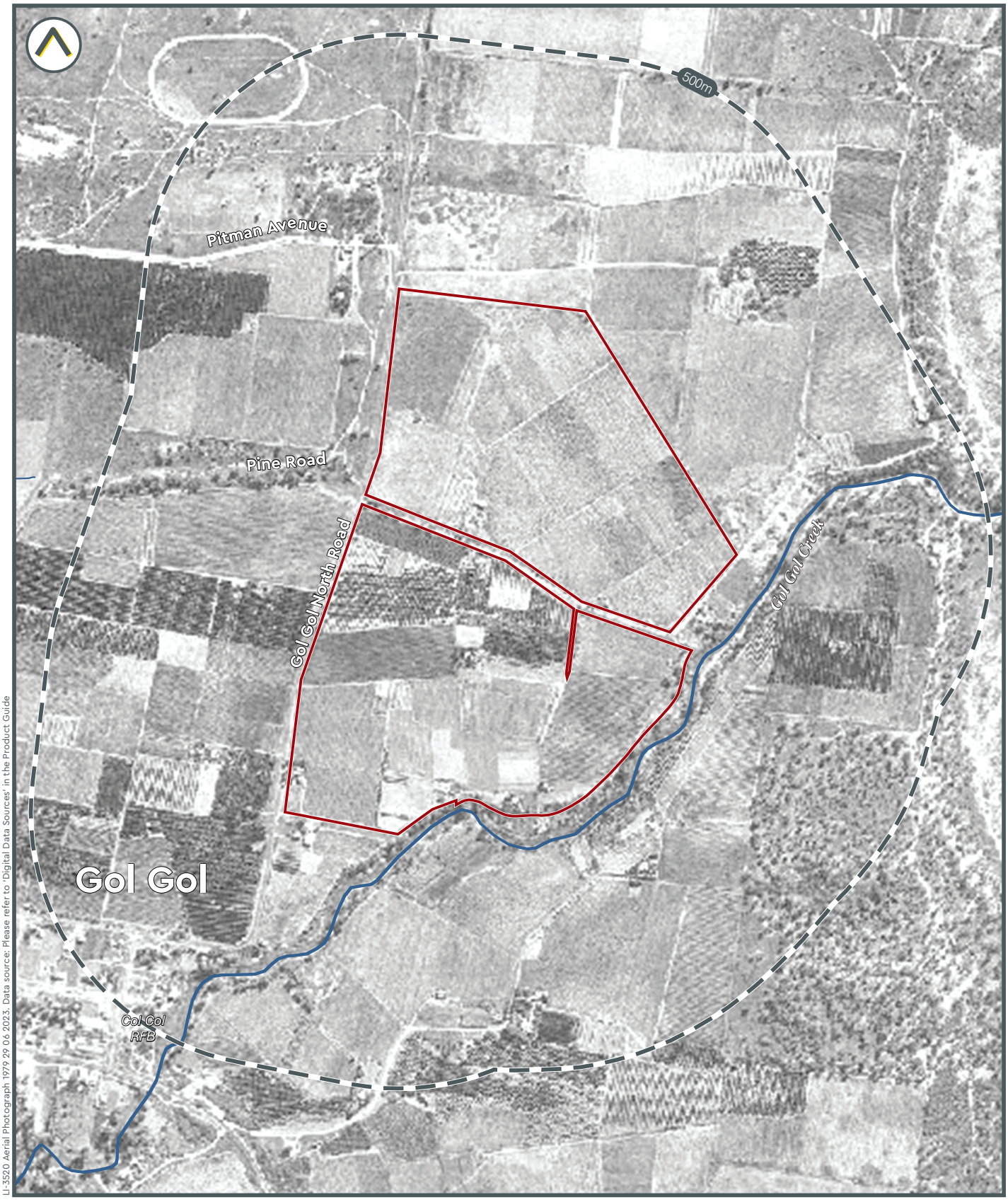
Subject area

0 200m

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Historic Aerial Photograph - 1979



LI-3520 Aerial Photograph 1979 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

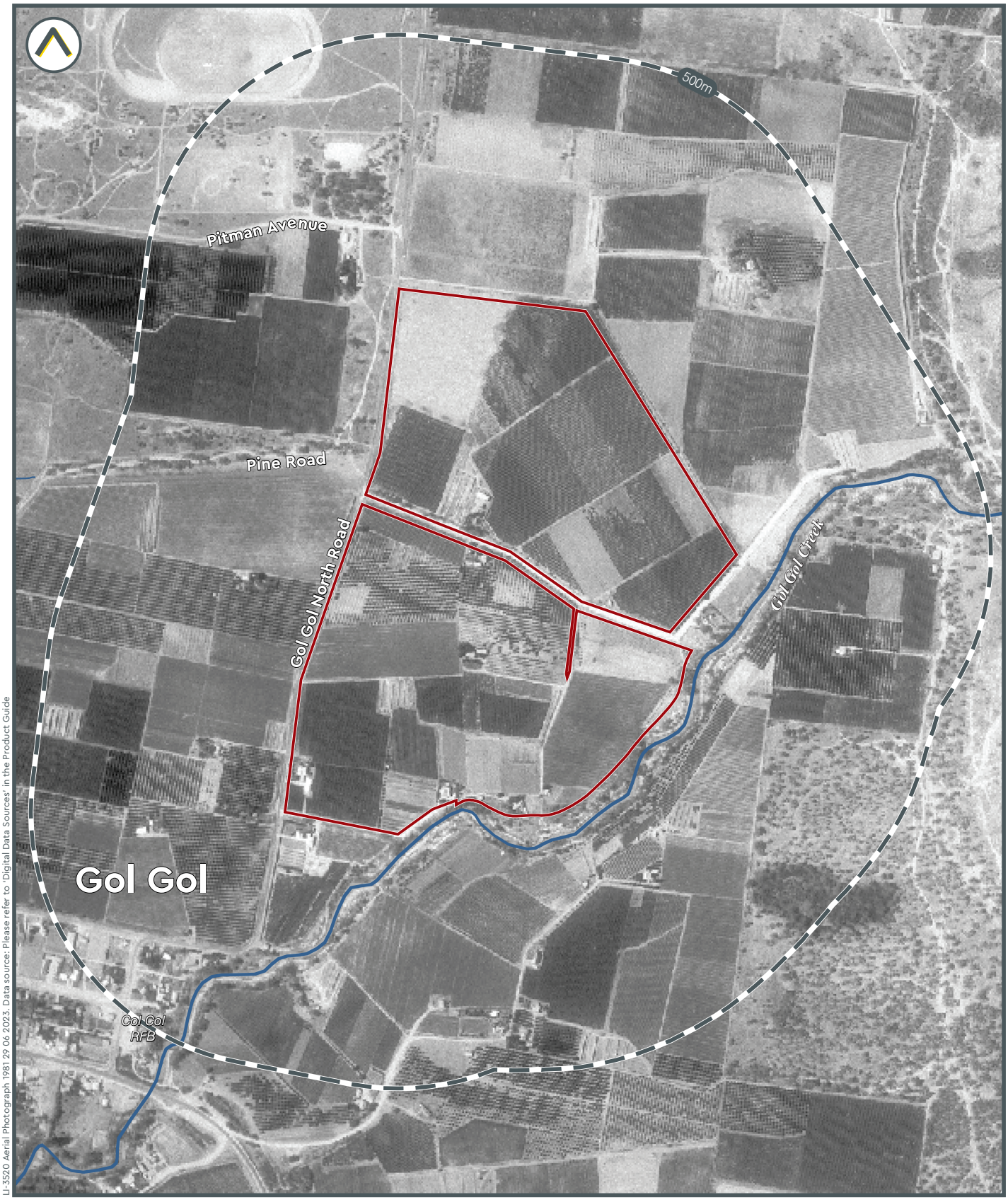
Subject area

0 200m

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Historic Aerial Photograph - 1981



LI-3520 Aerial Photograph 1981 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

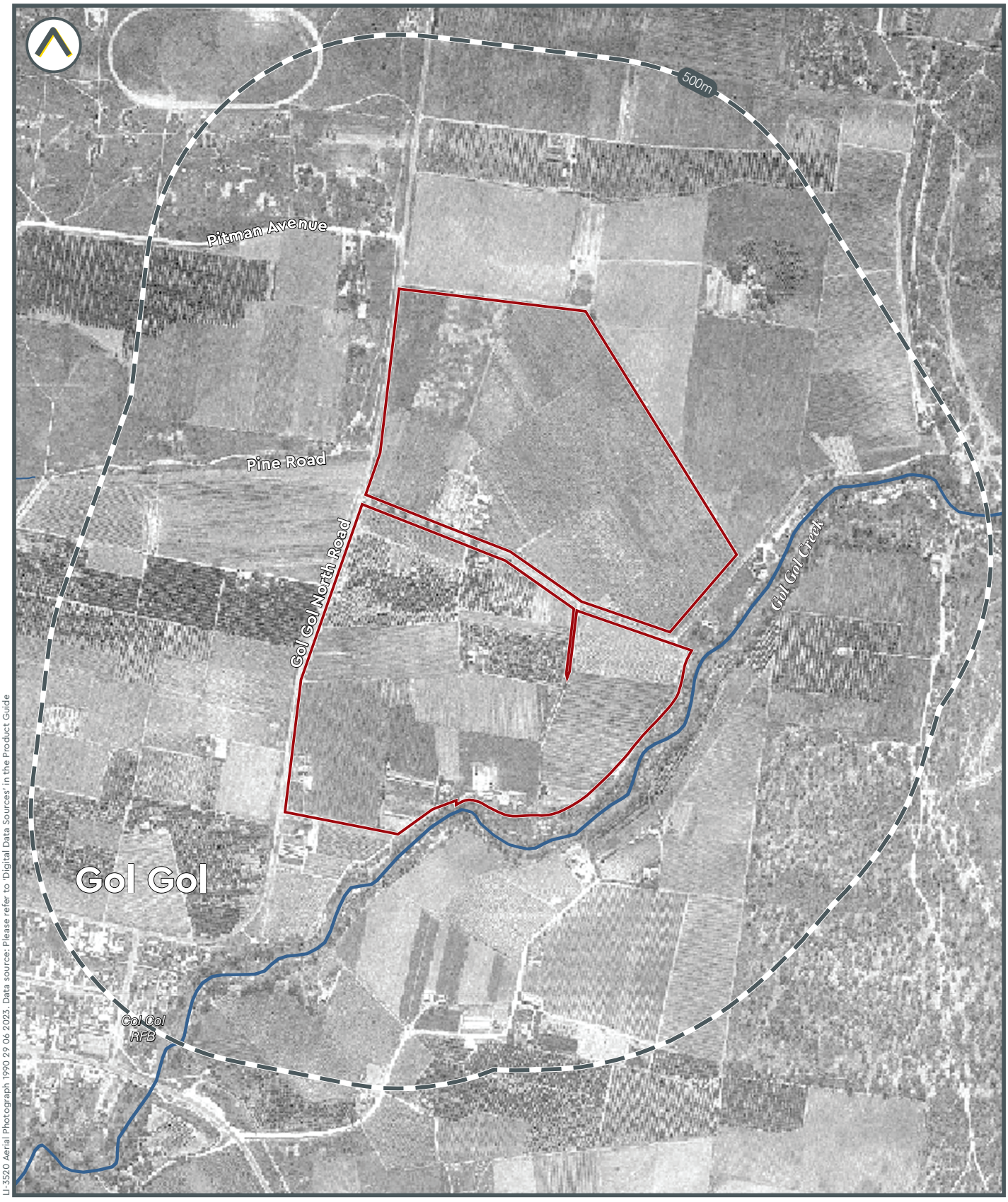
Subject area

0 200m

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Historic Aerial Photograph - 1990



LI-3520 Aerial Photograph 1990 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 1993



LI-3520 Aerial Photograph 1993 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2005



LI-3520 Aerial Photograph 2005 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2011



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2015



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2019



LI-3520 Aerial Photograph 2022 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Historic Aerial Photograph - 2022



LI-3520 Aerial Photograph 2022 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

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Land Insight

Due Diligence Insight Report

Multiple Lots
Gol Gol, NSW

29 June 2023

Report nº:
LI-3529 DDR

Understanding your report

Thank you for ordering your report from Land Insight. If you have any feedback, questions or queries, please get in touch with us at orders@landinsight.co.au.

Your Report has been produced by Land Insight and contains information related to current and historical land use information, environmental risks and hazards.

The information presented in this report includes Land Insights' comprehensive research into current and historical land use derived from Land Insight's proprietary National Land Use Atlas (NLUA), environmental risk information and data available from public databases, third party providers, local and state authorities. The report also includes detailed property and soil setting information, hydrogeology, identification of potential pollution and contamination along with ground and natural hazards.The records identified are presented within a 200 to 2000m radius (buffer zone) from the boundaries of the Property searched, depending on the screened constraint. The report is separated and grouped into easy to navigate sections as per Summary below:

Section 1	**PROPERTY SETTING**	Sensitive Receptors, Planning Controls, Zoning, Heritage, Soil and Land Information, Geology and Topography
Section 2	**HYDROGEOLOGY**	Groundwater Bores and Other Borehole investigations, Groundwater Dependent Ecosystems (GDE), Aquifer and Wetland, Other Hydrogeology information.
Section 3	**ENVIRONMENTAL REGISTERS, LICENCES AND INCIDENTS**	Contaminated Land Public Register, Licences, Audits and Orders, Sites Regulated by Other Jurisdictional Body (Former Gaswork sites / PFAS sites, UXO Areas), Historical Landfills, Derelict Mines and National Pollutant Inventory (NPI).
Section 4	**POTENTIALLY CONTAMINATED AREAS**	Potentially Contaminating activities (Industries, businesses and activities that may cause contamination), Historical Potentially Contaminating activities and Historical Land Use.
Section 5	**NATURAL HAZARDS**	Erosion hazard, Flood hazards, Bushfire prone land and Bushfire history.

This report includes data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact orders@landinsight.co.au.

This report does not include information derived from a physical inspection. It is important to note that a site inspection can present information relevant to other risks and hazards that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators and data sources, the data displayed within this report is only current from date of production. While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information and/or data provided.

This Report, and your use of it, is regulated by Land Insight's Terms and Conditions. For more information, see Land Insight's Product Guide.

Data maintenance schedule

Dataset name	Update frequency	Dataset buffer
Section 1 - Property Setting		
Sensitive Receptors	Quarterly	200m
Planning Controls (*Zoning, Planning Instruments, Other planning information*)	Quarterly	500m
State and Local Heritage	Quarterly	200m
Commonwealth, National and World Heritage Areas	Annually	200m
Soil Landscape and Land Use Information	Annually	500m
Salinity Hazard	Annually	500m
Radon Level	Annually	500m
State, Local and National Acid Sulfate Soil (ASS)	Annually	500m
Geology	Annually	500m
Naturally Occurring Asbestos Potential	Annually	500m
Topography	As required	500m
Section 2 - Hydrogeology		
Groundwater Aquifers	Annually	2000m
Wetlands	Annually	2000m
Groundwater Bores	Annually	2000m
Drinking Water Catchments	Annually	500m
Groundwater Prohibition/Restricted Use/Exclusion Zones	Annually	500m
Hydrogeologic Units	Annually	500m
Groundwater Dependent Ecosystems	Annually	500m
Other Borehole Locations (*Coal Seam Gas, Petroleum Wells, other boreholes*)	Annually	500m
Section 3 - Environmental Registers, Licences and Incidents		
Contaminated Land Public Register	Monthly	1000m
Licences, Approvals, Audits, Authorisations & Assessments		
Licences	Monthly	1000m
Surrendered Licences	Monthly	1000m
Clean Up Notices, Penalty Notices and Orders	Monthly	1000m
Permissions	Monthly	1000m
Audits	Monthly	1000m
Authorisations	Monthly	1000m
Sites Regulated by other Jurisdictional Body		
Contaminated Legacy Areas (*James Hardies Asbestos, Pasminco Smelter and Uranium sites)*	Quarterly	2000m
Defence 3 Year Regional Contamination Investigation Program (RCIP)	Quarterly	2000m
Defence Sites - Current and Former	Ongoing	2000m
Unexploded Ordnance (UXO) Sites - Department of Defence (DoD)	Annually	2000m
Former Gasworks Sites	Ongoing	2000m
PFAS Investigation Sites (*EPA PFAS Investigation Program/s, AirServices Australia* etc.)	Monthly	2000m
NPI Industrial Facilities	Annually	2000m
Section 4 - Potentially Contaminated Areas		
Potentially Contaminating Activities (PCA) (*Petrol Stations, Dry cleaners, Waste sites etc)*	Ongoing	500m
Historical Business Directory (*Commercial and Trade Directory Data from 1990-2020*)	Not required	200m
Section 5 - Natural Hazards		
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Bushfire History	Bi-annual	500m
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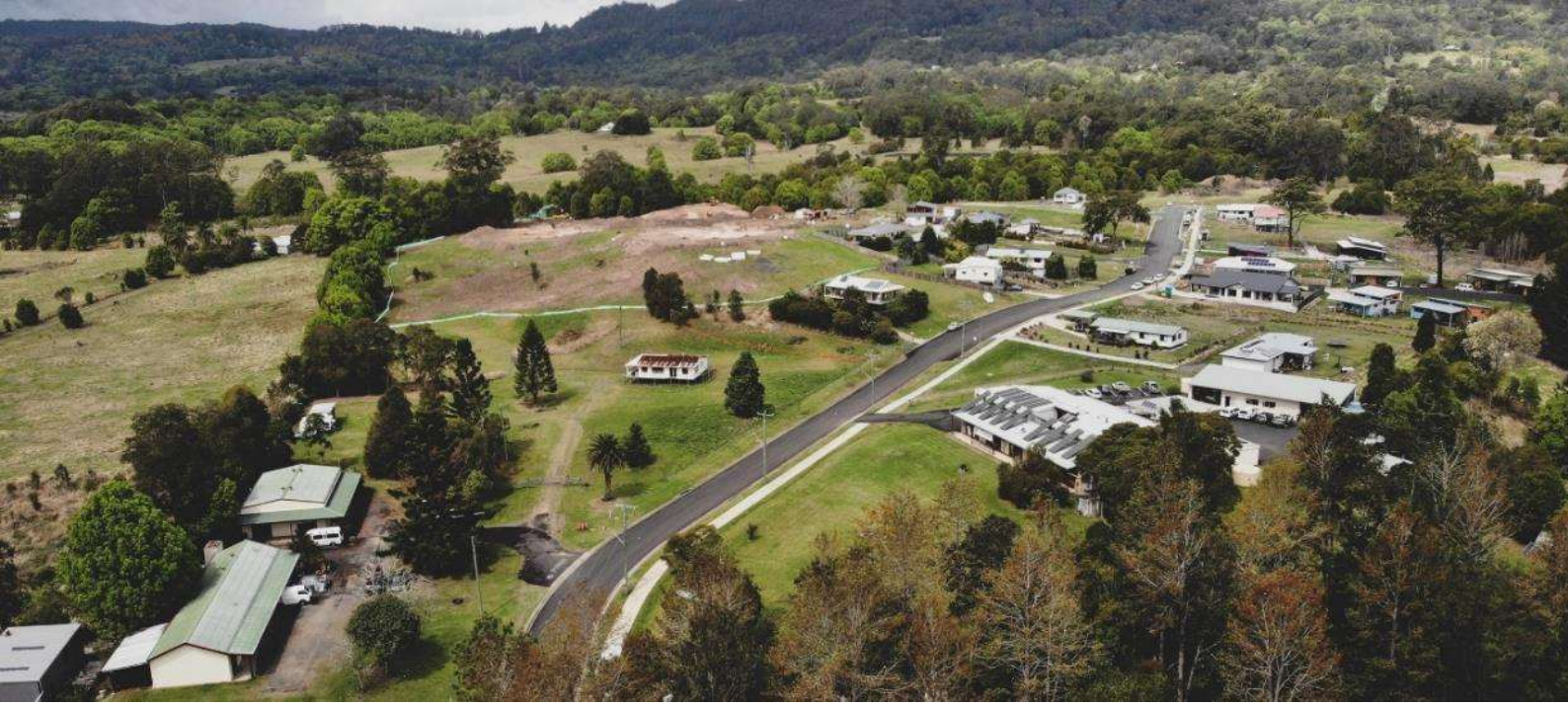
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Section 1 Property Setting

1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Type	Distance (m)	Direction
Gol Gol Creek	Minor Water	0.0	Onsite

1.2a PLANNING CONTROLS

Map 1.2a (500m Buffer)

Zoning

Zoning	Type	Details	Distance (m)	Direction
RU4	Primary Production Small Lots	Wentworth Local Environmental Plan 2011	0.0	Onsite
W1	Natural Waterways		0.0	Adjacent
RU1	Primary Production		0.0	Adjacent
RU5	Village		20.1	South
R5	Large Lot Residential		39.5	South-east
C3	Environmental Management		389.3	East

1.2b PLANNING OVERLAYS

Map 1.2b (500m Buffer)

Environmental Planning Instruments

Name	Type	Details	Distance (m)	Direction
Coal Seam Gas Exclusions	SEPP (MPPEI) 2007 Coal Seam Gas Exclusions Map	State Environmental Planning Policy (Resources and Energy) 2021	0.0	Onsite
Lot Size	Lot Size Map	Wentworth Local Environmental Plan 2011	0.0	Onsite
Riparian Lands and Watercourses	Watercourse		0.0	Onsite
Wetlands	Wetlands		0.0	Onsite
Urban Release Area	Urban Release Area Map		291.0	West

Other Planning Information

Name	Category	Details	Distance (m)	Direction
-	-	-	-	-

1.3 HERITAGE

Map 1.3 (200m Buffer)

State and Local Heritage Registers

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Australian Heritage Database Register

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Commonwealth Heritage List, National Heritage List and World Heritage Area.

1.4a SOIL AND LAND USE INFORMATION

Map 1.4a (500m Buffer)

Soil Landscape

Code	Name	Soil Group	Description	Distance (m)	Direction
SABm	Bulgamurra	Sandplain	Extensive undulating sandplain with dunes and open flats	0.0	Onsite
ALCy	Canally	Alluvial plains	Alluvial river flats adjacent to the Darling River	425.3	North
PBVc	Victoria	Playas and basins	N/A	439.9	East

Soil Salinity

Salinity Hazard	Type	Details	Distance (m)	Direction
-	-	-	-	-

Radon

Radon Level (Bq/m³)	Distance (m)	Direction
10	0.0	Onsite
11	155.4	East

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

1.4b ACID SULFATE SOIL

Map 1.4b (500m Buffer)

State and Local Acid Sulfate Soil Registers

Name	Classification	Description	Distance (m)	Direction
Not identified	-	-	-	-

To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage, development consent may be required for the carrying out of works within areas and land shown on the Acid Sulfate Soils Map.

National Acid Sulfate Soil Register

Name	Classification	Description	Distance (m)	Direction
Atlas of Australian Acid Sulfate Soils	Extremely low probability of occurrence	Acid sulfate soil generally within upper 1m in wet / riparian areas.	0.0	Onsite

Source: ASRIS Atlas of Australian Sulfate Soils (CSIRO). Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics.

1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (500m Buffer)

Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description	Distance (m)	Direction
Victoria Geological Units (1:250,000)	Qa1	Unnamed alluvium	From Quaternary (Holocene) to Quaternary (Holocene)	<Null>	Sedimentary (Non-Marine (Alluvial))	Fluvial, lacustrine: clay, sand, sandy clay	0.0	Onsite
	Qxw	Woorinen Formation	From Quaternary (Pleistocene) to Quaternary (Pleistocene)	<Null>	Sedimentary (Non-Marine (Aeolian))	Aeolian: dune sand; calcareous, clayey, palaeosols	0.0	Onsite
NSW Seamless Geology version 2.2 May2022	Q_acm	Alluvial channel deposits - meander-plain facies	Quaternary (base) to Now (top)	Alluvium	Clastic sediment	Unconsolidated grey humic, clayey very fine-grained sand, typically overlying light brown clayey silt.	0.0	Onsite
	QH__w	Woorinen Formation	Ionian (base) to Now (top)	<Null>	Sand	Fossil dunefields of openly spaced, east-west linear dunes; red-brown to light brown humic, clayey to silty, fine- to medium-grained sand with red clay cutans, silty clay at depth; abundant regolithic and pedogenic carbonate; modified by pedogenesis.	0.0	Onsite
	Q_l	Claypan and lacustrine deposits	Quaternary (base) to Now (top)	Claypan and lacustrine deposits	Clay	Friable to plastic, finely laminated grey clay, silty clay, humic clay, grey paleosols; locally includes medium- to fine-grained sand.	265.9	East

Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

Topography

Topography (onsite)	40 mAHD



Section 2 Hydrogeology

2.1 GDE & HYDROGEOLOGY CONSTRAINTS

Map 2.1 (2000m Buffer)

Aquifer Type

Type	Distance (m)	Direction
Porous, extensive aquifers of low to moderate productivity	0.0	Onsite

Groundwater Protection Areas

Name	Water Plan Area	Distance (m)	Direction
Not identified	-	-	-

Wetlands

Name	Description	Distance (m)	Direction
Gol Gol Swamp		521.1	East
	Floodplain water body	734.6	South-west
	Non Perennial	911.7	West
	Perennial	958.8	West
Gol Gol Swamp	Floodplain water body	1043.3	East
	Not Applicable	1624.2	South

Groundwater Dependent Ecosystems (GDE) - Aquatic (Surface)

Potential	Distance (m)	Direction
Low potential GDE - from national assessment	734.6	South-west
High potential GDE - from national assessment	945.6	South-west
Moderate potential GDE - from national assessment	955.5	South-west
Unclassified potential GDE - from regional studies	1131.2	South-west

Aquatic - Ecosystems that rely on the Surface expression of groundwater.

Groundwater Dependent Ecosystems (GDE) - Terrestrial (Subsurface)

Potential	Distance (m)	Direction
Low potential GDE - from regional studies	0.0	Onsite
Moderate potential GDE - from regional studies	0.0	Onsite
High potential GDE - from regional studies	0.0	Onsite
High potential GDE - from national assessment	1067.6	South-west

Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.

Groundwater Licences (Western Australia)

Map ID	WRI number	Allocation (KL)	Address	All Parties	Distance (m)	Direction
Not identified	-	-	-	-	-	-

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
12	GW087070	Monitoring	12/09/1972	<Null>	11.0	<Null>	<Null>	<Null>	361.1	North-east
2	GW087069	Monitoring	12/09/1972	<Null>	8.5	<Null>	<Null>	<Null>	580.7	South-east
15	GW500565	Unknown	16/09/2004	13.0	13.0	<Null>	<Null>	<Null>	686.1	East
7	GW087522	Monitoring	4/04/1987	<Null>	6.5	<Null>	<Null>	<Null>	687.9	East
1	GW087068	Monitoring	12/09/1972	<Null>	12.8	<Null>	<Null>	<Null>	770.1	South
14	GW500564	Unknown	16/09/2004	<Null>	<Null>	<Null>	<Null>	<Null>	835.2	East
16	GW500564	Unknown	16/09/2004	22.5	22.5	<Null>	<Null>	<Null>	835.2	East
13	41310004	Unknown	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	915.7	South-west
3	GW087524	Monitoring	4/04/1987	<Null>	2.5	<Null>	<Null>	<Null>	923.1	North-east
11	GW087643	Monitoring	1/12/1993	<Null>	7.5	1.46	<Null>	<Null>	988.8	East
5	GW087526	Monitoring	4/04/1987	<Null>	11.5	<Null>	<Null>	<Null>	1214.1	North
8	GW087597	Monitoring	4/04/1989	<Null>	12.5	1.3	<Null>	<Null>	1278.5	West

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
4	GW087041	Monitoring	12/07/1972	<Null>	11.0	<Null>	<Null>	<Null>	1629.2	West
9	GW087761	Monitoring	31/08/1995	<Null>	20.0	1.45	<Null>	<Null>	1862.4	East
10	GW087761	Monitoring	31/08/1995	<Null>	20.0	1.45	<Null>	<Null>	1862.4	East
6	GW087640	Monitoring	24/11/1993	<Null>	16.5	9.05	<Null>	<Null>	1885.6	South

Note: The use of the symbol "-" or N/A indicates that no records were found.

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth – To Depth (m) Lithology	Distance (m)	Direction
GW087070	0m-0.91m Sl 0.91m-4.57m Sc 4.57m-8.53m Hc 8.53m-10.97m Cs	361.1	North-east
GW087069	0m-2.13m Fsl 2.13m-6.1m Sc 6.1m-8.53m Cs	580.7	South-east
GW500565	#N/A	686.1	East
GW087522	0m-0.5m G mc 0.5m-1m Lg lc 1m-1.5m Lyg lc; sl. silty 1.5m-3.5m Lg; y fscl 3.5m-4.5m G +y slc 4.5m-5.5m G +y dense grey clay; band yellow clay 5.5m-6.5m W. to lg clys; cs	687.9	East
GW087068	0m-3.66m Sl & limestone 3.66m-4.57m Sl 4.57m-8.53m S 8.53m-9.45m C 9.45m-12.8m S	770.1	South
GW500564	#N/A	835.2	East
GW500564	#N/A	835.2	East
41310004	#N/A	915.7	South-west
GW087524	0m-1.5m G mc 1.5m-2m Lyb sl 2m-2.5m Y loamys	923.1	North-east
GW087643	0m-2.5m G sc 2.5m-3m Y s 3m-4.5m Y sc 4.5m-7.5m Y s	988.8	East
GW087526	0m-0.5m Rb sl 0.5m-1m B sc 1m-2.5m Lg sc 2.5m-3.5m G smc 3.5m-4.5m G; yb cl mica 4.5m-5.5m G.y.r. fscl mica 5.5m-5.8m Dyb hard cemented sands 5.8m-7m Lyb clean s 9m-11m Y dirtys 11m-11.5m Lg clean s	1214.1	North
GW087597	0m-0.5m Lg scl 0.5m-1.5m Lg; y lc w/s 1.5m-2.5m Lg slc 2.5m-5m Lyb fs 5m-11m Y fs 11m-12.5m Lyg fs & cs	1278.5	West
GW087041	0m-2.13m Fsl 2.13m-7.01m C 7.01m-10.97m S & gravel	1629.2	West
GW087761	0m-1m R c 1m-2.5m Ry c	1862.4	East

Groundwater Bore ID	From Depth – To Depth (m) Lithology	Distance (m)	Direction
	2.5m-3.5m Y sc 3.5m-4.5m Y s 4.5m-15m Y s & grvl 15m-15.5m B s & grvl 15.5m-17m B sc 17m-17.5m Y sc 17.5m-20.86m Y s		
GW087761	0m-1m R c 1m-2.5m Ry c 2.5m-3.5m Y sc 3.5m-4.5m Y s 4.5m-15m Y s & grvl 15m-15.5m B s & grvl 15.5m-17m B sc 17m-17.5m Y sc 17.5m-20.86m Y s	1862.4	East
GW087640	0m-1.5m Y s & cc 1.5m-2m R s & cc 2m-2.5m R sc 2.5m-3m R s 3m-5m Y s 5m-6m R s 6m-16m Y s 16m-16.5m Y s & grvl	1885.6	South

Note: The use of the symbol "-" or N/A indicates that no records were found.

2.2 GROUNDWATER AND OTHER BORES

Map 2.2 (2000m Buffer)

Groundwater Restricted Use Zones

Name / Number	Address	Site History	Description	Distance (m)	Direction
Not identified	-	-	-	-	-

Groundwater Salinity

Class	Salinity Value	Source	Distance (m)	Direction
Not identified	-	-	-	-

Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ Licence	Date Drilled	Depth (m)	Distance (m)	Direction
GT0000742	Intrusive Investigation	A collection of NSW geotechnical reports as part of the NSW Government Geotechnical Report Database Project (GGRD).	Drilling, Standard Penetration Test (SPT), Soil Sample Analysis, Trenching located at Buronga/Gol Gol/ Dareton water		0.0	1513.3	South

Note: The use of the symbol "-" or N/A indicates that no records were found.



Section 3 Environmental Registers, Licences and Incidents

3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Contaminated Sites

Register Type	Site Name	Address	Description	Details	Distance (m)	Direction
Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.1.1 Contaminated Land Public Register		
State	**Regulatory Body**	**Information included in this search (by state)**
ACT	EPA (Environment Protection Authority)	Contaminated Land Search Register of Contaminated Sites
NSW	EPA (Environment Protection Authority)	Sites Notified as Contaminated Records of Notices
NT	EPA (Environment Protection Authority)	Contaminated Land Audit Pollution Abatement Notice
QLD	DES (Department of Environment and Science)	Contaminated Land Search (Environmental Management and Contaminated Land Registers)
SA	EPA (Environment Protection Authority)	Site Contamination Index
TAS	EPA (Environment Protection Authority)	Regulated Sites and Premises Lutana and Parts of Hobarts Eastern Shore
VIC	EPA (Environment Protection Authority)	Priority Sites Register Pollution Abatement Notice
WA	DWER (Department of Water and Environmental Regulation)	Contaminated Sites Database

This search contains information retrieved from the relevant state authority, agency/department, or government authority that notifies and identifies contaminated land. The list only contains contaminated sites that the regulatory body is aware of or that have been notified by owners or occupiers as contaminated land. The sites are recorded on the register at various stages of the assessment and/or remediation process. If a site is not on the list, it does not necessarily mean the site is not contaminated.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (1000m Buffer)

Licences

Licence N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direct
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

** Not mapped – Licences that are applied to larger areas and/or without specific definition; such as waterways, forests etc will still be identified in the search results but will not be show within the map.*

Audits

N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direction
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Clean Up, Penalty Notices and Orders

N°	Type	Licence holder	Location Name	Premise Address	Activity/ Details	Dist. (m)*	Direction
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

3.3a SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3a (2000m Buffer)

Contaminated Legacy Areas

Site Name	Description	Distance (m)	Direction
Not identified	-	-	-

Includes known contaminated areas such as James Hardies Asbestos waste legacy areas, Pasminco Smelter and Uranium processing site.

Defence, Military Sites and UXO Areas

Site name	Type*	Details	Distance (m)	Direction
Not identified	-	-	-	-

**RCIP (Regional Contamination Investigation Program). UXO (Unexploded Ordnance Areas)*

Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

PFAS Sites

Site name	Type	Details	Distance (m) *	Direction
Not identified	-	-	-	-

3.3b OTHER POTENTIAL HAZARD SOURCES

Map 3.3b (500m Buffer)

Mines and Quarries (current and historical)

Site name	Description	Status	Distance (m)	Direction
Not identified	-		-	-

Landfills (current and historical)

Site name	Description	Status	Distance (m)	Direction
Not identified	-		-	-

National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-



Section 4 Potentially Contaminated Areas

4.1 POTENTIALLY CONTAMINATING ACTIVITIES (PCA)

Map 4.1 (200m Buffer)

Industries, businesses and activities that may cause contamination

Map ID	Site name	Category	Description	Address	Status*	Dist. (m)*	Direction
1	Maiorana Seedlings	Agricultural Industries	Vegetable Cultivation & Growers	12 Gol Gol N Rd, Gol Gol NSW 2738	Unknown	20.1	South
2	Sim Fresh	Manufacturing and Industrial Facilities	Food Manufacturing	2 Gol Gol N Rd, Gol Gol NSW 2738	Current	20.1	West

**Status:* *Information is current as when this report was created.*
The operational status of the business is determined using the available data sources and does not indicate real-time conditions at the site.
Current: business is operating on the day this report was issued.
Former: business that have been closed or discontinued within 2 years from the date of this report.

Categories included in this search. (Notifiable activities)		
Abattoirs	Explosives and Dangerous Goods	Paint Industries
Abrasive Blasting	Extractive Industries	Petrol Stations
Agriculture / Horticulture	Fire and Rescue	Pharmaceuticals
Airports	Food Manufacturing	Port and Marina Operations
Asbestos	Foundry, Smelting or Refining	Power Plants
Asphalt or Bitumen	Fuel Terminals & Depots	Printing and Photography
Batteries	Glass, Ceramics and Plastic	Rail Industry and Associated Activities
Breweries / Distilleries	Gun, Pistol or Rifle Ranges	Rubber and Tyre
Cement, Concrete or Lime	Hospitals and Research Facilities	Storage Tanks
Cemeteries	Landfill Sites	Substations and Switching Stations
Chemicals	Livestock Dips	Textiles and Tannery
Coal Yards	Mechanical and Automotive	Timber, Pulp and Paper Works
Depots and Storage Yards	Metal Fabrication and Treatments	Waste and Recycling Facilities

Categories included in this search. (Notifiable activities)		
Dry Cleaners	Oil and Gas	Wastewater Treatment Facilities
Electrical or Electrical Components	Other Infrastructure Facilities	-

Industries, businesses, and activities identified as having an increased likelihood of causing contamination.

The industries and business activities listed above have been identified as having an increased likelihood of causing contamination and have been identified through published state and national guidelines and regulations. These industries are noted due to their potential to store or use substances that could cause contamination to the surrounding environment if not managed appropriately. The identification of these activities does not imply the presence of contamination at the site.

The records identified are based on the reported business activity and have not been assessed based on any current or previous site inspection. Please note that records not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.

4.2 HISTORICAL BUSINESS DIRECTORIES (not mapped)

Year	Activity	Name	Address	Positional accuracy[1]	Distance (m)	Direction
2005	Fruit & Berry Growers	Harriss Lindsey & Colleen	Potters Drv, GOL GOL,NSW,2738	Street		North-east
2010	Studio and portrait photography	Melanie Linklater Photography	Potters Drv GOL GOL 2738 NSW	Place		North-east
2015	Fruit Cultivation & Growers	Harriss Lindsey & Colleen	Potters Drv Gol Gol NSW 2738	Suburb		South-east

Land Insight uses a number of address geocoding techniques and has characterised them based on completeness (match rates) and positional accuracy. When a historical street address is incomplete or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. An explanation of the positional accuracy records is defined in the table below.

Historical data positional accuracy and georeferencing results explanation		
Positional accuracy	**Georeferenced**	**Description**
Address	Located to the address level	*When street address and names fully match.*
Street	Located to the street centroid	*When street names match but no exact address was found. Location is approximate.*
Place	Located to the structure, building or complex	*When building, residential complex or structure name match but no exact address was found. Location is approximate.*
Suburb	Located to the suburb area	*When suburb name match but no exact address was found. Location is approximate.*

The data used in this section was extracted from range of historical commercial trade directories and business listings. The business addresses were geocoded using historical information and the accuracy of the data may vary due to changes to the physical address at a given locality over time or the quality of the original records. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. On this basis, reliance on the historic listing data should be considered when assessing the risk of contamination from an activity at the site. The presence of a business listing does not definitively confirm the actual activity that has occurred at the site. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at info@landinsight.co.

Historical business directory listings have been filtered to match activities and industries identified as PCAs in Section 4.1. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



Section 5 Natural Hazards

5.1 Fire Hazard

Map 5.1 (500m Buffer)

Bushfire Prone Areas

Category	Type	Details	Distance (m)	Direction
Not identified			-	-

Bushfire History

Type	Season	Details	Distance (m)	Direction
Not identified			-	-

5.2 Flood Hazard

Map 5.2 (500m Buffer)

Flood Planning Area

Category	Type	Details	Distance (m)	Direction
Flood Prone Area	Flood Planning Area	Wentworth Local Environmental Plan 2011	0.0	Onsite

Other Flood Studies

Category	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-

Flood History

Type	Season	Details	Distance (m)	Direction
Not identified	-	-	-	-

The list provided is not comprehensive and does not consider all flood history. It only includes the information that is currently available.

5.3 Erosion Hazard

Map 5.3 (500m Buffer)

Erosion Hazard

Category	Type	Details	Distance (m)	Direction
Landslip Erosion Risk	Very slight to negligible limitations	Very Low	0.0	Onsite
Water Erosion Risk	Moderate limitations	Moderate	0.0	Onsite
	Very slight to negligible limitations	Very Low	425.3	North
Wind Erosion Risk	Severe limitations	High	0.0	Onsite
	Extremely severe limitations	Very High	425.3	North
	Moderate limitations	Moderate	439.9	East

Table 5.2.1 – Flood Hazard definitions and explanations	
Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance	
0.2%AEP	A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year
1% AEP	A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year
2% AEP	A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
5% AEP	A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year
20%AEP	A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.
Average Recurrence Interval (ARI). The long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods reaching a height as great as, or greater than, the 20 year ARI flood event will occur on average once every 20 years	
Flood Liable Land - Synonymous with flood prone land, i.e. land susceptible to flooding by the Probable Maximum Flood (PMF) event. Note that the term flood liable land covers the whole floodplain, not just the part below the flood planning level	
Flood Planning Area (FPA) – Councils develop Flood Planning Areas (FPAs) as part of Flood Overlay mapping to guide future building and development in flood prone areas. The FPAs are designed to recognise the flood hazard for different flooding types.	
Flood Hazard - Flood hazard is a combination of frequency of flooding, the flood depth, and the speed or velocity at which the water can travel.	
Probable Maximum Flood (PMF) - The largest flood that could conceivably be expected to occur at a particular location, usually estimated from probable maximum precipitation. The PMF defines the maximum extent of flood prone land, that is, the floodplain. It is difficult to define a meaningful Annual Exceedance Probability for the PMF, but it is commonly assumed to be of the order of 10^4 to 10^7 (once in 10,000 to 10,000,000 years)	

Land Insight

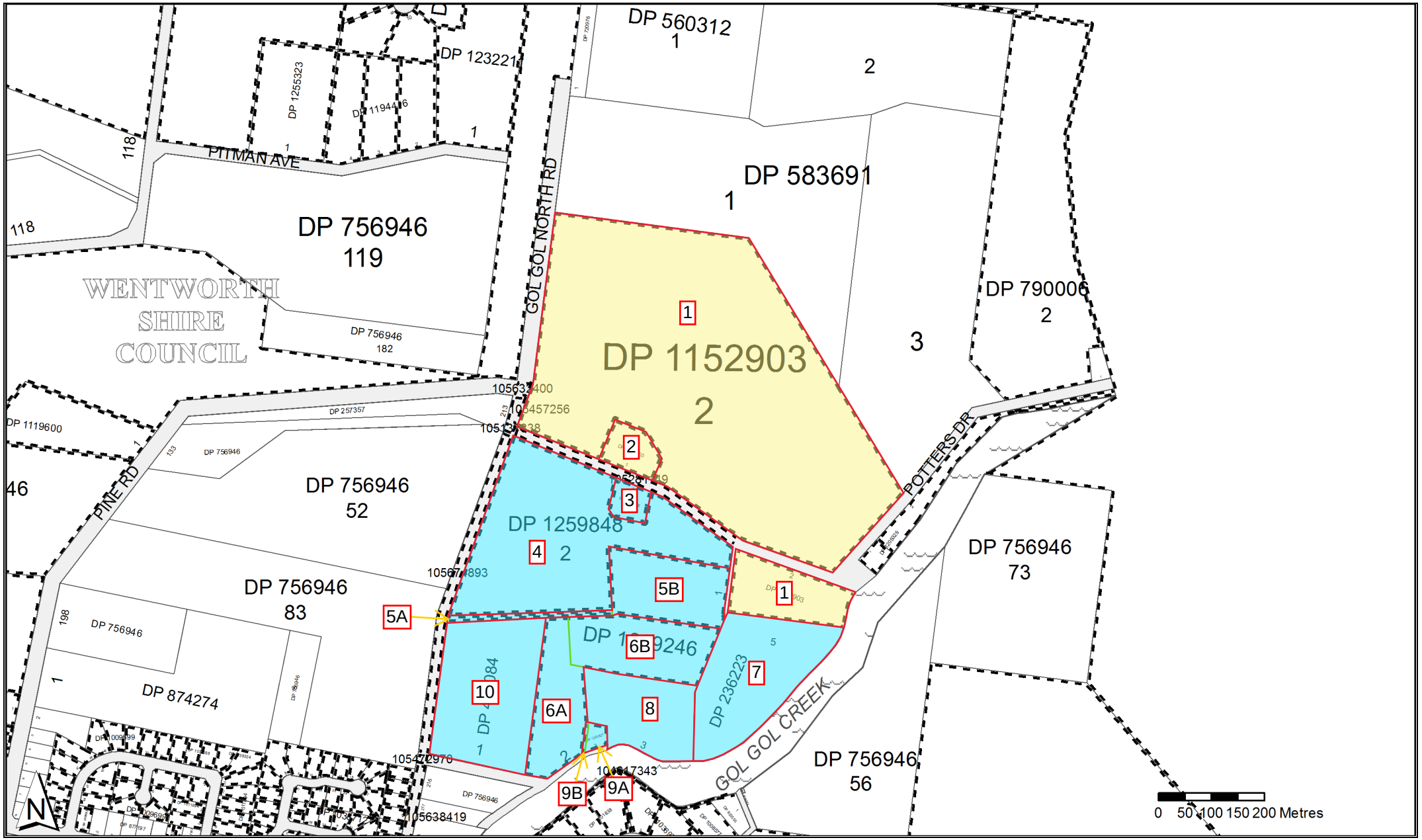
The Commons
388 George Street
Sydney NSW 2000 Australia
info@landinsight.co
www.landinsight.co

Appendix C: Certificates of Title

Cadastral Records Enquiry Report : Lot 2 DP 1152903

Ref : Gol Gol Redevelopment Parcel

Locality : GOL GOL
Parish : GOL GOL
LGA : WENTWORTH
County : WENTWORTH



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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

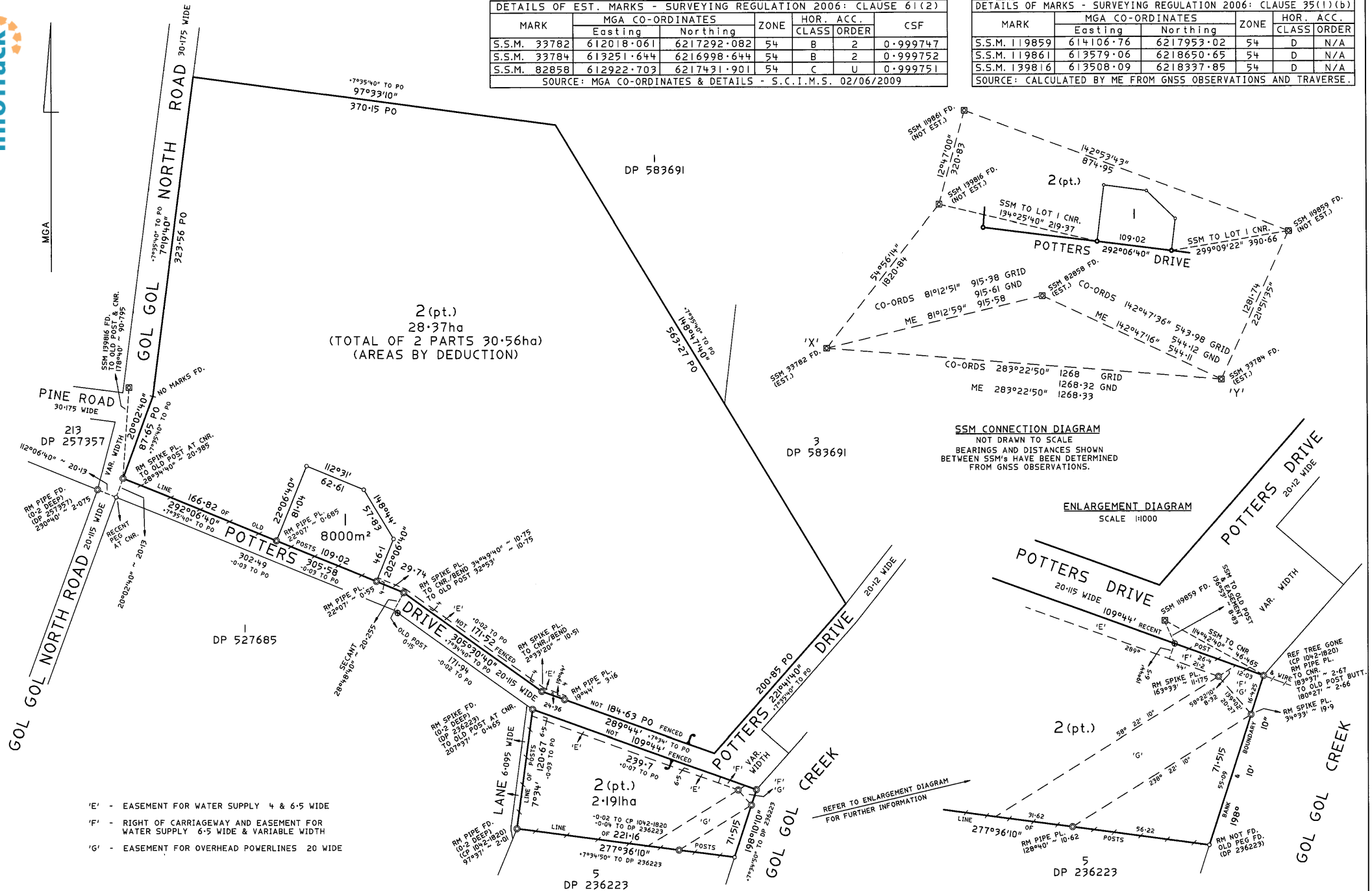
PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets

DETAILS OF EST. MARKS - SURVEYING REGULATION 2006: CLAUSE 61(2)						
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.		CSF
	Easting	Northing		CLASS	ORDER	
S.S.M. 33782	612018·061	6217292·082	54	B	2	0·999747
S.S.M. 33784	613251·644	6216998·644	54	B	2	0·999752
S.S.M. 82858	612922·703	6217431·901	54	C	U	0·999751
SOURCE: MGA CO-ORDINATES & DETAILS - S.C.I.M.S. 02/06/2009						

DETAILS OF MARKS - SURVEYING REGULATION 2006: CLAUSE 35(1)(b)					
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.	
	Easting	Northing		CLASS	ORDER
S.S.M. 119859	614106·76	6217953·02	54	D	N/A
S.S.M. 119861	613579·06	6218650·65	54	D	N/A
S.S.M. 139816	613508·09	6218337·85	54	D	N/A
SOURCE: CALCULATED BY ME FROM GNSS OBSERVATIONS AND TRAVERSE.					



Surveyor: ROBERT BRUCE FREEMAN *Date of Survey:* 3rd JUNE 2009 *Surveyor's Reference:* 8343 (V2)	PLAN OF SUBDIVISION OF LOT 201 IN DP 756946	LGA: WENTWORTH Locality: GOL GOL Subdivision No. 04/10 Lengths are in metres. Reduction Ratio 1:2500	Registered 20.7.2010	DP1152903 P

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

FREEMAN & FREEMAN P.O. BOX 2135, MILDURA, 3502. PH (03) 50236239 FAX (03) 50221495 EMAIL ffsurvey@ncable.com.au

InfoTrack
Req:R892055 /Doc:DP 1152903 P /Rev:21-Jul-2010 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:1 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

Req:R892055 /Doc:DP 1152903 P /Rev:21-Jul-2010 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:2 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

DEPOSITED PLAN ADMINISTRATION SHEET

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

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 - 1964, IT IS INTENDED TO CREATE;

1/ EASEMENT FOR WATER SUPPLY 4 & 6.5 WIDE

2/ RIGHT OF CARRIAGEWAY AND EASEMENT FOR WATER SUPPLY 6.5 WIDE & VARIABLE WIDTH

3/ EASEMENT FOR OVERHEAD POWERLINES 20 WIDE

E. Morello

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature:.....
Date:.....
File Number:.....
Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed.....Subdivision..... set out herein
(insert 'subdivision' or 'new road')

.....
* Authorised Person/~~General Manager/Accredited Certifier~~

Consent Authority: Wentworth Shire Council
Date of Endorsement: 28/04/10
Accreditation no: -
Subdivision Certificate no: 04/10
File no: DA 09/026

* Delete whichever is inapplicable.

DP1152903 S

Registered: 20.7.2010
Title System: TORRENS
Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOT 201 IN D.P. 756946

LGA: WENTWORTH
Locality: GOL GOL
Parish: GOL GOL
County: WENTWORTH

Surveying Regulation, 2006

I, ROBERT BRUCE FREEMAN
of 130 LANGTREE AVENUE, MILDURA, 3500.
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on: 03/06/2009

The survey relates to LOT 1 AND THE EASEMENTS WITHIN LOT 2.

.....
.....
(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature .....*Dated* 31/03/2010
Surveyor registered under the Surveying Act, 2002

Datum Line: 'X' – 'Y'
Type: ~~Urban~~/Rural

Plans used in the preparation of survey/compilation

DP 43279, DP 236223, DP 257357, DP 439084, DP 527685 and Crown Plan W.1042.1820.

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 8343 (V2)

* OFFICE USE ONLY

Req:R892055 /Doc:DP 1152903 P /Rev:21-Jul-2010 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:3 of 3
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

DEPOSITED PLAN ADMINISTRATION SHEET

PLAN OF SUBDIVISION OF LOT 201 IN D.P. 756946

*

DP1152903

*

Registered: 20.7.2010

Subdivision Certificate No: 04/10

Date of Endorsement: 28.4.2010

* OFFICE USE ONLY

SURVEYOR'S REFERENCE: 8343 (V2)

Req:R892280 /Doc:CP 01042-1820 P /Rev:20-Feb-2014 /NSW LRS /Prt:17-Jul-2023 14:34 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

Papers WLO 40·4511.

PLAN OF PORTION ~~WL 2868~~ 201

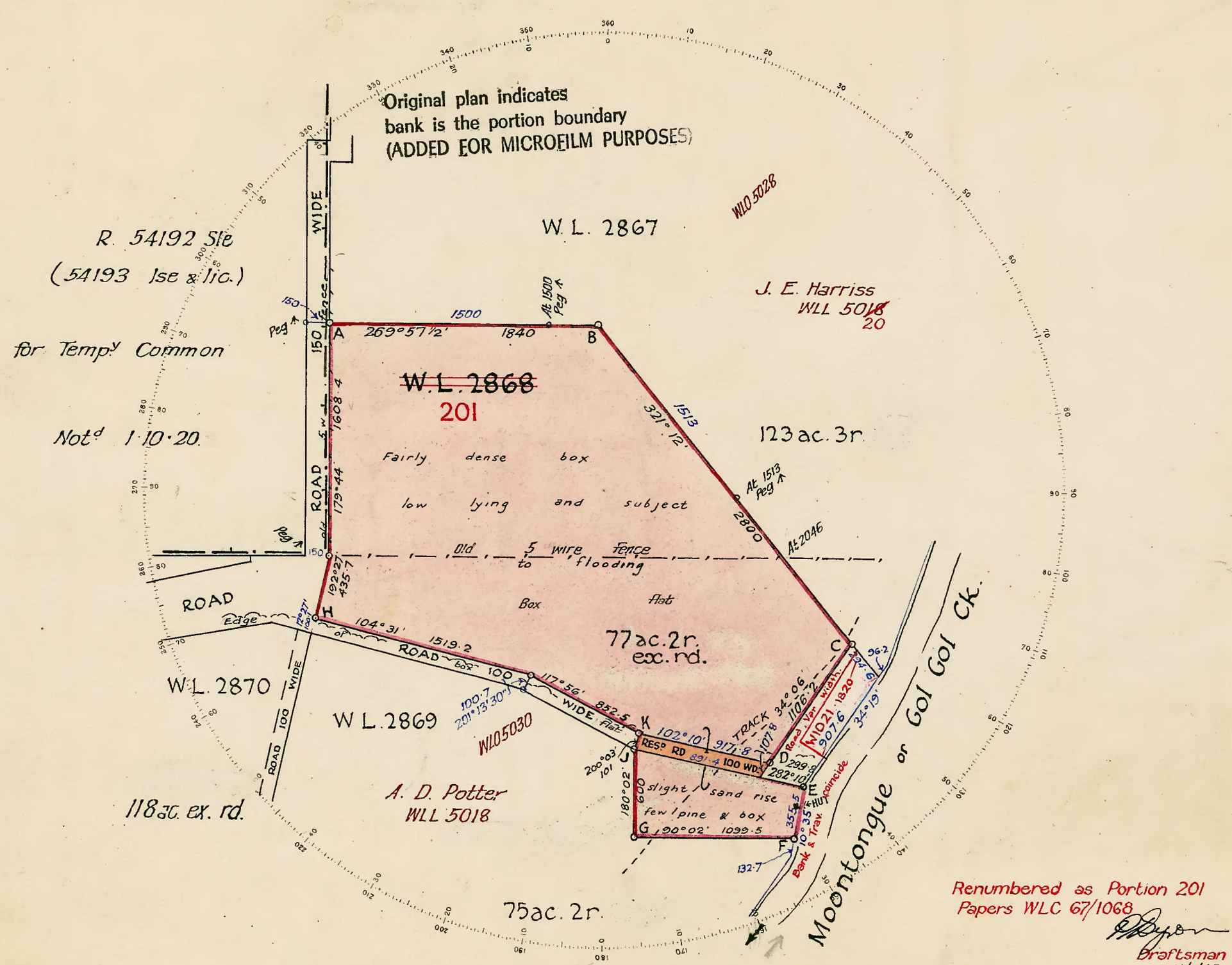
Parish of Gol Gol

County of Wentworth ..... Western Division

Applied for under Section 28A of the Western Lands Act of 1901 by Horace McPhee.

Western Lands Lease Nº 5019 vide Gazette 10th April, 1941... Now C.P. 67/2 19th July, Charles Morello. WLC 67/1068.

Within Wentworth Water Supply Catchment Area and Water District Notd 24.3.96.



Offset Area : Nil

Reference to Corners

Corner	Bearing	From	Links	Nº on Tree or Post.
A	89°57½'	G.I. Pipe	10	WL. 2867·2868
B	269°57½'	do	5	WL. 2868
C	160°37'	Box	59·5	WL. 2868
D		Peg		↑
E	185°02'	Box	51·1	WL 2868
F	190°35'	G.I. Pipe	10	WL. 2868·2869
G	90°02'	do	10	WL. 2868
H	192°27'	do	5	WL. 2869·2870
J	200° 3	do	5	WL 2869
K		Peg		↑

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Astronomical Observations

Station	Body Obsd	Date	Time	Latitude	Altitude	Obsd Bearing	True Bearing	Variation	Mean Varn

I Reginald John Mitchell
of 443 Chancery Lane Melbourne
a Surveyor registered under the Surveyors Act, 1929 do hereby solemnly and sincerely declare that the survey, or the part thereof shown by lines represented in this plan has been made by me in accordance with the Survey Practice Regulations 1933 and the special requirements of the Western Lands Office and was completed on the 11th November 1940 Reference marks have been placed as shown on plan.
I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

R J Mitchell
Surveyor registered under the Surveyors Act 1929.

Subscribed and declared before me at Melbourne
this 24th day of December 1940

Justice of the Peace.

Transmitted to the Western Lands Commissioner, with my letter of 24/12/40 Nº5

Checked and Charted Barnett 6/3/41
Examined
Plan approved A.H. Parry Draftsman
13/3/1941

Azimuth taken from WL 2665
Field Book Vol. 1 Folio 14, 15, 20, 7
Cal.n Book Nº 14 Folio 112, 118.

Scale 8 Chains to an Inch

Lithographed & printed at the Department of Lands, Sydney N.S.W.

Cat. Nº ~~WLO 5029~~ W1042 1820

NEW SOUTH WALES

Government Gazette.

PUBLISHED BY AUTHORITY.

No. 233.] TUESDAY, 24 MARCH. [1896.

NEW SOUTH WALES, to wit. } Proclamation by His Excellency The Right Honourable HENRY ROBERT, VISCOUNT HAMPDEN, Governor and Commander-in-Chief of the Colony of New South Wales and its Dependencies.

(L.S.) HAMPDEN, *Governor.*

IN pursuance of the provisions of the Public Instruction Act of 1880, I, HENRY ROBERT, VISCOUNT HAMPDEN, the Governor aforesaid, with the advice of the Executive Council, do hereby appoint the undermentioned Public School to be a Superior Public School, in accordance with the 9th section of the said Act, viz :—

COOTAMUNDRA.

Given under my Hand and Seal, at Government House, Sydney, this eighteenth day of March, in the year of our Lord one thousand eight hundred and ninety-six, and in the fifty-ninth year of Her Majesty's Reign.

By His Excellency's Command,

J. GARRARD.

[7454] GOD SAVE THE QUEEN!

NEW SOUTH WALES, to wit. } Proclamation by His Excellency The Right Honourable HENRY ROBERT, VISCOUNT HAMPDEN, Governor and Commander-in-Chief of the Colony of New South Wales and its Dependencies

(L.S.) HAMPDEN, *Governor.*

IN pursuance of the provisions of the Public Instruction Act of 1880, I, HENRY ROBERT, VISCOUNT HAMPDEN, the Governor aforesaid, with the advice of the Executive Council, do hereby appoint the undermentioned Public School to be a Superior Public School, in accordance with the 9th section of the said Act, viz.:—

HAY.

Given under my Hand and Seal, at Government House, Sydney, this eighteenth day of March, in the year of our Lord one thousand eight hundred and ninety-six, and in the fifty-ninth year of Her Majesty's Reign.

By His Excellency's Command,

J. GARRARD.

[7455] GOD SAVE THE QUEEN!

NEW SOUTH WALES, to wit. } Proclamation by His Excellency The Right Honourable HENRY ROBERT, VISCOUNT HAMPDEN, Governor and Commander-in-Chief of the Colony of New South Wales and its Dependencies.

(L.S.) HAMPDEN, *Governor.*

WHEREAS a certain scheme of Water Supply for the Municipal District of Wentworth, in the said Colony, has been duly approved by the Governor of the said Colony, and such approval has been duly notified in the Gazette, in compliance with the provisions of the "Country Towns Water and Sewerage Act of 1880": Now, I, the Governor of the said Colony, with the advice of the Executive Council of the said Colony, in pursuance of the powers in this behalf given to or vested in me by the said Act, do hereby declare that the area comprised within the boundaries defined in the Schedule hereto shall be a Catchment Area under the said Act, for the purposes of supplying with water the said Municipal District of Wentworth, and that the boundaries of such Catchment Area shall be as defined in the said Schedule hereto:—

SCHEDULE REFERRED TO.

All that area or tract of country comprising parts of the parishes of Neilpo and Avoca, and the whole of the parishes of Wentworth, Mourquong, Millie, Tiltao, Tapio, Emu, Copar, Til Til, Belar, and Gol Gol,—all the said parishes being in the county of Wentworth and Colony of New South Wales: Commencing at the intersection of the left bank of the Murray or Hume River with an eastern boundary of the said parish of Neilpo; and bounded thence generally on the west by part of the eastern boundary of the aforesaid parish of Neilpo to the north-eastern corner of reserve 461, by part of the north-eastern boundary of that reserve north-westerly to the south-eastern corner of portion 40, by the eastern boundaries of portions 40 aforesaid, 84, and 33, by part of the southern boundary of portion 31 easterly, by the eastern boundaries of portions 31 aforesaid and 87 to the southern boundary of the parish of Avoca, by the eastern boundaries of portions 87, 38, 33, 21, and 20 in the last-named parish, by part of the southern boundary of portion 19 easterly, by the eastern boundary of the last portion and part of the eastern boundary of portion 18, by the southern and eastern boundaries of portion 6, and by the eastern boundaries of portions 43 and 5 to the southern boundary of the parish of Tugima; thence generally on the north by part of the southern boundary of the said parish of Tugima and a line easterly, by part of the Darling River upwards to the south-western corner of the parish of Palinyewah, by the southern and part of the eastern boundary of that parish to the south-western corner of the parish of Merche, by the southern boundaries of the last parish and the parish of Burtundy and part of the southern boundary of the parish of Ogro to the north-western corner

National Library of Australia http://nla.gov.au/nla.news-page13065650

of the parish of Wambera; thence generally on the east by the western boundary of the last-mentioned parish, by part of the northern boundary of the parish of Matong westerly, by the western boundaries of the said parish of Matong, of an unnamed parish, and of the parish of Paringi, to the left bank of the Murray or Hume River; thence generally on the south by a line along the left bank of that river downwards, to the point of commencement,—having an area of about 481 square miles.

Given under my Hand and the Seal of the said Colony, at Government House, Sydney, this twenty-first day of March, in the year of our Lord one thousand eight hundred and ninety-six, and in the fifty-ninth year of Her Majesty's Reign.

By His Excellency's Command,

J. H. YOUNG.

[6738] GOD SAVE THE QUEEN!

NEW SOUTH WALES, to wit. } Proclamation by His Excellency The Right Honourable HENRY ROBERT, (L.S.) VISCOUNT HAMPDEN, Governor and HAMPDEN, Commander-in-Chief of the Colony of *Governor.* New South Wales and its Dependencies.

WHEREAS a certain scheme of Water Supply for the Municipal District of Wentworth, in the said Colony, has been duly approved by the Governor of the said Colony, and such approval has been duly notified in the Gazette, in compliance with the provisions of the "Country Towns Water and Sewerage Act of 1880": Now, I, the Governor of the said Colony, with the advice of the Executive Council of the said Colony, in pursuance of the powers in this behalf given to or vested in me by the said Act, do hereby declare that the area comprised within the boundaries defined in the Schedule hereto shall be a Water District under the said Act, for the purposes of supplying with water the said Municipal District of Wentworth, and that the boundaries of such Water District shall be as defined in the said Schedule hereto:—

SCHEDULE REFERRED TO.

All that area or tract of country comprising parts of the parishes of Neilpo and Avoca and the whole of the parishes of Wentworth, Mourquong, Millie, Tiltao, Tapio, Emu, Copar, Til Til, Belar, and Gol Gol,—all the said parishes being in the county of Wentworth and Colony of New South Wales: Commencing at the intersection of the left bank of the Murray or Hume River with an eastern boundary of the said parish of Neilpo; and bounded thence generally on the west by part of the eastern boundary of the aforesaid parish of Neilpo to the north-eastern corner of reserve 461, by part of the north-eastern boundary of that reserve north-westerly to the south-eastern corner of portion 40, by the eastern boundaries of portions 40 aforesaid, 84, and 33, by part of the southern boundary of portion 31 easterly, by the eastern boundaries of portions 31 aforesaid and 87 to the southern boundary of the parish of Avoca, by the eastern boundaries of portions 37, 38, 33, 21, and 20 in the last-named parish, by part of the southern boundary of portion 19 easterly, by the eastern boundary of the last portion and part of the eastern boundary of portion 18, by the southern and eastern boundaries of portion 6, and by the eastern boundaries of portions 43 and 5 to the southern boundary of the parish of Tugima; thence generally on the north by part of the southern boundary of the said parish of Tugima and a line easterly, by part of the Darling River upwards to the south-western corner of the parish of Palinyewah, by the southern and part of the eastern boundary of that parish to the south-western corner of the parish of Merche, by the southern boundaries of the last parish and the parish of Burtundy and part of the southern boundary of the parish of Ogro to the north-western corner of the parish of Wambera; thence generally on the east by the western boundary of the last-mentioned parish, by part of the northern boundary of the parish of Matong westerly, by the western boundaries of the said parish of Matong, of an unnamed parish, and of the parish of Paringi to the left bank of the Murray or Hume River; thence generally on the south by a line along the left bank of that river downwards, to the point of commencement,—having an area of about 481 square miles.

Given under my Hand and the Seal of the said Colony, at Government House, Sydney, this twenty-first day of March, in the year of our Lord one thousand eight hundred and ninety-six, and in the fifty-ninth year of Her Majesty's Reign.

By His Excellency's Command,

J. H. YOUNG.

[6739] GOD SAVE THE QUEEN!

NEW SOUTH WALES, to wit. } Proclamation by His Excellency The Right Honourable HENRY ROBERT, (L.S.) VISCOUNT HAMPDEN, Governor and HAMPDEN, Commander-in-Chief of the Colony of *Governor.* New South Wales and its Dependencies.

WHEREAS a certain scheme of Water Supply for the Municipal District of Lismore, in the said Colony, has been duly approved by the Governor of the said Colony, and such approval has been duly notified in the Gazette, in compliance with the provisions of the "Country Towns Water and Sewerage Act of 1880": Now, I, the Governor of the said Colony, with the advice of the Executive Council of the said Colony, in pursuance of the powers in this behalf given to or vested in me by the said Act, do hereby declare that the area comprised within the boundaries defined in the Schedule hereto shall be a Catchment Area under the said Act, for the purposes of supplying with water the said Municipal District of Lismore, and that the boundaries of such Catchment Area shall be as defined in the said Schedule hereto:—

SCHEDULE REFERRED TO.

All that area or tract of country comprising parts of the parishes of Dunoon, Whian Whian, Toolond, Byron, Teven, Tuckombil, Lismore, and South Lismore, and the whole of the parishes of North Lismore, Bexhill, Clunes, and Jasper, all the said parishes being in the county of Rous, in the Colony of New South Wales: Commencing at the confluence of Booerie Creek with Leycester Creek, in the parish of Blakebrook, also in the said county; and bounded thence generally on the west bearing generally northerly, by the eastern boundary of the said parish of Blakebrook to the southern boundary of portion 7, in the parish of Dunoon, by part of the southern and by the eastern boundary of the said portion 7, by a southern and south-eastern boundary of portion 9, by the eastern boundaries of portions 12 and 13, by the eastern boundary of reserve 7,717, by the eastern boundaries of portions 29, 30, 31, 32, 33, 34, 35, 22, 23, 36, 37, by the eastern boundaries of camping reserve 308 and village reserve 7,715, and the south-eastern boundaries of portions 51 and 57 to a northern boundary of the said parish of Dunoon; thence northerly by an eastern boundary of that parish, and by the eastern boundary of reserve 249 and a line to the Night Cap Range, by part of that range north-westerly, by a range which forms a south-eastern boundary of the parish of Gooninbar and which passes through the parish of Toolond in a north-easterly and south-easterly direction to a western boundary of the parish of Mullumbimby; thence generally on the north-east bearing generally south-easterly, by part of the western and south-western boundary of the last parish, by the south-western boundary of the parish of Brunswick to the south-western corner of portion 147, in that parish, and by the south-western boundaries of portions 64, 65, 60, 61, 62, and 63, in the parish of Byron; thence generally on the south-east bearing generally south-westerly, by the Main Coast Range and part of the western boundary of portion 102, in the said parish of Byron, by part of the western boundary of the parish of Newrybar to the south-western corner of portion 25, in that parish, by a line across Emigrant Creek to the north-eastern corner of portion 54, in the parish of Teven, by the northern and western boundaries of the last portion, by the western boundary of portion 53, by part of the northern boundary of portion 57, by the western boundaries of that portion and portion 58, by the northern and western boundaries of portion 156, by part of a western boundary of portion 50, by the northern and western boundaries of portion 139, by part of the northern boundary of portion 151, and the western boundaries of the last and portion 143, in the said parish of Teven, by Maguire's or Teven Creek upwards to the north-eastern corner of portion 267, in the parish of Tuckombil, by the northern boundaries of the last and portion 268, by the western boundaries of portions 268, 209, 205, 204, 203, by a western and a northern boundary of portion 261, southerly and westerly, by the northern and western boundaries of portions 216 and 123, in the said parish of Tuckombil, to a road; thence generally on the south by that road bearing generally northerly to the north-eastern corner of portion 196, in the parish of Lismore; thence by a road bearing generally westerly and forming the northern boundary of the following portions: 196 aforesaid, 169, 72, 167, 168, 166, 113, 64, 63, 60, and 59, by a north-western boundary of the last portion, and by the northern boundaries of the following portions: 58, 57, 75, 98, 102, 103, 125, 124, 148, 147, 146, and 145, by the western boundaries of portions 145 aforesaid and 89 southerly, by part of the northern boundary of portion 40, by a line and the northern boundary of portion 142, in the said parish of Lismore, westerly to the north arm of the Richmond River, and by a line and the northern boundaries of portions 5 and 18, in the parish of South Lismore, to the north-western corner of the last mentioned portion; thence again on the west bearing northerly by part of the eastern boundary of portion 60, by the eastern boundaries of portions 71, 72, and 26, also in the last-named parish, and a line to the northern side of Leycester

National Library of Australia http://nla.gov.au/nla.news-page13065651

(1819)

Western Lands Office,
Sydney, 10th April, 1941.

IT is hereby notified that, under the provisions of section 28A of the Western Lands Act of 1901, Western Lands Leases of the lands specified in the annexed Schedule have been granted to the undermentioned persons.

The leases are subject to the provisions of the Western Lands Act, 1901, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants and reservations set out at the foot of the Schedule.

The land to be used only for the purpose for which the lease is granted.

All amounts due and payable to the Crown must be paid to the Colonial Treasurer within one month from the date hereof.

A. W. YEO, Minister for Lands.

No. of Western Lands Lease.	Reg. No. of Papers.	Name and address of Lessee.	Parish.	County.	Situation of Land.	Area.	Purpose of Lease.	Term of Lease From—	Term of Lease To—	Annual Rent.	Survey Fee.	Pastures Protection District.
						a. r. p.		1940.	1954.	£ s. d.	£ s. d.	
5,018	W.L.O. 40-5,951	Arthur Duncan Potter, of Gol Gol	Gol Gol ...	Wentworth ...	Portion W.L. 2,869	75 2 0	Residence, cultivation and irrigation.	9 Dec. ...	8 Dec. ...	13 4 3	4 0 0	Wentworth
5,019	40-4,511	Horace McPhee, of Irymple, Victoria ...	Do ...	do ...	Portion W.L. 2 868	77 2 0	do	9 Dec. ...	8 Dec. ...	10 13 2	4 0 0	do
5,020	40-5,240	John Edward Harriss, of Gol Gol	Do ...	do ...	Portion W.L. 2,867	123 3 0	do ...	9 Dec. ...	8 Dec. ...	10 6 3	4 10 0	do
								1941.	1955.			
5,109	41-1,734	Edward James Alderton, of Mildura Victoria.	Mourquong ...	do ...	Portion 426	2 0 0	Residence and cultivation ...	1 April ...	31 Mar. ...	1 0 0	1 0 0	do

Special Condition.

W.L.L. 5,019 shall be subject to the following special condition, viz. :—"That the lessee shall allow the water from irrigation of W.L.L. 5,020 to be discharged across the lease."

W.L.L. 5,109 shall be subject to the following special conditions, viz. :—

(a) The lessee shall within six months from the commencement of the lease erect to the satisfaction of the Western Lands Commissioner a substantial residence of a value not less than £100.

(b) "The lessee shall within six (6) months from the date of commencement of the lease enclose the lands leased with a substantial stockproof fence provided that the boundaries common to other lands held in the same interests need not be so fenced as long as such other lands remain held in the same interests.

National Library of Australia http://nla.gov.au/nla.news-page14276525

Req:R892124 /Doc:CT 15335-098 CT /Rev:19-Jan-2011 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:24 /Seq:1 of 2
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[redacted]CATE OF TITLE

NEW SOUTH WALES — [redacted]PROPERTY ACT, 1900

15335098

First Title This Folio

Prior Title Crown Land (FI 107719)

Vol. 15335 Fol. 98

EDITION ISSUED

8 5 1985

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED

Registrar General.

SEE AUTO FOLIO

15335 Fol. 98

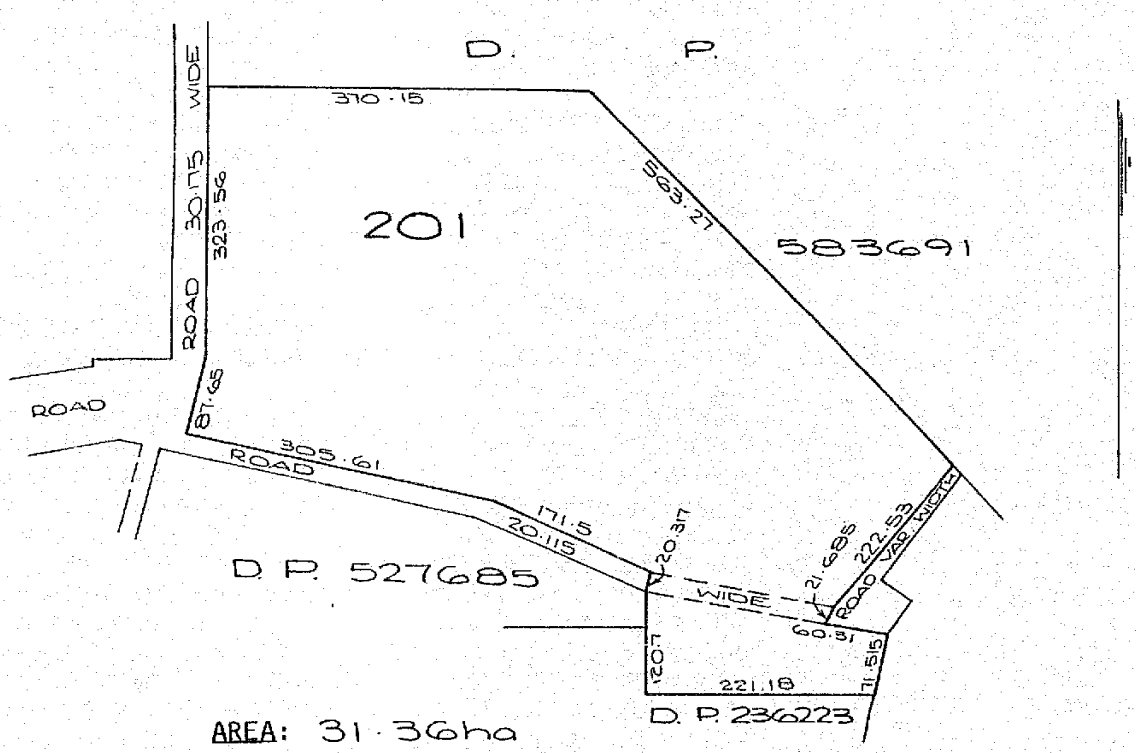
(Page 1) Vol.

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

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

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



AREA: 31·36ha

THIS AREA DOES NOT INCLUDE THE AREA OF THE ROAD

LAND REFERRED TO

P Portion 201 in the Shire of Wentworth Parish of Gol Gol County of Wentworth.

FIRST SCHEDULE

EUGENIO DOMINIC MORELLO.

SECOND SCHEDULE

GSA AA 1. Excepting the road shown in the plan hereon.

2. Land excludes minerals and is subject to reservations and conditions in favour of the Crown - see Memorandum S700000A.

AB 3. Provisions of s.235A Crown Lands Consolidation Act, 1913, as to boundaries to rivers and lakes.

4. Conditional Purchase 1967/2 Wentworth - subject to the provisions of the Crown Lands Consolidation Act, 1913, particularly as regards -

N o P (a) ~~PAYMENT OF BALANCE OF PURCHASE AND OTHER MONEYS;~~ X861016.

(b) ~~forfeiture provisions;~~ X861016.

(c) restrictions on dealings, see s.272;

(d) ~~restrictions on subdivision, see s.257.~~ X861016.

MM 5. Book 3293 No.768 P Mortgage to National Australia Bank Limited.

6. ~~Book 3298 No.106 Mortgage to Commonwealth Development Bank of Australia~~ X710741

RG 2/64

GOVERNMENT PRINTER FOR WESTERN AUSTRALIA
40828—4036

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR | Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS | Registrar General | CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

X710741 DMR
X816016 MA

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

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Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/7/2023 2:24PM

FOLIO: 201/756946

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 15335 FOL 98

Recorded	Number	Type of Instrument	C.T. Issue
14/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/2/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/5/1991		AMENDMENT: TITLE DIAGRAM	
17/3/1999	5687329	DEPARTMENTAL DEALING	
31/5/2010	AF522313	DISCHARGE OF MORTGAGE	
20/7/2010	DP1152903	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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: 17/07/2023 14:24:52

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/7/2023 2:22PM

FOLIO: 2/1152903

First Title(s): VOL 15335 FOL 98
Prior Title(s): 201/756946

Recorded	Number	Type of Instrument	C.T. Issue
20/7/2010	DP1152903	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/8/2010	AF698828	TRANSFER	EDITION 2
11/5/2015	AJ468783	MORTGAGE	EDITION 3
24/8/2018	AN603823	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
4/8/2020	AQ294846	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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Received: 17/07/2023 14:22:18

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1152903

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	3	11/5/2015

LAND

LOT 2 IN DEPOSITED PLAN 1152903
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1152903

FIRST SCHEDULE

ALINGA GROVE PTY LIMITED (T AF698828)

SECOND SCHEDULE (6 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A

2 AS TO BOUNDARIES TO RIVERS/LAKES - SEE SECTION 172 CROWN LANDS ACT 1989

3 DP1152903 EASEMENT FOR WATER SUPPLY 4 & 6.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

4 DP1152903 RIGHT OF CARRIAGEWAY AND EASEMENT FOR WATER SUPPLY 6.5 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

5 DP1152903 EASEMENT FOR OVERHEAD POWER LINE(S) 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

6 AJ468783 MORTGAGE TO NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 1/1152903

First Title(s): VOL 15335 FOL 98
Prior Title(s): 201/756946

Recorded	Number	Type of Instrument	C.T. Issue
20/7/2010	DP1152903	DEPOSITED PLAN	FOLIO CREATED EDITION 1
28/11/2017	AM921711	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 2
24/8/2018	AN603823	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
14/2/2019	AP61008	TRANSFER	
14/2/2019	AP61009	MORTGAGE	EDITION 3 CORD ISSUED
18/7/2019	AP311989	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
30/10/2020	AQ514532	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
1/5/2023	AT47409	DISCHARGE OF MORTGAGE	
1/5/2023	AT47410	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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4

Form: 03AE
Licence: 01-05-051
Licensee: LEAP Legal Software Pty Limited
Firm name: Davies Watson Lawyers

TRANSMISSION APPLICATION

by an Executor, Administrator or Trustee

New South Wales
Section 93 Real Property Act 1900

AM921711B

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.

(A) TORRENS TITLE: 1/1152903

(B) REGISTERED DEALING

NUMBER	TORRENS TITLE

(C) LODGED BY

DOCUMENT COLLECTION BOX	NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY	CODE
28A	LLPN: 124247U SAI GLOBAL Property DX 885 SYDNEY 02 9210 0700 REFERENCE: 68022225 - Davies Watson	AE

(D) DECEASED REGISTERED PROPRIETOR: EUGENIO DOMINIC MORELLO

(E) APPLICANT: VINCENT LUKE RUSSO AND CARMEL RUSSO

(F) The abovementioned applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 04/12/2016) pursuant to Probate No. 2017/00046779 granted on 15 May 2017 (a certified copy of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE

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

Signature of witness: MBlack

Name of witness: MICHELLE ROBYN BLACK

Address of witness: 103 ORANGE AVENUE
MILDURA VIC 3500

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

Signature of applicant:

(H) *This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.*
The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1456054 Full name: MICHELLE ROBYN BLACK (AGENT) Signature: MBlack

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Evidence sighted ~~and returned~~ (office use only): c.c. probate

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1152903

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	4	1/5/2023

LAND

LOT 1 IN DEPOSITED PLAN 1152903
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1152903

FIRST SCHEDULE

DEAN COURTNEY MCDOWALL
RACHEL LUCY MCDOWALL
AS JOINT TENANTS (T AP61008)

SECOND SCHEDULE (4 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
2 DP1152903 EASEMENT FOR WATER SUPPLY 4 & 6.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
3 DP1152903 RIGHT OF CARRIAGEWAY AND EASEMENT FOR WATER SUPPLY 6.5 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
4 AT47410 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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At Gol Gol.

Papers WLO 40·5951

PLAN OF PORTION ~~W.L. 2869~~ 68

Parish of Gol Gol

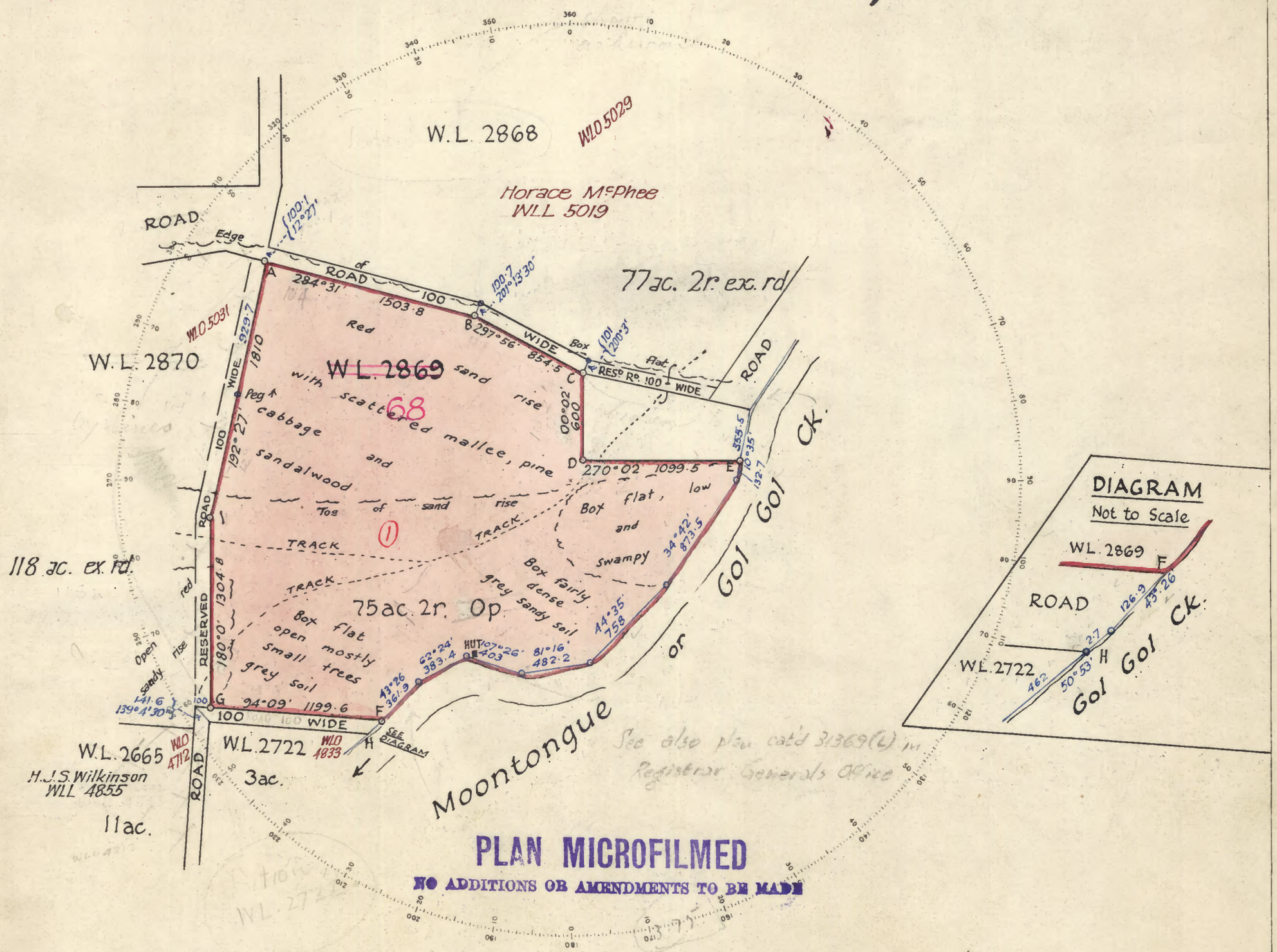
County of Wentworth ..... Western Division

Applied for under Section 28A of the Western Lands Act of 1901 by Arthur Duncan Potter

Western Lands Lease No. 5018 vide Gazette 10th April, 1941.

Within Wentworth Water Supply Catchment Area and Water District Notd 24.3.96.

① Por. 68. C.P.44.4, Sept.1 Arthur Duncan Potter (conv'n). Sale completed. Ten. 53·5494.



PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

See also plan cat'd 31369(2) in Registrar General's Office

Reference to Corners

Corner	Bearing	From	Links	No on Tree or Post.
A	192° 27'	G.I. Pipe	5	~~WL 2869 2870~~ 52.68
B	201° 13½	do	5	
C	200° 03	do	5	~~WL 2869~~ 68 on F.P at cor
D	90° 02'	do	10	~~WL 2868~~ 68 do do
E	190° 35'	do	10	~~WL 2868 2869~~ WL2868. 68
F	116° 24'	Box	36·7	~~WL 2869~~ 68
G	0° 0'	G.I. Pipe	5	~~WL 2869 2870~~ 68 on F.P at cor
H	316° 10'	Box	3·9	WL 2722
I		Peg at angle		

Corners re-marked by Sur. Walstenholme vide pps. WLO 45·3393

Original plan indicates bank is the portion boundary (ADDED FOR MICROFILM PURPOSES)

Astronomical Observations

Station	Body Obsd	Date	Time	Latitude	Altitude	Obsd Bearing	True Bearing	Variation	Mean Varn

I Reginald John Mitchell
of 443 Chancery Lane Melbourne
a Surveyor registered under the Surveyors Act, 1929 do hereby solemnly and sincerely declare that the survey, or the part thereof shown by lines ..... represented in this plan has been made by me in accordance with the Survey Practice Regulations 1933 and the special requirements of the Western Lands Office and was completed on the 12th November 1940 Reference marks have been placed as shown on plan.
I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

Surveyor registered under the Surveyors Act 1929.

Subscribed and declared before me at Melbourne this 24th day of December 1940

Justice of the Peace.

Transmitted to the Western Lands Commissioner with my letter of 24/12/40 No 5

Checked and Charted 13/3/41
Examined
Plan approved A.B. Pavley Draftsman 13/3/1941

Azimuth taken from AG.
Field Book Vol. 1 Folio 1–4, 14, 15
Cal'n Book No. 14 Folio 110

Scale 8 Chains to an Inch

Lithographed & printed at the Department of Lands, Sydney N.S.W.

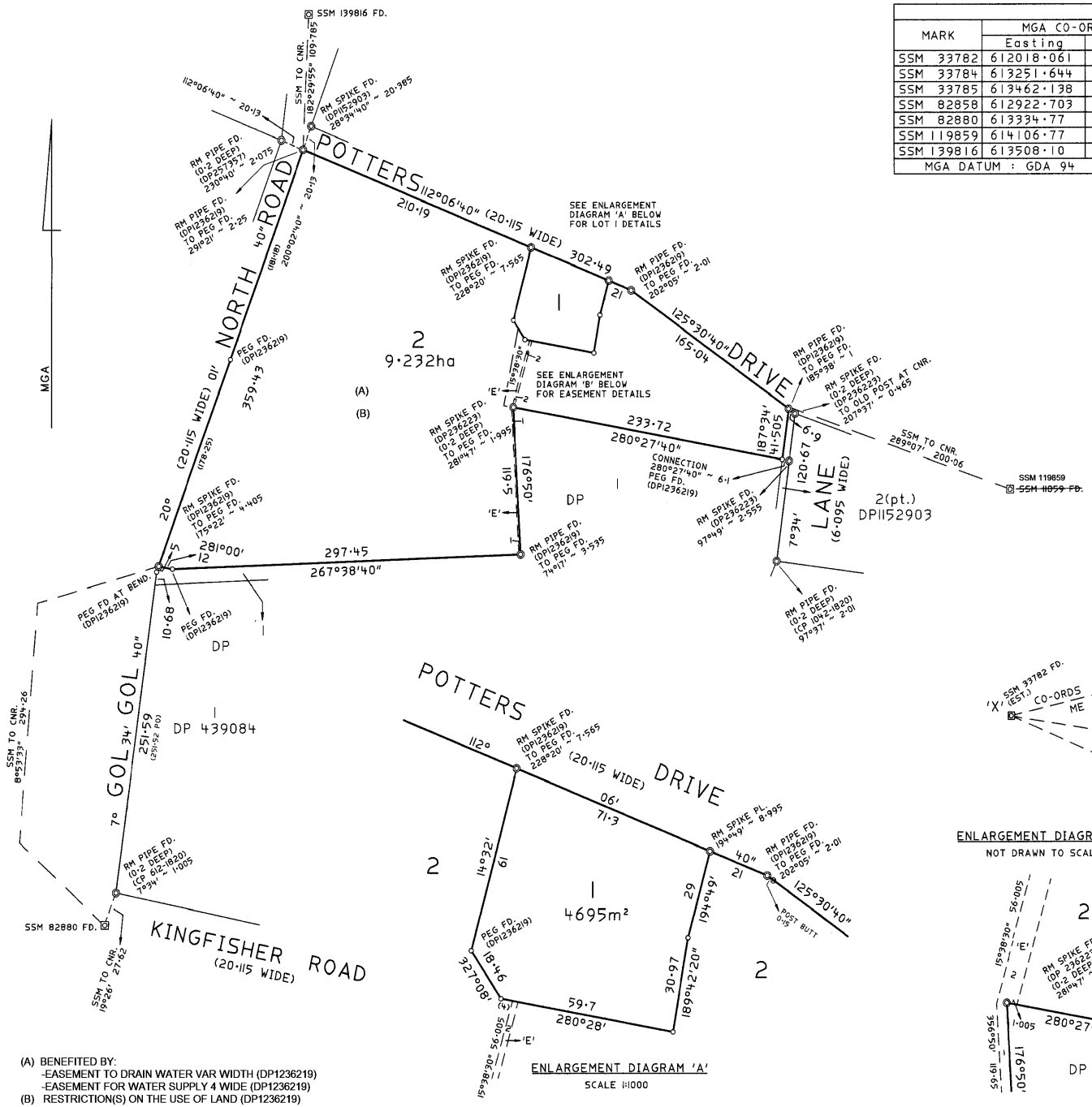
Cat. No. [redacted] W. 612 1820

Stand. No. 625
Prepared

InfoTrack
Req:R892052 /Doc:DP 1259848 P /Rev:09-Jan-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:1 of 4
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CO-ORDINATE SCHEDULE							
MARK	MGA CO-ORDINATES		HOR. ACC.		CSF	METHOD & SOURCE	STATUS
	Easting	Northing	CLASS	ORDER			
SSM 33782	612018·061	6217292·081	B	2	0·999746	SCIMS SEARCH	FOUND
SSM 33784	613251·644	6216998·644	B	2	0·999751	SCIMS SEARCH	FOUND
SSM 33785	613462·138	6216554·277	B	2	0·999750	SCIMS SEARCH	FOUND
SSM 82858	612922·703	6217431·901	C	U	0·999750	SCIMS SEARCH	FOUND
SSM 82880	613334·77	6217599·93	U	U	0·999751	COMPUTED BY ME	FOUND
SSM 119859	614106·77	6217953·01	U	U	0·999753	COMPUTED BY ME	FOUND
SSM 139816	613508·10	6218337·84	U	U	0·999752	COMPUTED BY ME	FOUND
MGA DATUM : GDA 94		MGA ZONE : 54			DATE OF SCIMS SEARCH : 11/04/2019		

GNSS VALIDATION SCHEDULE				
FROM MARK	TO MARK	GRID BEARING	DISTANCE	METHOD
SSM 33782 ('X')	SSM 33784 ('Y')	103°22'50"	1268·32	SCIMS CO-ORDS
		103°22'50"	1268·32	CORS NRTK
SSM 33784	SSM 33785	154°39'12"	491·825	SCIMS CO-ORDS
		154°39'12"	491·825	CORS NRTK
SSM 82880	SSM 139816	139°13'06"	758·18	EDM TRAVERSE
		139°13'05"	758·18	CORS NRTK
SSM 139816	SSM 119859	122°43'58"	711·87	EDM TRAVERSE
		122°43'59"	711·87	CORS NRTK



(A) BENEFITED BY:
-EASEMENT TO DRAIN WATER VAR WIDTH (DP1236219)
-EASEMENT FOR WATER SUPPLY 4 WIDE (DP1236219)
(B) RESTRICTION(S) ON THE USE OF LAND (DP1236219)

'E' - EASEMENT FOR WATER SUPPLY 1 WIDE & 2 WIDE

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

Surveyor: ROBERT BRUCE FREEMAN
Date of Survey: 15th APRIL 2019
Surveyor's Reference: 8966/3

PLAN OF SUBDIVISION
LOTS 1 & 2 IN DP1236219

LGA: WENTWORTH
Locality: GOL GOL
Subdivision No. 22/19
Lengths are in metres. Reduction Ratio 1:2500

Registered 9/01/2020

DP1259848 P

AMENDED IN NSW LRS AT SURVEYOR'S REQUEST 18/12/2019

FREEMAN & FREEMAN P.O. BOX 2135, MILDURA, 3502. PH (03) 50236239 FAX (03) 50221495 EMAIL ffsurvey@ncable.com.au

Req:R892052 /Doc:DP 1259848 P /Rev:09-Jan-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:2 of 4
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PLAN FORM 6 (2017)	**DEPOSITED PLAN ADMINISTRATION SHEET**	Sheet 1 of 3 sheet(s)

Office Use Only

Registered: 9/01/2020

Title System: TORRENS

Office Use Only

DP1259848 S

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP1236219

LGA: WENTWORTH

Locality: GOL GOL

Parish: GOL GOL

County: WENTWORTH

Survey Certificate

I, ROBERT BRUCE FREEMAN

of 130 LANGTREE AVENUE, MILDURA, VIC. 3500.

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 15/04/2019.

~~*(b) The part of the land shown in the plan (*being/*excluding ** was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on ——— the part not surveyed was compiled in accordance with that Regulation, or~~

~~*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: 'X' – 'Y'

Type: *Urban/~~*Rural~~

The terrain is *Level-Undulating / ~~*Steep-Mountainous~~.

Signature: ..... Dated: 30/08/2019

Surveyor Identification No: 2461
Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

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.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, KEN ROSS

~~*Authorised Person~~/*General Manager/~~*Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: .....

Consent Authority: WENTWORTH SHIRE COUNCIL

Date of endorsement: 23 SEPTEMBER 2019

Subdivision Certificate number: 22/19

File number: DA20191002

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP1236219 &

UNREG. SUBDIVISION BY ME (REF 9523)

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

Surveyor's Reference: 8966/3

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Req:R892052 /Doc:DP 1259848 P /Rev:09-Jan-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:3 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Office Use Only

Registered: 9/01/2020

Office Use Only

DP1259848

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP1236219

Subdivision Certificate number: 22/19

Date of Endorsement: 23 SEPTEMBER 2019

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

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

Clause 60(c) Surveying and Spatial Information Regulation 2017:

LOT 1 : 22 POTTERS DRIVE, GOL GOL, 2738

LOT 2 : NO STREET ADDRESS AVAILABLE

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED: TO CREATE:

1. EASEMENT FOR WATER SUPPLY 1 WIDE & 2 WIDE

TO RELEASE:

1. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH (VIDE DP1236219)

Signed by registered proprietors:

BARRY COCK

WITNESS

Executed by ALINGA GROVE PTY LTD (ACN 004 845 612) in accordance with the requirements of section 127 of the Corporations Act 2001 (Cth) by:

X

EVAN MORRISON
DIRECTOR

X

MARLENE MORRISON
DIRECTOR

If space is insufficient use additional annexure sheet

Surveyor's Reference: 8966/3

Req:R892052 /Doc:DP 1259848 P /Rev:09-Jan-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:4 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 3 sheet(s)

Office Use Only

Registered: 9/01/2020

Office Use Only

DP1259848

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP1236219

Subdivision Certificate number: 22119

Date of Endorsement: 23 SEPTEMBER 2019

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

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

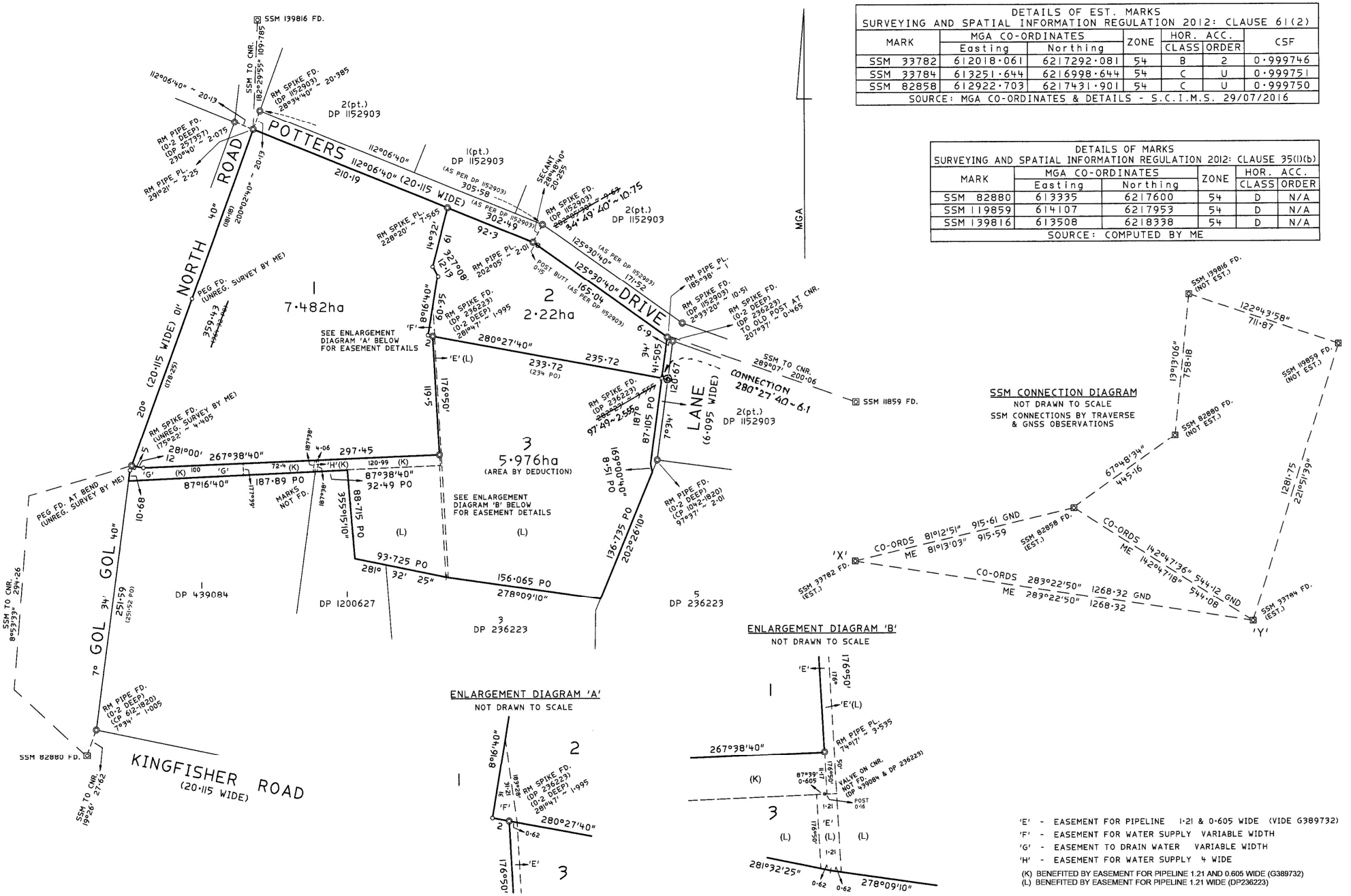
If space is insufficient use additional annexure sheet

Surveyor's Reference: 8966/3

PLAN FORM 2 (A2) **WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION** Sheet 1 of 1 sheets

DETAILS OF EST. MARKS SURVEYING AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 61(2)						
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.		CSF
	Easting	Northing		CLASS	ORDER	
SSM 33782	612018·061	6217292·081	54	B	2	0·999746
SSM 33784	613251·644	6216998·644	54	C	U	0·999751
SSM 82858	612922·703	6217431·901	54	C	U	0·999750
SOURCE: MGA CO-ORDINATES & DETAILS - S.C.I.M.S. 29/07/2016						

DETAILS OF MARKS SURVEYING AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 35(1)(b)					
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.	
	Easting	Northing		CLASS	ORDER
SSM 82880	613335	6217600	54	D	N/A
SSM 119859	614107	6217953	54	D	N/A
SSM 139816	613508	6218338	54	D	N/A
SOURCE: COMPUTED BY ME					



'E' - EASEMENT FOR PIPELINE 1·21 & 0·605 WIDE (VIDE G389732)
'F' - EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
'G' - EASEMENT TO DRAIN WATER VARIABLE WIDTH
'H' - EASEMENT FOR WATER SUPPLY 4 WIDE
(K) BENEFITED BY EASEMENT FOR PIPELINE 1.21 AND 0.605 WIDE (G389732)
(L) BENEFITED BY EASEMENT FOR PIPELINE 1.21 WIDE (DP236223)

Surveyor: ROBERT BRUCE FREEMAN *Date of Survey:* 18th JULY 2016 *Surveyor's Reference:* 8966	PLAN OF SUBDIVISION LOT 1 IN DP 527685 AND LOT 4 IN DP 236223	LGA: WENTWORTH Locality: GOL GOL Subdivision No. 02/17 Lengths are in metres. Reduction Ratio 1:2500	Registered 18.01.2018	DP1236219 P

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

FREEMAN & FREEMAN P.O. BOX 2135, MILDURA, 3502. PH (03) 50236239 FAX (03) 50221495 EMAIL ffsurvey@ncable.com.au

PLAN AMENDED BY ALAN BROWNE 12.1.18

Req:R101055 /Doc:DP 1236219 P /Rev:19-Jan-2018 /NSW LRS /Pgs:ALL /Prt:16-Oct-2019 10:05 /Seq:1 of 4
© Office of the Registrar-General /Src:INFOTRACK /Ref:18-0119

Req:R101055 /Doc:DP 1236219 P /Rev:19-Jan-2018 /NSW LRS /Pgs:ALL /Prt:16-Oct-2019 10:05 /Seq:2 of 4
© Office of the Registrar-General /Src:INFOTRACK /Ref:18-0119

PLAN FORM 6 (2012) **WARNING: Creasing or folding will lead to rejection**

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

Office Use Only

Registered: 18.1.2018

Title System: TORRENS

Purpose: SUBDIVISION

Only

DP1236219 S

PLAN OF SUBDIVISION OF
LOT 1 IN DP 527685 AND
LOT 4 IN DP 236223

LGA: WENTWORTH

Locality: GOL GOL

Parish: GOL GOL

County: WENTWORTH

Crown Lands NSW/Western Lands Office Approval

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.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, Ken Ross

Authorised Person/~~General Manager/*Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: –

Consent Authority: Wentworth Shire Council

Date of endorsement: 6 February 2017

Subdivision Certificate number: 02/17

File number: DA 2016/016

*Strike through if inapplicable.

Survey Certificate

I, ROBERT BRUCE FREEMAN .....

of 130 LANGTREE AVENUE, MILDURA, VIC. 3500. .....

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) ~~The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on~~.

*(b) The part of the land shown in the plan (*being/*~~excluding~~ Lots 1 & 2 and connections) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on 18th July 2016 , the part not surveyed was compiled in accordance with that Regulation.

*(c) ~~The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2012*.~~

Signature: ..... Dated: 23/11/2016

Surveyor ID: 2461

Datum Line: 'X' - 'Y'

Type: *~~Urban~~/*Rural

The terrain is *Level-Undulating / *~~Steep-Mountainous.~~

*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.

Statements of intention to dedicate public roads, public reserves and drainage reserves.

Plans used in the preparation of survey/compilation.

DP 236223, DP 257357, DP 439084, DP 527685, DP 1152903, DP 1200627, CP 612-1820, CP 1042-1820.

If space is insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Surveyor's Reference: 8966

Req:R101055 /Doc:DP 1236219 P /Rev:19-Jan-2018 /NSW LRS /Pgs:ALL /Prt:16-Oct-2019 10:05 /Seq:3 of 4
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PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 3 sheet(s)

Office Use Only

Registered: 18.1.2018

Use Only

DP1236219

PLAN OF SUBDIVISION OF
LOT 1 IN DP 527685 AND
LOT 4 IN DP 236223

Subdivision Certificate number: 02/17

Date of Endorsement: 6 February 2017

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.

Clause 60(c) Surveying and Spatial Information Regulation 2012:

LOT 1 - NO ADDRESS AVAILABLE
LOT 2 - 22 POTTERS DRIVE, GOL GOL
LOT 3 - 56 GOL GOL NORTH ROAD, GOL GOL

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 - 1964, IT IS INTENDED TO CREATE;

1. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
2. EASEMENT TO DRAIN WATER VARIABLE WIDTH
3. EASEMENT FOR WATER SUPPLY 4 WIDE
4. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet

Surveyor's Reference: 8966

Req:R101055 /Doc:DP 1236219 P /Rev:19-Jan-2018 /NSW LRS /Pgs:ALL /Prt:16-Oct-2019 10:05 /Seq:4 of 4
© Office of the Registrar-General /Src:INFOTRACK /Ref:18-0119

PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 18.1.2018

e Only

DP1236219

PLAN OF SUBDIVISION OF
LOT 1 IN DP 527685 AND
LOT 4 IN DP 236223

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

Subdivision Certificate number: 02/17

Date of Endorsement: 6 February 2017

~~**Clause 60(c) Surveying and Spatial Information Regulation 2012:-**~~

LOT 1 – NO ADDRESS AVAILABLE
LOT 2 – 22 POTTERS DRIVE, GOL GOL
~~LOT 3 – 56 GOL GOL NORTH ROAD, GOL GOL~~

~~**PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964, IT IS INTENDED TO CREATE;**~~

1. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
2. EASEMENT TO DRAIN WATR VARIABLE WIDTH
3. EASEMENT FOR WATER SUPPLY 4 WIDE
~~4. RESTRICTION ON THE USE OF LAND~~

Mortgagee under Mortgage No. AF 152765
Signed at MILDURA this TWENTY FOURTH day of JULY 2017 for National Australia Bank Limited ABN 12 004 044 937 by CRAIGIE WITTE its duly appointed Attorney under Power of Attorney No. 39 Book 4512

3
Level Attorney

Witness/Bank Officer
CRAIG STONE
55 DEAKIN AVENUE
MILDURA 3500

EXECUTED by
BENDIGO and ADELAIDE BANK LTD
ABN 11 068 049 178
by being signed by its Attorney
Kelly Mary Lawrence
who certify that they are the
LOAN SERVICES OFFICER
for the time being of the Company under Power of Attorney dated 7 March 2016 registered in Book 4707 Number 729 in the presence of:-

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

Attorney

Witness Signature

Jessica Therese Lockyer
Witness Name
114 Brisbane St
IPSWICH QLD 4305
Witness Address

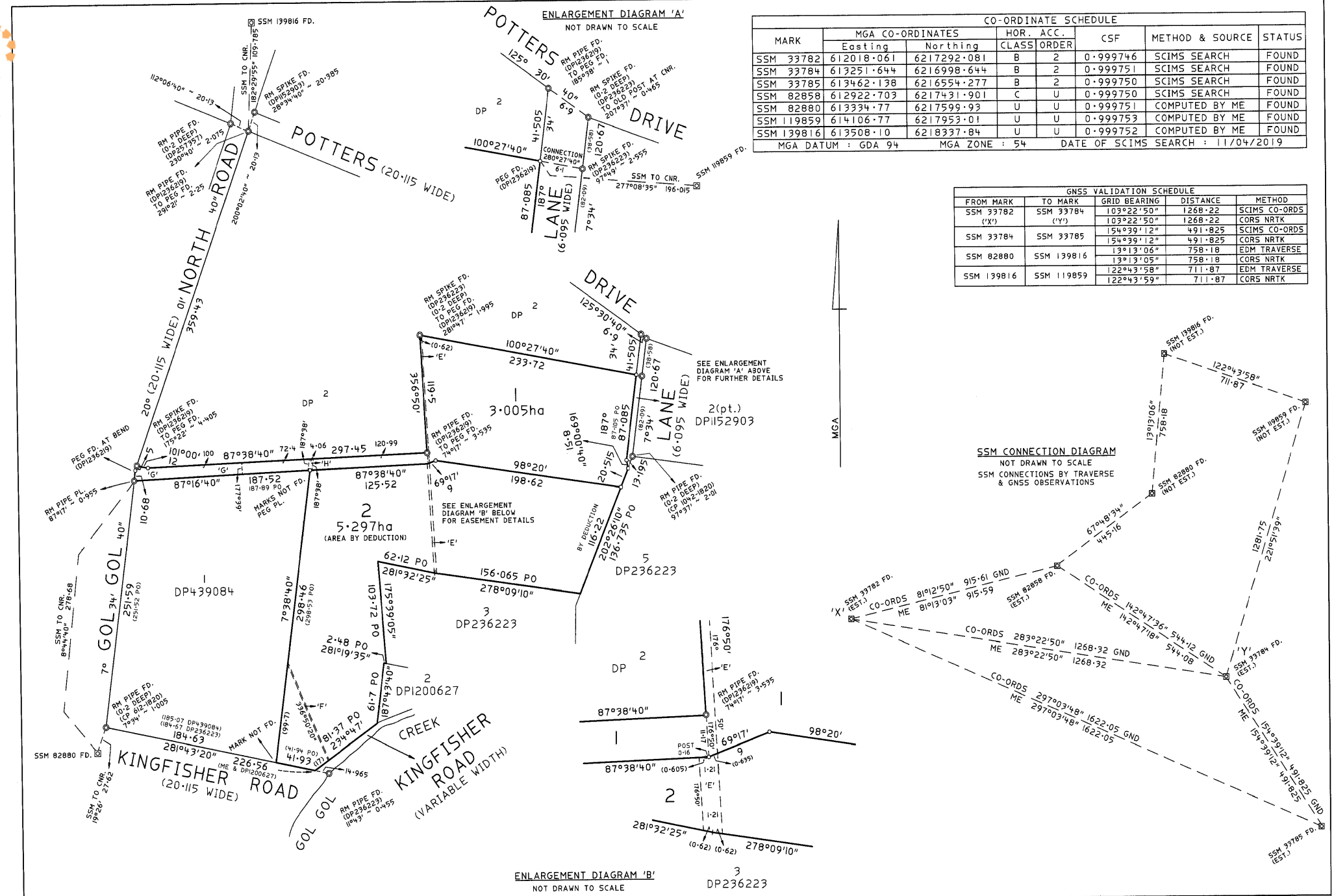
If space is insufficient use additional annexure sheet

Surveyor's Reference:8966

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets



CO-ORDINATE SCHEDULE							
MARK	MGA CO-ORDINATES		HOR. ACC.		CSF	METHOD & SOURCE	STATUS
	Easting	Northing	CLASS	ORDER			
SSM 33782	612018·061	6217292·081	B	2	0·999746	SCIMS SEARCH	FOUND
SSM 33784	613251·644	6216998·644	B	2	0·999751	SCIMS SEARCH	FOUND
SSM 33785	613462·138	6216554·277	B	2	0·999750	SCIMS SEARCH	FOUND
SSM 82858	612922·703	6217431·901	C	U	0·999750	SCIMS SEARCH	FOUND
SSM 82880	613334·77	6217599·93	U	U	0·999751	COMPUTED BY ME	FOUND
SSM 119859	614106·77	6217953·01	U	U	0·999753	COMPUTED BY ME	FOUND
SSM 139816	613508·10	6218337·84	U	U	0·999752	COMPUTED BY ME	FOUND
MGA DATUM : GDA 94		MGA ZONE : 54			DATE OF SCIMS SEARCH : 11/04/2019		

GNSS VALIDATION SCHEDULE				
FROM MARK	TO MARK	GRID BEARING	DISTANCE	METHOD
SSM 33782 ('X')	SSM 33784 ('Y')	103°22'50"	1268·22	SCIMS CO-ORDS
		103°22'50"	1268·22	CORS NRTK
SSM 33784	SSM 33785	154°39'12"	491·825	SCIMS CO-ORDS
		154°39'12"	491·825	CORS NRTK
SSM 82880	SSM 139816	13°13'06"	758·18	EDM TRAVERSE
		13°13'05"	758·18	CORS NRTK
SSM 139816	SSM 119859	122°43'58"	711·87	EDM TRAVERSE
		122°43'59"	711·87	CORS NRTK

'E' - EASEMENT FOR PIPELINE 1·21 & 0·605 WIDE (VIDE G389732)
'F' - EASEMENT FOR PIPELINE 1·21 WIDE (VIDE G275522 DP439084)
'G' - EASEMENT TO DRAIN WATER VARIABLE WIDTH (VIDE DP1236219)
'H' - EASEMENT FOR WATER SUPPLY 4 WIDE (VIDE DP1236219)

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

Surveyor: ROBERT BRUCE FREEMAN

Date of Survey: 15th APRIL 2019

Surveyor's Reference: 9523

PLAN OF SUBDIVISION
LOT 1 IN DP1200627 AND
LOT 3 IN DP1236219

LGA: WENTWORTH

Locality: GOL GOL

Subdivision No.

Lengths are in metres. Reduction Ratio 1:2500

Registered

DP1269246 P

FREEMAN & FREEMAN P.O. BOX 2135, MILDURA, 3502. PH (03) 50236239 FAX (03) 50221495 EMAIL ffsurvey@ncable.com.au

InfoTrack
Req:R892047 /Doc:DP 1269246 P /Rev:19-Nov-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:1 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

Req:R892047 /Doc:DP 1269246 P /Rev:19-Nov-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:2 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6 (2017)	**DEPOSITED PLAN ADMINISTRATION SHEET**	Sheet 1 of 3 sheet(s)

Office Use Only

Registered: 19.11.2020

Title System: TORRENS

DP1269246 S

PLAN OF SUBDIVISION OF
LOT 1 IN DP1200627 &
LOT 3 IN DP1236219

LGA: WENTWORTH

Locality: GOL GOL

Parish: GOL GOL

County: WENTWORTH

Survey Certificate

I, ROBERT BRUCE FREEMAN

of 130 LANGTREE AVENUE, MILDURA, VIC. 3500.

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) ~~The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on~~

*(b) The part of the land shown in the plan (*being/*~~excluding~~ LOT 1 AND CONNECTIONS was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on 15/04/2019 the part not surveyed was compiled in accordance with that Regulation, or

*~~(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.~~

Datum Line: 'X' – 'Y'

Type: *Urban/*~~Rural~~

The terrain is *Level-Undulating / *~~Steep-Mountainous~~.

Signature: ..... Dated: 30/08/2019

Surveyor Identification No: 2461
Surveyor registered under
the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

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.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, Ken Ross

*~~Authorised Person~~/*General Manager/*~~Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: –

Consent Authority: Wentworth Shire Council

Date of endorsement: 12 September 2019

Subdivision Certificate number: 21/19

File number: DA 2018/080

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP1200627, DP1236219 &

UNREG. SUBDIVISION BY ME (REF 8966/3)

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

Surveyor's Reference: 9523

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Req:R892047 /Doc:DP 1269246 P /Rev:19-Nov-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:3 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Office Use Only

Registered: 19.11.2020

DP1269246

PLAN OF SUBDIVISION OF
LOT 1 IN DP1200627 &
LOT 3 IN DP1236219

Subdivision Certificate number: 21/19

Date of Endorsement: 12 September 2019

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

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

Clause 60(c) Surveying and Spatial Information Regulation 2017:

LOT 1 : 56 GOL GOL NORTH ROAD, GOL GOL, 2738.
LOT 2 : NO STREET ADDRESSES AVAILABLE

EXECUTED by **ALINGA GROVE PTY LTD (ACN 004 845 612)**
in accordance with Section 127 of the Corporations Act 2001:

Director/Secretary
Evan Ronald Morrison

Director
Ashley Evan Morrison

New South Wales Rural Assistance Authority, being the mortgagee of the land within described hereby consents to this Plan of Subdivision date this 30th day of January 2020

Sarah Harriet Jane Stanbury

For and on behalf of the New South Wales Rural Assistance Authority under and in pursuance of power delegated to the signatory by the said Authority under the Rural Assistance Act 1989.

In the presence of:

Witness **Stephanie Joan Cook**

161 Kite Street,
ORANGE NSW 2800

If space is insufficient use additional annexure sheet

Surveyor's Reference: 9523

Req:R892047 /Doc:DP 1269246 P /Rev:19-Nov-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:4 of 4
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PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 3 sheet(s)

Office Use Only

Registered: 19.11.2020

DP1269246

PLAN OF SUBDIVISION OF
LOT 1 IN DP1200627 &
LOT 3 IN DP1236219

Subdivision Certificate number: 21/19

Date of Endorsement: 12 September 2019

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

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

MORTGAGEE UNDER MORTGAGE NO. AN340522
SIGNED AT MILDURA THIS 13TH DAY OF
OCTOBER 2020 FOR NATIONAL AUSTRALIA
BANK LIMITED ABN 12 004 044 937 BY
CHERYL LINKLATER ITS DULY APPOINTED
ATTORNEY UNDER POWER OF ATTORNEY
NO. 39 BOOK 4512

ATTORNEY SIGNATURE. LEVEL 3 ATTORNEY

National Australia Bank Limited ABN 12004044937 083-764 083-764 Mildura VIC

WITNESS SIGNATURE

CRAIG STONE

WITNESS NAME

55 DEAKIN AVE, MILDURA VIC 3500

WITNESS ADDRESS

If space is insufficient use additional annexure sheet

Surveyor's Reference: 9523

InfoTrack
Req:R892054 /Doc:DP 0236223 P /Rev:11-Jun-1992 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Redevelopment Parcel

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 236223

LINKS	METRES
0.1	0.020
0.4	0.081
0.6	0.121
0.7	0.141
0.8	0.161
1	0.201
1.12	0.226
1.4	0.282
2.27	0.457
2.3	0.463
2.43	0.489
3	0.604
3.1	0.624
4.5	0.905
5	1.006
5	1.007
6	1.207
6.1	1.227
6.4	1.287
6.6	1.327
7.4	1.487
9.92	1.995
10	2.012
10.1	2.032
11.7	2.354
12.61	2.537
12.65	2.545
19.7	3.963
20	4.023
21.7	4.365
22.18	4.462
30.3	6.096
42.3	8.509
53.1	10.683
53.7	10.803
54.01	10.865
64.8	13.031
75.6	15.206
77.4	15.567
84.5	16.999
100.3	20.177
112.1	22.551
127.1	25.568
132.7	26.695
151.6	30.497
161.1	32.409
172.6	34.722
183.3	36.875
192.9	38.805
204.9	41.219
208.5	41.944
211.3	42.511
228.3	45.927
237.2	47.717
299	60.149
300	60.350
300.8	60.511
305.2	61.400
315.6	63.495
361.1	72.642
367.9	74.013
401.1	80.691
408.2	82.117
415.2	83.525
433	87.105
441	88.715

Form 3 — TO BE USED WHERE DEDICATIONS, DRAINAGE RESERVES AND PUBLIC GARDEN AND RECREATION SPACES ARE PROVIDED.

WARNING. Plan Drawing only to appear in this space.

SURVEYORS REFERENCE 1304

D. P. 236223

Registered: 5/1967 (9-6-1967 and 4/1968 at 20.5: 1968)

C.A.: 4/1260

Title System: Torrens

Purpose: Subdivision

Ref. Map: Town of Gol Gol

Last Plan: 3/1969(4)

PLAN OF SUBDIVISION OF LOT 3 IN PLAN LODGED IN TRANSFER No G 275522 PART OF PORTION 68

Scales: 2 Chains to an inch

Num./Shire: ...

City: ...of Wentworth...

Locality: ...of Gol Gol...

Parish: ...of Gol Gol...

County: ...of Wentworth...

I, Thomas William Thomson of Mildura, Victoria a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is correct and has been made * (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on 1.21.1967.

Signature: ...

Surveyor registered under Surveyors Act, 1929, as amended. Dated this of August, A.D.

Statements of Declarations, Easements.

(Signatures and Seals to appear in panel provided.)

Pursuant to the provisions of Section 88 B of the Conveyancing Act 1919 - 1964 it is intended to create an Easement, 6.0 links wide for Pipe Line *

It is intended to dedicate the Road Variable Width & the Lane 30.3 Links Wide to the Public.

The road of variable width is affected by part of the easement for Pipe Line 6 links wide created by Transfer No G 275522.

Instrument Filed as L/25979

OFFICE USE ONLY

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SIGNATURES AND SEALS ONLY.

THE COMMERCIAL BANK OF AUSTRALIA LIMITED by its Attorney and I, the said Attorney, state that I have not received any notice of the revocation of the Power of Attorney registered No 9 of Miscellaneous Register and No 2061 Land Titles Office, Sydney, under the authority of which I have just executed the within instrument.

ASSISTANT MANAGER AT SYDNEY

21 AUG 1967

I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision and new road(s) set out hereon. (As amended 1968)

Subdivision No. 5/1967 & 4/1968 Date 19.6.67 20.5.1968

Council Clerk: ...

Approved by Council.

The Common Seal of The Council of the Shire of Wentworth was hereunto affixed on the 21st June 1967 pursuant to a resolution of Council passed on 19 June 1967

Council Clerk: ...

Dated 20/5/68

Owner/Shire President: ...

Y 0 0 5 A I A

D 2 3 6 2 2 3

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 236223 CONTINUED

LINKS	METRES
462	92.940
462.8	93.101
465.1	93.563
465.9	93.724
495.6	99.699
515.6	103.722
527.4	106.096
551.8	111.005
561.2	112.895
569.2	114.505
600	120.701
637.1	128.164
637.9	128.325
640.2	128.788
643.2	129.391
649.7	130.699
653.9	131.544
657.1	132.187
671.7	135.125
679.7	136.734
750.1	150.896
758.1	152.505
775	155.905
775.8	156.066
810.1	162.966
873.6	175.740
918	184.672
1011.6	203.502
1099.6	221.204
1113.6	224.001
1163.2	233.999
1195.5	240.494
1202.1	241.824
1484	298.533
3379.9	679.928

AC	RD	P	SQ M
- 1	31	3/4	1815

AC	RD	P	HA
5	3	11	2.355
6	3	2	2.737
10	3	20	4.4
10	3	28	4.481
13	3	11 1/4	5.593
13	3	19 1/4	5.613

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 12th day of July, 1977

1

InfoTrack

DETAILS OF EST. MARKS
SURVEYING AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 61(2)

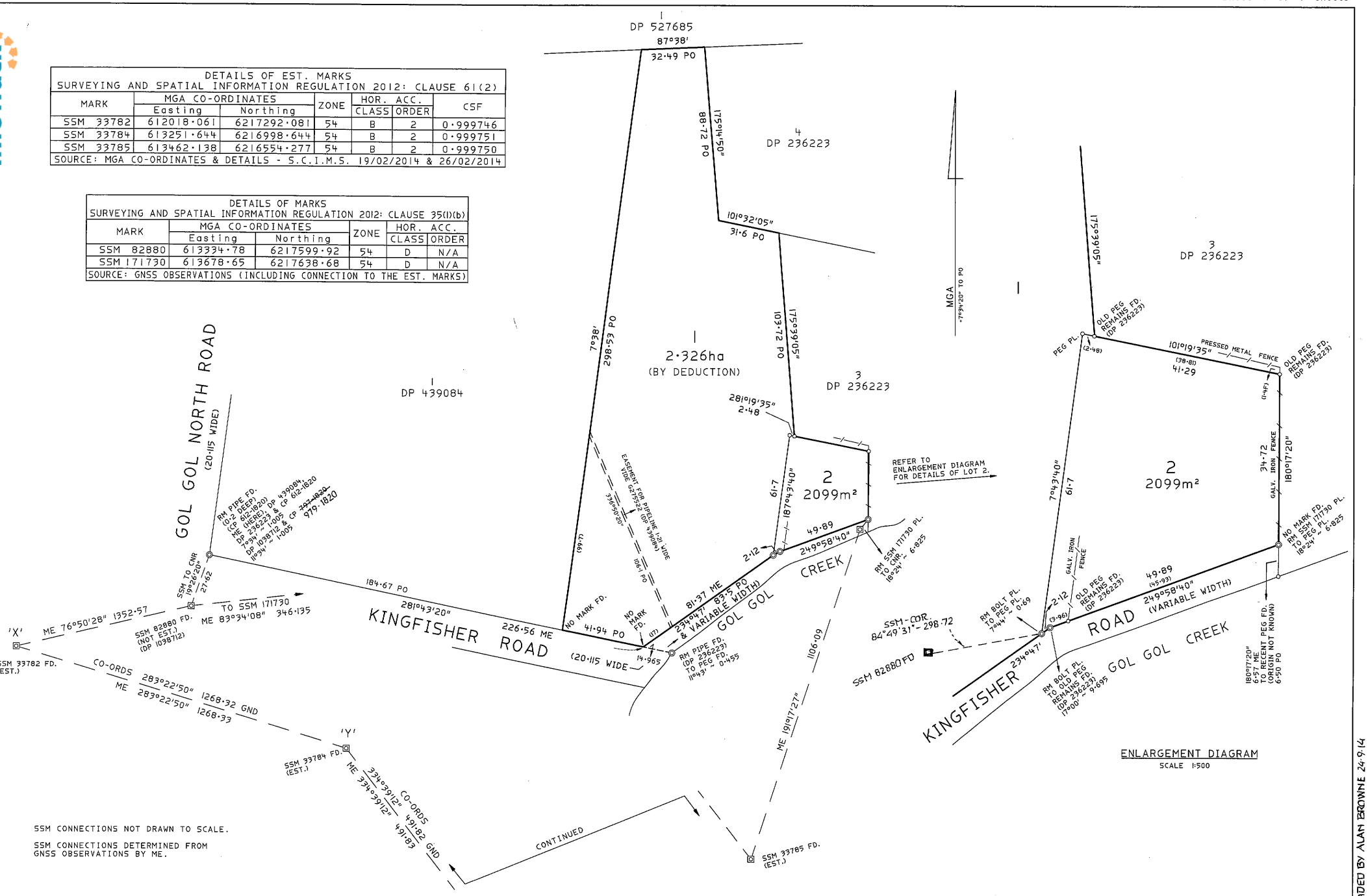
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.		CSF
	Easting	Northing		CLASS	ORDER	
SSM 33782	612018·061	6217292·081	54	B	2	0·999746
SSM 33784	613251·644	6216998·644	54	B	2	0·999751
SSM 33785	613462·138	6216554·277	54	B	2	0·999750

SOURCE: MGA CO-ORDINATES & DETAILS - S.C.I.M.S. 19/02/2014 & 26/02/2014

DETAILS OF MARKS
SURVEYING AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 35(1)(b)

MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.	
	Easting	Northing		CLASS	ORDER
SSM 82880	613334·78	6217599·92	54	D	N/A
SSM 171730	613678·65	6217638·68	54	D	N/A

SOURCE: GNSS OBSERVATIONS (INCLUDING CONNECTION TO THE EST. MARKS)



Surveyor: ROBERT BRUCE FREEMAN Date of Survey: 15th APRIL 2014 Surveyor's Reference: 9089	PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 236223	LGA: WENTWORTH Locality: GOL GOL Subdivision No. 07/014 Lengths are in metres. Reduction Ratio 1:1250	Registered 30.9.2014	DP1200627 P

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

FREEMAN & FREEMAN P.O. BOX 2135, MILDURA, 3502. PH (03) 50236239 FAX (03) 50221495 EMAIL ffsurvey@ncable.com.au

PLAN AMENDED BY ALAN BROWNE 24.9.14

© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel /Req:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:1 of 8

Req:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:2 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6 (2012) **WARNING: Creasing or folding will lead to rejection**

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 8 sheet(s)

Office Use Only

Registered: 30.9.2014

Title System: TORRENS

Purpose: SUBDIVISION

Office Use Only

DP1200627 S

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP 236223

LGA: WENTWORTH

Locality: GOL GOL

Parish: GOL GOL

County: WENTWORTH

Crown Lands NSW/Western Lands Office Approval

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.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, KEN ROSS

Authorised Person/~~General Manager/*Accredited Certifier~~, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Accreditation number: .....

Consent Authority: WENTWORTH SHIRE COUNCIL

Date of endorsement: 23 MAY 2014

Subdivision Certificate number: 07/2014

File number: N/A

*Strike through if inapplicable.

Survey Certificate

I, ROBERT BRUCE FREEMAN .....

of 130 LANGTREE AVENUE, MILDURA, VIC. 3500. .....

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) ~~The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on .....~~

*(b) The part of the land shown in the plan (*being/*~~excluding~~ ^ LOT 1) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on 15th APRIL 2014 , the part not surveyed was compiled in accordance with that Regulation.

*(c) ~~The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2012*.~~

Signature: .....Dated: 16/05/2014

Surveyor ID: 2641

Datum Line: 'X' - 'Y'

Type: *~~Urban~~/*Rural

The terrain is *Level-Undulating / *~~Steep-Mountainous.~~

*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.

Statements of intention to dedicate public roads, public reserves and drainage reserves.

Plans used in the preparation of survey/compilation.

DP 236223
DP 439084
DP 1038712
CP 612-1820
CP 979-1820

If space is insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Surveyor's Reference: 9089

Req:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:3 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 30.9.2014

Office Use Only

DP1200627

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP 236223

Subdivision Certificate number: 07/2014

Date of Endorsement: 23 MAY 2014

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.

Clause 60(c) Surveying and Spatial Information Regulation 2012:

LOT 1 - NO ADDRESS AVAILABLE
LOT 2 - 35 KINGFISHER ROAD, GOL GOL

If space is insufficient use additional annexure sheet

Surveyor's Reference: 9089

Req:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:4 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 30.9.2014

Office Use Only

DP1200627

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP 236223

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- 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: **07/014**

Date of Endorsement: **23 MAY 2014**

Certified correct for the purposes of the Real Property Act 1990 and executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified

EXECUTED by **ALINGA GROVE PTY LIMITED**)
ACN 004 845 612)
by the persons whose signatures appear below pursuant to the)
authority specified)

Director/Secretary

Full name: EVAN RONALD MORRISON

Usual Address: 109 Sturt Highway Gol Gol 2738

Director/Secretary

Full name: MARLENE DENISE MORRISON

Usual Address: 109 Sturt Highway Gol Gol 2738

If space is insufficient use additional annexure sheet

Surveyor's Reference: **9089**

Req:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:5 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 30.9.2014

Office Use Only

DP1200627

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP 236223

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: **07/014**

Date of Endorsement: **23 MAY 2014**

Certified correct for the purposes of the Real Property Act 1990
by the said **DAVID MATTHEW MARTIN**

DAVID MATTHEW MARTIN

I certify I am an eligible witness and that **DAVID MATTHEW MARTIN** signed this dealing in my presence

signature of witness

print full name of witness DAVID ROEALLAN MESSENGER
111 Lime Avenue Mildura Vic
An Australian Legal Practitioner
within the meaning of the
Legal Profession Act 2004

usual address of witness

Certified correct for the purposes of the Real Property Act 1990
by the said **MEA LOUISE MARTIN**

MEA LOUISE MARTIN

I certify I am an eligible witness and that **MEA LOUISE MARTIN** signed this dealing in my presence

signature of witness

print full name of witness DAVID ROEALLAN MESSENGER
111 Lime Avenue Mildura Vic
An Australian Legal Practitioner
within the meaning of the
Legal Profession Act 2004

usual address of witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: **9089**

Req:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:6 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 30.9.2014

Office Use Only

DP1200627

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP 236223

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: **07/014**

Date of Endorsement: **23 MAY 2014**

WESTPAC BANKING CORPORATION consent in relation to Mortgage 5412567

I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See * below]

Signature of witness:

Name of witness: **Sharon Samuels**

Address of witness: 360 Collins Street
Melbourne VIC

Certified correct for the purposes of the Real Property Act 1900 by the MORTGAGEE.
SIGNED by Lina Lucarelli as attorney for Westpac Banking Corporation under power of attorney registered Book 4299 no. 332

(Signature) Tier Three Attorney

By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney

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

If space is insufficient use additional annexure sheet

Surveyor's Reference: **9089**

Req:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:7 of 8
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 30.9.2014

Office Use Only

DP1200627

PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 236223

Subdivision Certificate number: **07/014**

Date of Endorsement: **23 MAY 2014**

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.

NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY consent in relation to Mortgage AG896751

In the presence of:

Witness

Paul Andrew Ringland

New South Wales Rural Assistance Authority, being the mortgagee of the land within described hereby consents to this Plan of subdivision dated this 10th day of July 2014

Helen Christine Johnson

For and on behalf of the New South Wales Rural Assistance Authority under and in pursuance of power delegated to the signatory by the said Authority under the Rural Assistance Act, 1989.

If space is insufficient use additional annexure sheet

Surveyor's Reference: **9089**

Req:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:8 of 8
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PLAN FORM 6A (2012) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Office Use Only

Registered: 30.9.2014

Use Only

DP1200627

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP 236223

Subdivision Certificate number: **07/014**

Date of Endorsement: **23 MAY 2014**

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.

WESTPAC BANKING CORPORATION consent in relation to Mortgage AG375499

Signed for and on behalf of
WESTPAC BANKING CORPORATION
ABN 33 007 457 141
by its Attorney: Angela Maria Daw

Power of Attorney registered at Land and Property Information NSW
Book 4299 No. 332

I certify that the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.

Signature of Witness:
Name of Witness: Ann Elisabeth Dahlen-Flight
Address of Witness: 25 Pierson Street LOCKLEYS SA 5032
Witness telephone number: 08-8424 8354

If space is insufficient use additional annexure sheet

Surveyor's Reference: **9089**

InfoTrack
Req:R892048 /Doc:DP 0439084 P /Rev:18-Nov-1992 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICE.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 26th day of June, 1980

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

DP 439084

FEET INCHES	METRES
- 2	0.051
LINKS	METRES
3	0.604
3.1	0.624
5	1.006
6	1.207
6.1	1.227
6.3	1.267
6.5	1.308
10	2.012
22.7	4.567
29.5	5.934
30	6.035
40.3	8.107
53.1	10.682
94	18.910
100	20.117
132.7	26.695
191.8	38.584
282.2	56.770
347.6	69.926
361.9	72.803
362.9	73.004
383.4	77.128
403	81.071
408.2	82.117
482.2	97.003
492.6	99.699
571	114.867
624.2	125.569
648.5	130.457
648.6	130.478
649.3	130.618
655	130.759
755	152.485
854.8	171.958
873.5	175.720
920	185.075
934	187.891
1100	221.285
1100.9	221.466
1190.4	239.470
1207.2	242.850
1208.9	243.192
1250.3	251.520
1483.9	298.513
1503.8	302.516
1811	364.315
5710	1148.869

AC RD P	HA
1. 2 8	5.079
2 3 28	10.09
3 - 28	15.45

G275522 G275522

Plan Form No 6A (for transfers, leases, etc) Misc Plan of Subdn (R.P.) FP439084

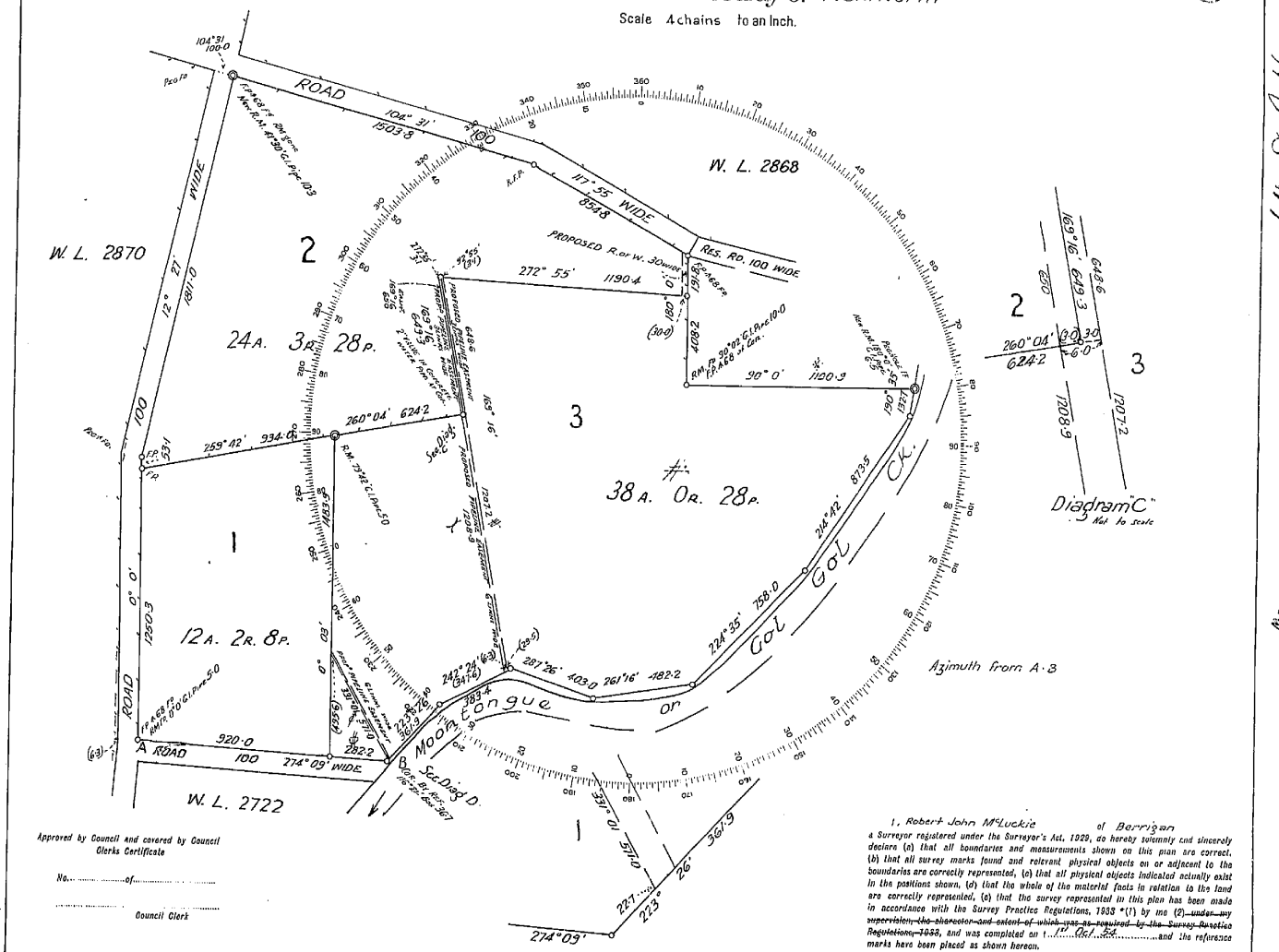
~~Municipality of~~ ~~Shire of~~ Western Division Tn.

PLAN

of Subdivision of Portion 68

Parish of Gol Gol County of Wentworth

Scale 4 chains to an Inch.



Approved by Council and covered by Council Clerks Certificate

No. ..... of .....

Council Clerk

Subscribed and declared before me at Euston this 10 day of Nov A.D. 1982

Justice of Peace

I, Robert John McLuckie of Berrigan a Surveyor registered under the Surveyors Act, 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations, 1933 *(1) by me (2) ~~under my supervision, the character and extent of which was as required by the Survey Practice Regulations, 1933~~, and was completed on 11 Oct 82 and the reference marks have been placed as shown hereon.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900

(Signature) Robt McLuckie

Surveyor registered under the Surveyors Act, 1929

*Strike out either (1) or (2).

X Lengths 1207·2 trav. 1261·0 Bank. 1208·9 trav. 1243·0 Bank.

X Lengths 1100·9 trav. 1150·0 Bank. 282·2 trav. 300·0 Bank.

Areas 392 Ir. 37 P. (inc. offset ins. of 1·308 ac.)

Transit date of Survey. 325°16' 581·1 links

This is the plan marked "A" referred to in the Memorandum of Transfer dated 17 March 1983 made between Arthur Dudley Potter and Mavis Isabel Kendall and Laurence Kendall.

Signatures of parties to be made in this margin.

Arthur D Potter

Mavis I. Kendall

Laurence Kendall

31369 L

Req:R896162 /Doc:CT 10871-130 CT /Rev:04-Feb-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:32 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

10871130

NEW SOUTH WALES

[redacted]FICATE OF TITLE

OPERTY ACT, 1900, as amended.

Crown Grant Vol. 6731 Fol. 199

Prior Title Vol. 7325 Fol. 28

Vol. 10871 Fol. 130

RP Edition issued 29-8-1968.

Vol. 10871 Fol. 130 (Page 1)

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

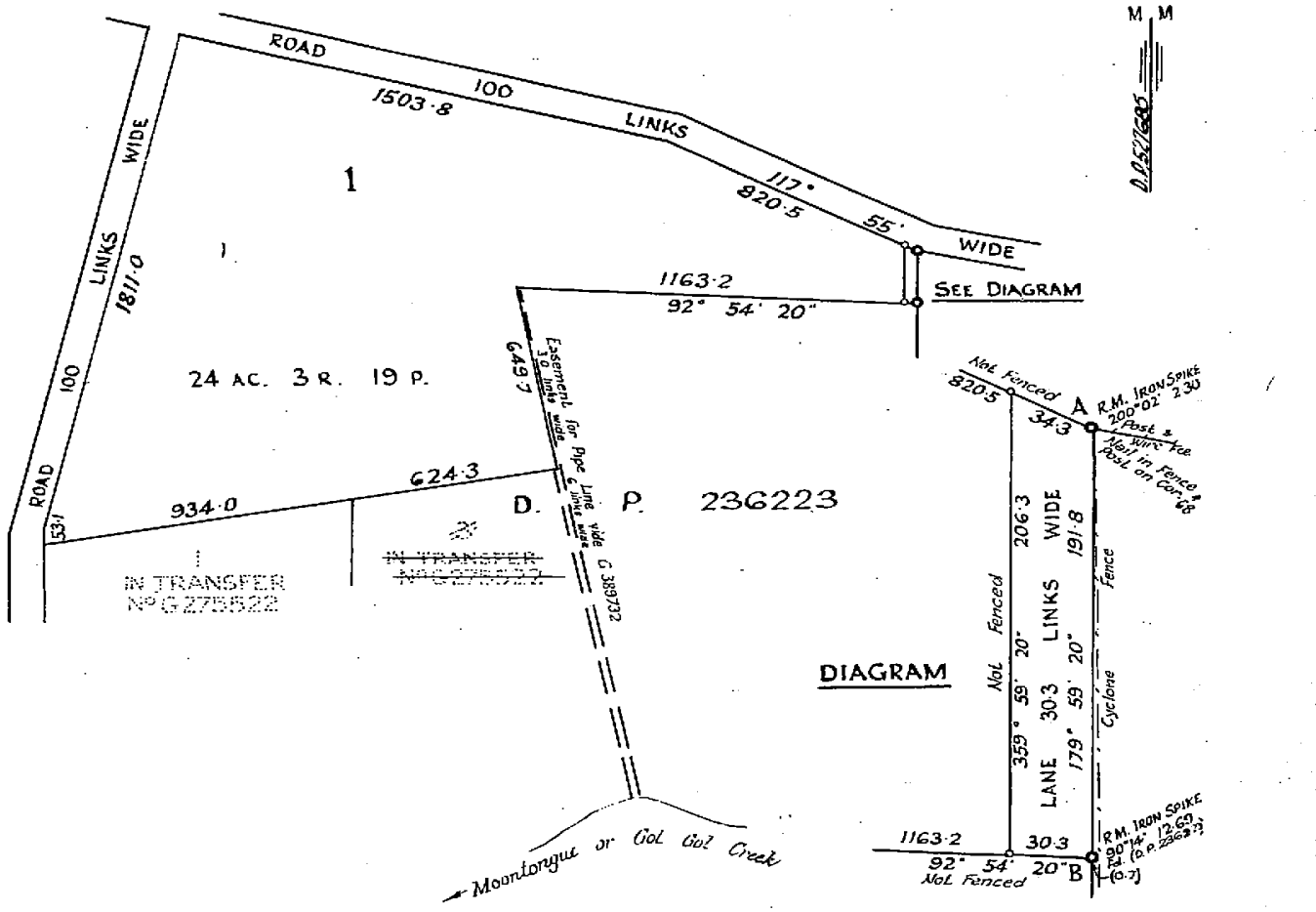
CANCELLED

Witness M Flint

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 527685 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

HAROLD WILLIAM BAILEY of Gol Gol, Horticulturist

~~HAROLD WILLIAM BAILEY of Gol Gol, Horticulturist.~~

SECOND SCHEDULE (continued overleaf)

GRM

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
AA 2. Restrictions on transfer - See Section 272 Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
EPZ 3. Easement for pipe line created by Transfer No.G389732 appurtenant to the land above described affecting the piece of land shown as "Easement for Pipe Line 3.0 links wide 6 links wide" in the plan hereon. D.P. 527685

Registrar General

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

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

Req:R896162 /Doc:CT 10871-130 CT /Rev:04-Feb-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:32 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:GoI GoI Redevelopment Parcel ...

V. C. N. BLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	~~Signature of~~ Registrar-General
CANCELLED SEE AUTO FOLIO					

L636189 mtg
L651789 Mtge
M806870 w/x
1 M/-
Q560390 Dschg
T407463 Ptcvt
CX 3.3.83
~~T503972DM.~~
Rejected
4.8.83
~~T855422DM.~~
~~2301.~~
REJECTED
16.2.84
V617885 w/x R

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	~~Signature of~~ Registrar-General	CANCELLATION		
Mortgage	L636189	2-10-1969	To Australia and New Zealand Bank Limited.	18-11-1969				
~~Mortgage~~	~~L651789~~	~~20-10-1969~~	~~to Rural Bank of New South Wales~~	~~11-12-1969~~		Discharged	Q560390	
Caveat	M721998	4-5-1972		23-5-1972		Withdrawn	M806870	
Mortgage	M806871	2.3.1972	to Rural Assistance Board.	20.7.1972				
T407463 Caveat by Avco Financial Services Limited Registered 25-[illegible]-83						Withdrawn	V617885	

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 9:44AM

FOLIO: 1/527685

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10871 FOL 130

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
4/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/10/1988	X896285	DISCHARGE OF MORTGAGE	
7/10/1988	X896286	DISCHARGE OF MORTGAGE	
7/10/1988	X896287	MORTGAGE	EDITION 1
9/6/1989	Y397719	DISCHARGE OF MORTGAGE	
9/6/1989	Y397720	TRANSFER	EDITION 2
7/5/1998	3969082	DEPARTMENTAL DEALING	
10/9/1998	5257555	TRANSFER	EDITION 3
23/9/2011	AG509489	MORTGAGE	EDITION 4
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 18/07/2023 09:44:16

Req:R896358 /Doc:DL 5257555 /Rev:15-Sep-1998 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:45 /Seq:1 of 1
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Form: 97-01T
Licence: 10V/0096/95
Printed: 0897LTO

TRANSFER

New South Wales
Real Property Act 1900

5257555P

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

Office of State Revenue use only

OFFICE OF STATE REVENUE
(N.S.W. TREASURY)
1996/97 P19
NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT

(A) **LAND TRANSFERRED**
If appropriate, specify the share or part transferred.

CERTIFICATE OF TITLE 1/527685

(B) **LODGED BY**

LTO Box 28A

Name, Address or DX and Telephone
GALLOWAY & CO.
Phone: (02) 9233 1011 Fax: (02) 9232 6491
DX 340, SYDNEY L.T.O. Delivery 28A

Reference (15 character maximum): Martins - Cock

(C) **TRANSFEROR** LEONARD DESMOND COCK

(D) acknowledges receipt of the consideration of NATURAL LOVE & AFFECTION
and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEREE**

T
TS (s713 LGA)
TW (Sheriff)

BARRY JOHN COCK of Dareton, 2717

(G) **TENANCY:**

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

.....
Signature of Witness

ILA ELIZABETH MARTIN
Name of Witness (BLOCK LETTERS)

61 DEAKIN AVENUE MILDURA
Address of Witness

L D Cock
Signature of Transferor

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

.....
Signature of Witness

ILA ELIZABETH MARTIN
Name of Witness (BLOCK LETTERS)

61 DEAKIN AVENUE MILDURA
Address of Witness

.....
Signature of Transferee

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

Checked by (LTO use) .....

402738925

Req:R896309 /Doc:CT 10859-222 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:42 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

[redacted]CATE OF TITLE

NEW SOUTH WALES

[redacted]ERTY ACT, 1900, as amended.

Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

Vol. 10859 Fol. 222

ID

Edition issued 14-8-1968.

(Page 1) Vol. 10859 Fol. 222

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

Witness M Flint

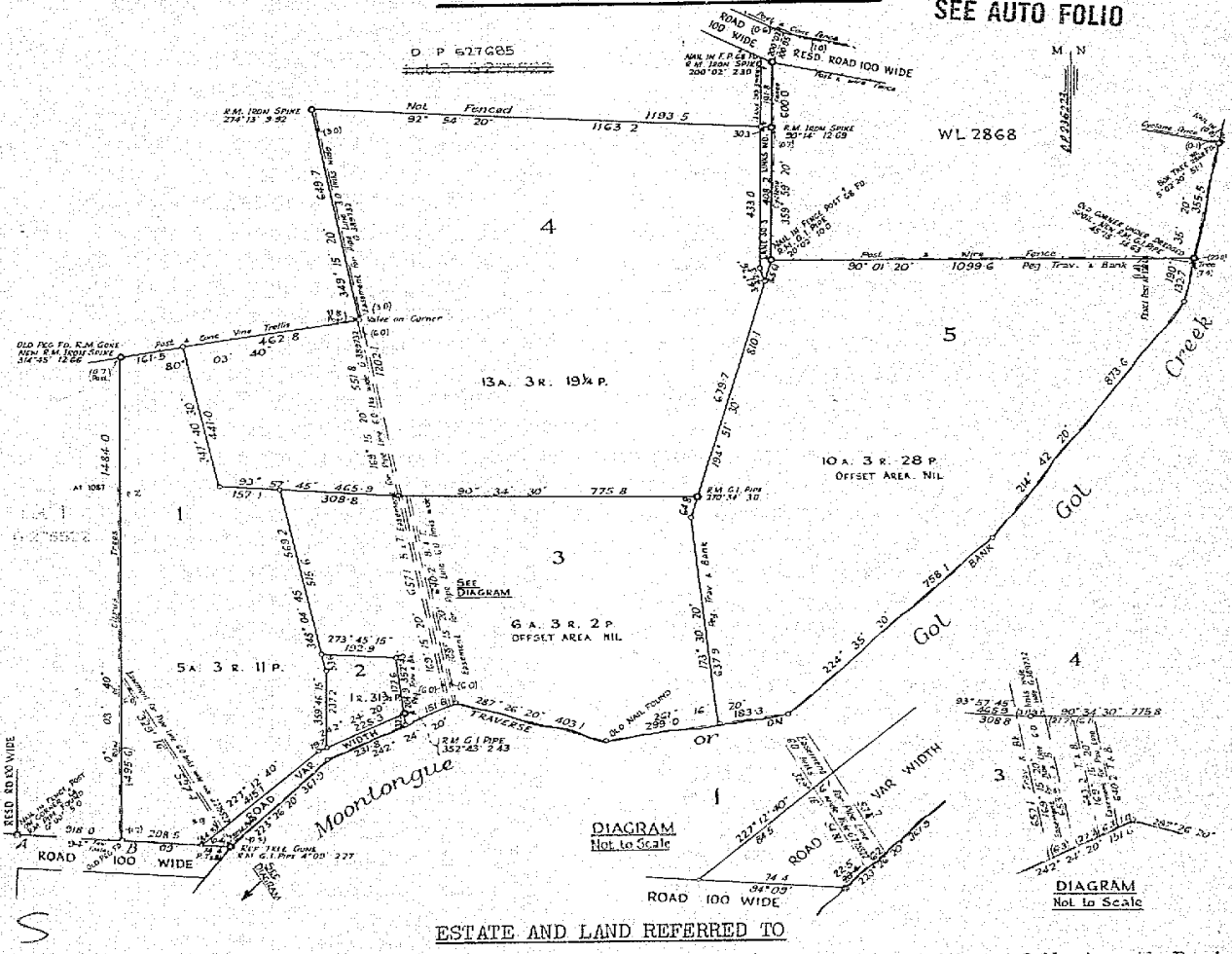
CANCELLED

Registrar General.

REGISTRAR GENERAL N.S.W. SOUTH WALES

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~EILEEN MARY POTTER, of Gol Gol, Widow~~.

SECOND SCHEDULE (continued overleaf)

GRM

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. AA Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
3. EP (SC) Easement for pipe line created by Transfer No.G389732 affecting the part of the land above described 3 links wide and 6 links wide shown in the plan hereon.
4. ~~Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961.~~ DISCHARGED L152581
5. ~~Caveat No.J587797 by the Registrar General Entered 6-3-1964.~~ WITHDRAWN L152581
6. EP2 Easement for pipe line appurtenant to the land above described created by the registration of Deposited Plan 236223 See L125979.

Registrar General

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

RG 2/62 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 10859 Fol 222

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Kevin Ronald Potts of Gol Gol, Horticulturist~~	~~Transfer~~	~~452581~~	~~3-4-1968~~	~~4-12-1968~~	
~~Leonard John Harriss of Gol Gol, Horticulturist and Janice Elaine Harriss, his wife, as joint tenants.~~	Transfer	N364917	15.6.1973.	30.7.1973.	
Barry Leslie Johnson and Patricia Margaret Johnson as joint tenants by Transfer T633280. Registered 14-7-1983.					

L452581 12/M

N364917 12/M

C.T. 20-7-87

T223623 M

T633277 DM
- 278 M
- 279 DM
- 280 T
- 281 M

T641585M

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Mortgage~~	~~452582~~	~~16-4-1968~~	~~to The Commercial Bank of Australia Limited~~	~~4-12-1968~~				
~~Mortgage~~	~~N364918~~	~~16.6.1973.~~	~~to Bank of New South Wales.~~	~~30.7.1973.~~		Discharged	~~N364916~~ T282693	
~~Mortgage~~	~~N364919~~	~~31.3.1973.~~	~~to Commonwealth Development Bank of Australia~~	~~30.7.1973.~~		Discharged	T633277	
~~T223623 Mortgage to The National Bank of Australasia Limited. Registered 10-9-1982~~						Discharged	T633278 T391701	
T633281 Mortgage to Commonwealth Trading Bank of Australia. Registered 14-7-1983.						Discharged	T633279	
T641585 Mortgage to Commonwealth Development Bank of Australia. Registered 26-9-1983								

M

MD

CANCELLED

SEE AUTO FOLIO

(Page 2 of 2 pages)

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

Req:R896309 /Doc:CT 10859-222 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:42 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
18/7/2023 9:37AM

FOLIO: 4/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 222

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/3/1993	I151997	DISCHARGE OF MORTGAGE	
1/3/1993	I151998	DISCHARGE OF MORTGAGE	
1/3/1993	I151999	MORTGAGE	EDITION 1
31/3/1998	3882206	DISCHARGE OF MORTGAGE	
31/3/1998	3882207	MORTGAGE	EDITION 2
16/8/2002	8872694	DISCHARGE OF MORTGAGE	EDITION 3
26/8/2004	AA907900	MORTGAGE	EDITION 4
7/12/2009	AF152763	DISCHARGE OF MORTGAGE	
7/12/2009	AF152764	TRANSFER	
7/12/2009	AF152765	MORTGAGE	EDITION 5
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 18/07/2023 09:37:35

Req:R896238 /Doc:DL AF152764 /Rev:10-Dec-2009 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:37 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

Form: 01T
Release: 3.6
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AF152764P

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises th by this form for the establishment and maintenance of the Real Property 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

NEW SOUTH WALES DUTY
03-10-2009 0005601418-001
SECTION 18(2)
DUTY $ [illegible]

(A) **TORRENS TITLE** 4/236223

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
	NATIONAL AUSTRALIA BANK 197 Prospect Highway Seven Hills NSW 2147 Ref: 2825 0404 Reference: 09K48802	T JT TJ TW

(C) **TRANSFEROR** BARRY LESLIE JOHNSON and PATRICIA MARGARET JOHNSON

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 273,000.00 and as regards

(E) **ESTATE** the above land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** WHOLE

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** SHAUN LEO MCINERNEY and ANGELA KATE MCINERNEY

(I) **TENANCY:** Joint Tenants

DATE DO NOT DATE

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

Signature of witness:

Name of witness: COLIN S McLEOD
Address of witness: 103 Orange Avenue, Mildura
AUSTRALIAN LEGAL PRACTITIONER WITHIN THE MEANING OF THE LEGAL PROFESSIONS ACT 2004

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

Signature of transferor:

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

Signature of witness: K. A. Green

Name of witness: Kelly Green
Address of witness: LOT 602 DENPELLI NT 0822

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

Signature of transferee:

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
18/7/2023 9:37AM

FOLIO: 2/1236219

First Title(s): VOL 6731 FOL 199
Prior Title(s): 4/236223

Recorded	Number	Type of Instrument	C.T. Issue
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CREATED EDITION 1 CORD ISSUED
4/4/2018	AN233402	DEPARTMENTAL DEALING	
4/4/2018	AN233659	DEPARTMENTAL DEALING	EDITION 2 CORD ISSUED
29/10/2019	AP643258	DISCHARGE OF MORTGAGE	EDITION 3
9/1/2020	DP1259848	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 18/07/2023 09:37:09

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/7/2023 2:22PM

FOLIO: 1/1259848

First Title(s): VOL 6731 FOL 199
Prior Title(s): 2/1236219

Recorded	Number	Type of Instrument	C.T. Issue
9/1/2020	DP1259848	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel PRINTED ON 17/7/2023

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Received: 17/07/2023 14:22:14

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1259848

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	1	9/1/2020

LAND

LOT 1 IN DEPOSITED PLAN 1259848

AT GOL GOL

LOCAL GOVERNMENT AREA WENTWORTH

PARISH OF GOL GOL COUNTY OF WENTWORTH

TITLE DIAGRAM DP1259848

FIRST SCHEDULE

BARRY JOHN COCK

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

2 DP1259848 EASEMENT FOR WATER SUPPLY 1 AND 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 17/07/2023 14:17:54

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
18/7/2023 9:53AM

FOLIO: 1/1236219

First Title(s): VOL 6731 FOL 199
Prior Title(s): 1/527685

Recorded	Number	Type of Instrument	C.T. Issue
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CREATED EDITION 1 CORD ISSUED
15/6/2018	AN174457	DISCHARGE OF MORTGAGE	
15/6/2018	AN174458	TRANSFER	EDITION 2
9/1/2020	DP1259848	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 18/07/2023 09:53:25

Req:R896440 /Doc:DL AN174458 /Rev:15-Jun-2018 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:53 /Seq:1 of 1
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2 2

Form: 01T
Release: 6·0

TRANSFER

New South Wales
Real Property Act 1900

AN174458X

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 96445283 1913
Duty: $10 Trans No: 90167080 01
Asst details:

(A) **TORRENS TITLE** Lot 4 in a proposed plan of subdivion of 1/527685 now comprised in F/I 1/1236219

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
392 C	SYDNEY LEGAL AGENTS LLP : 128005 Y Reference: MALONEY - 418313	T TW

7/6/18 ALTERATION NOTED

(C) **TRANSFEROR** BARRY JOHN COCK

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of ~~$ 112,500.00~~ $270,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** WHOLE

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** ALINGA GROVE PTY LTD ACN 004 845 612

(I) **TENANCY:**

DATE

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

Signature of witness: Nicola Thompson

Name of witness: NICOLA ELIZABETH THOMPSON
Address of witness: 61 Deakin Ave, Mildura Vic 3500
An Australian Legal Practitioner
within the meaning of the
Legal Profession Uniform Law (Victoria)

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

Signature of transferor:

RELODGED
- 8 JUN 18
TIME: 11

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

Signature:

Signatory's name: Lindsay Emmett Anderson
Signatory's capacity: solicitor

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

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

CC27359

LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/7/2023 2:22PM

FOLIO: 2/1259848

First Title(s): VOL 6731 FOL 199
Prior Title(s): 1-2/1236219

Recorded	Number	Type of Instrument	C.T. Issue
9/1/2020	DP1259848	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/2/2020	AP886019	DUAL ENTITLEMENT TITLE ISSUED	EDITION 2
13/3/2020	AP950140	TRANSFER	EDITION 3
18/3/2021	AQ882737	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	

*** END OF SEARCH ***

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Received: 17/07/2023 14:22:15

Req:R900943 /Doc:DL AP950140 /Rev:13-Mar-2020 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 15:55 /Seq:1 of 2
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Form: 01T
Release: 6·0

TRANSFER

New South Wales
Real Property Act 1900

AP950140F

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STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 96445283 1913
Duty: $10 Trans No: 96162960001
Asst details: ~~96176~~

(A) **TORRENS TITLE** Lot 2 part 2/1236219 now Lot 2 in Deposited Plan 1259878

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
392C	SYDNEY LEGAL AGENTS LLP: 128005Y Reference: MALONEY/503213	T TW

(C) **TRANSFEROR** BARRY JOHN COCK

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 100,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** whole

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** ALINGA GROVE PTY LTD A.C.N 004845612

(I) **TENANCY:**

DATE 3.7.2019

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

Signature of witness:

Name of witness: Donna Sardiman
Address of witness: 61 Deakin Avenue Mildura VIC 3500

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

Signature of transferor:

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

Signature:

Signatory's name: Loren Caulfield
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 2022324 Full name: Loren Caulfield Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1111

Req:R900943 /Doc:DL AP950140 /Rev:13-Mar-2020 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 15:55 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

FILM WITH AP950140

LAND REGISTRY SERVICES

NSW Land Registry Services
1 Prince Albert Road, Queens Square 2000
GPO Box 15, Sydney NSW 2001
P (02) 8776 3575
E eConveyancingNSW@nswlrs.com.au
www.nswlrs.com.au

CONVEYANCING RULES Exemptions Form

Please accept this paper lodgment as it is an exemption to the electronic lodgment requirements. The reason has been indicated below.

This form must be lodged with every paper Mainstream Dealing (as defined in the Conveyancing Rules Version 5)

Exclusions

- ☐ Folio of the Register is not Electronically Tradeable
- ☐ If an ELN is not available and has not been available for one clear Business Day.

Waivers

- ☐ CR 1/2018 – Non ELN-Enabled Jurisdictions. (For Mortgage transactions)

Non ELN-enabled Jurisdictions are currently Northern Territory, Tasmania and the Australian Capital Territory.

- ☐ CR 2/2018 – Non-Land Securities.

Refinance transactions involving non-land securities which cannot be lodged through an ELN may be lodged manually.

- ☐ CR 2/2019 – Mainstream dealing exceptions.

Waiver exception number: 5.94 (*Insert the number which corresponds to exception relied on*)

For a list of exceptions to the mandated dealings see:
https://www.registrargeneral.nsw.gov.au/__data/assets/pdf_file/0007/526732/Conveyancing-Rules-Waiver-CR-2-2019-Mainstream-dealing-exceptions.pdf

- ☐ CR 3/2019 – Land Tax.

Transfers where land tax is required to be paid from settlement proceeds.

- ☐ CR 5/2019 – Non-ADI entities related to Commonwealth Bank of Australia.

Req:R900943 /Doc:DL AP950140 /Rev:13-Mar-2020 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 15:55 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

Form: 01T
Release: 6·0

TRANSFER

New South Wales
Real Property Act 1900

AP950140F

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 96445283 1913
Duty: $10 Trans No: 96162960001
Asst details: 96176

(A) **TORRENS TITLE** Lot 2 part 2/1236219 now Lot 2 in Deposited Plan 1259878

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
392C	SYDNEY LEGAL AGENTS LLP: 128005Y Reference: MALONEY/503213	T TW

(C) **TRANSFEROR** BARRY JOHN COCK

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 100,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** whole

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** ALINGA GROVE PTY LTD A.C.N 004845612

(I) **TENANCY:**

DATE 3.7.2019

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

Signature of witness:

Name of witness: Donna Sardiman
Address of witness: 61 Deakin Avenue
Mildura VIC 3500

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

Signature of transferor:

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

Signature:

Signatory's name: Loren Caulfield
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 2022324 Full name: Loren Caulfield Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1111

Req:R900943 /Doc:DL AP950140 /Rev:13-Mar-2020 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 15:55 /Seq:2 of 2
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FILM WITH AP950140

LAND REGISTRY SERVICES

NSW Land Registry Services
1 Prince Albert Road, Queens Square 2000
GPO Box 15, Sydney NSW 2001
P (02) 8776 3575
E eConveyancingNSW@nswlrs.com.au
www.nswlrs.com.au

CONVEYANCING RULES Exemptions Form

Please accept this paper lodgment as it is an exemption to the electronic lodgment requirements. The reason has been indicated below.

This form must be lodged with every paper Mainstream Dealing (as defined in the Conveyancing Rules Version 5)

Exclusions

- ☐ Folio of the Register is not Electronically Tradeable
- ☐ If an ELN is not available and has not been available for one clear Business Day.

Waivers

- ☐ CR 1/2018 – Non ELN-Enabled Jurisdictions. (For Mortgage transactions)

Non ELN-enabled Jurisdictions are currently Northern Territory, Tasmania and the Australian Capital Territory.

- ☐ CR 2/2018 – Non-Land Securities.

Refinance transactions involving non-land securities which cannot be lodged through an ELN may be lodged manually.

- ☐ CR 2/2019 – Mainstream dealing exceptions.

Waiver exception number: 5.94 (*Insert the number which corresponds to exception relied on*)

For a list of exceptions to the mandated dealings see:
https://www.registrargeneral.nsw.gov.au/__data/assets/pdf_file/0007/526732/Conveyancing-Rules-Waiver-CR-2-2019-Mainstream-dealing-exceptions.pdf

- ☐ CR 3/2019 – Land Tax.

Transfers where land tax is required to be paid from settlement proceeds.

- ☐ CR 5/2019 – Non-ADI entities related to Commonwealth Bank of Australia.

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1259848

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	3	13/3/2020

LAND

LOT 2 IN DEPOSITED PLAN 1259848
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1259848

FIRST SCHEDULE

ALINGA GROVE PTY LTD (T AP950140)

SECOND SCHEDULE (5 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 DP1236219 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
3 DP1236219 EASEMENT FOR WATER SUPPLY 4 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
4 DP1236219 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
5 DP1259848 EASEMENT FOR WATER SUPPLY 1 AND 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 17/07/2023 14:17:54

LAND REGISTRY SERVICES Historical Search

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/7/2023 2:22PM

FOLIO: 1/1269246

First Title(s): VOL 6731 FOL 199
Prior Title(s): 3/1236219

Recorded	Number	Type of Instrument	C.T. Issue
19/11/2020	DP1269246	DEPOSITED PLAN	FOLIO CREATED EDITION 1 CORD ISSUED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel PRINTED ON 17/7/2023

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Received: 17/07/2023 14:22:15

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1269246

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:18 PM	1	19/11/2020

LAND

LOT 1 IN DEPOSITED PLAN 1269246
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1269246

FIRST SCHEDULE

SHAUN LEO MCINERNEY
ANGELA KATE MCINERNEY
AS JOINT TENANTS

SECOND SCHEDULE (7 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

2 G389732 EASEMENT FOR PIPELINE 1.21 AND 0.605 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

3 G389732 EASEMENT FOR PIPELINE 1.21 AND 0.605 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED, AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

4 DP236223 EASEMENT FOR PIPELINE 1.21 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM

5 DP1236219 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

6 DP1236219 EASEMENT FOR WATER SUPPLY 4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

7 AN340522 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 17/07/2023 14:18:52

Req:R896311 /Doc:CT 10859-219 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:42 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

10859-219

CATE OF TITLE

NEW SOUTH WALES

ERTY ACT, 1900, as amended.

Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

Vol. 10859 Fol. 219

ID Edition issued 14-8-1968.

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

Witness M Flint

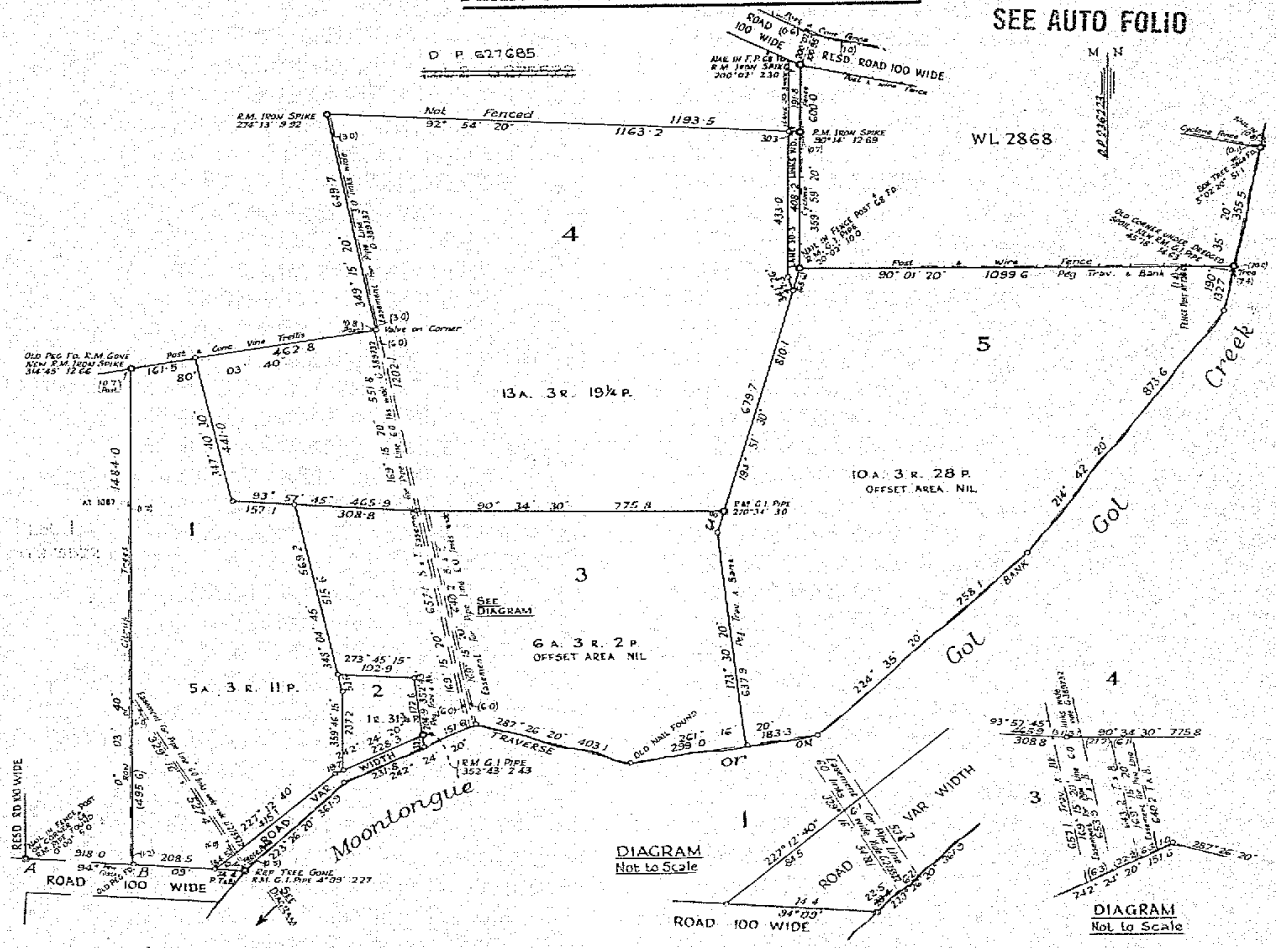
CANCELLED
Registrar General.

REGISTRAR GENERAL NEW SOUTH WALES

(Page 1) Vol. 10859 Fol. 219

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~EILEEN MARY POTTER, of Gol Gol, Widow.~~

SECOND SCHEDULE (continued overleaf)

GRM

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
3. Easement for pipeline created by Transfer No.G275522 affecting the part of the land above described shown as "Easement for Pipe Line 6.0 links wide" in the plan hereon.
4. ~~Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961.~~ Discharged W48516
5. ~~Caveat No. J587797 by the Registrar General Entered 6-3-1964.~~ Withdrawn W48516

Registrar General

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

RG 2/62

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 10859 Fol 219

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Mavis Isobel Kendall, of Gol Gol, Married woman~~	Transfer	H48516	3-4-1968	3-10-1968	
Gabriele Vanni and Michelangelo Vanni, both of Gol Gol, Horticulturists as tenants in common in equal shares	Transfer	L741371	3-4-1969	25-3-1970	
Michelangelo Vanni, Horticulturist and Annunziata Maria Vanni, his wife, ~~both of Gol Gol~~ as joint tenants	Transfer	P771204	—	20-7-1976	

P771203 ½ -4 TE -5 MJ

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Mortgage~~	~~L741372~~	~~3-4-1969~~	~~to Commonwealth Trading Bank of Australia~~	~~25-3-1970~~		Discharged	P771203	
Mortgage	P771205	—	to Commonwealth Trading Bank of Australia	20-7-1976				

CANCELLED

SEE AUTO FOLIO

(Page 2 of 2 pages)

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

Req:R896311 /Doc:CT 10859-219 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:42 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 11:08AM

FOLIO: 1/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 219

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/11/1998	5412563	DISCHARGE OF MORTGAGE	
23/11/1998	5412565	TRANSFER	
23/11/1998	5412567	MORTGAGE	EDITION 1
29/3/2012	AG896751	MORTGAGE	EDITION 2
30/9/2014	DP1200627	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 18/07/2023 11:08:31

Req:R894530 /Doc:DL 5412565 /Rev:25-Nov-1998 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 17:31 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

97-01T

(2)

TRANSFER

Real Property Act, 1900

Office of ... use only

02/10/1998 $2.00 994004411 20
63052 1/439084 (2) TFR
VANNI M & AM ALINGA GROVE PTY L
$316000.00 $0.00 117540 1082

(A) **LAND TRANSFERRED**

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

1/439084
1/236223

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
374	WBC REFERENCE (max. 15 characters): 19126481-VLC.

(C) **TRANSFEROR** Michelangelo VANNI and Annunziata Maria VANNI

(D) acknowledges receipt of the consideration of ($316,000.00) three hundred and sixteen thousand dollars and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) **TRANSFEREE**

T **TS** (s713 LGA) **TW** (Sheriff)	Alinga Grove Pty Ltd A.C.N. 004 845 612 **TENANCY:**

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** OCT AA 22-10-1998 1/236223

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

.....
Signature of Witness

SALVATORE EMILIO IAMARINO
Name of Witness (BLOCK LETTERS)

158 SEVENTH ST. MILDURA
Address of Witness

M. Vanni

Maria A. Vanni
Signature of Transferor

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

The Common Seal of Alinga Grove Pty Ltd ACN 004 845 612)
.....
~~Signature of Witness~~
was hereunto affixed in the)
presence of:)
~~Name of Witness (BLOCK LETTERS)~~
Director Sydney R. Morrison
~~Address of Witness~~

ALINGA GROVE PTY. LTD. A.C.N. 004 845 612 THE COMMON SEAL OF

Secretary Evan Jones
~~Signature of Transferee~~

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

CHECKED BY (office use only)

Ausdoc Commercial and Law Stationers 1991

LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 3:44PM

FOLIO: 3/1236219

First Title(s): VOL 6731 FOL 199
Prior Title(s): 4/236223 1/527685

Recorded	Number	Type of Instrument	C.T. Issue
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/4/2018	AN289046	DUAL ENTITLEMENT TITLE ISSUED	EDITION 2
11/5/2018	AN331122	DISCHARGE OF MORTGAGE	
11/5/2018	AN331123	TRANSFER	EDITION 3 CORD ISSUED
15/5/2018	AN340522	MORTGAGE	EDITION 4 CORD ISSUED
15/5/2018	AN340737	DISCHARGE OF MORTGAGE	EDITION 5 CORD ISSUED
19/11/2020	DP1269246	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 18/07/2023 15:44:10

Req:R900787 /Doc:DL AN331123 /Rev:11-May-2018 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 15:44 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Holcroft Lawyers

TRANSFER

New South Wales
Real Property Act 1900

AN331123J

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 97018625
Duty: $10
Trans No: 8567917
Asst details: -001
1996

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 97018625 1995 ALTERATION NOTED

(1)

(A) TORRENS TITLE — Part Lot 1 DP527685 now being Folio Identifier 3/1236219

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
459	LLPN: 123011G Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 Reference:	T TW

(C) TRANSFEROR — Barry John COCK

(D) CONSIDERATION — The transferor acknowledges receipt of the consideration of $12,000.00 and as regards

(E) ESTATE — the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED — Full

(G) — Encumbrances (if applicable):

(H) TRANSFEREE — Shaun Leo MCINERNEY and Angela Kate MCINERNEY

(I) — TENANCY: Joint Tenants

DATE

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

Signature of witness: Nicola Thompson
Name of witness: NICOLA ELIZABETH THOMPSON
Address of witness: 61 Deakin Ave, Mildura Vic 3500
An Australian Legal Practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

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

Signature of transferor:

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

Signature of witness: KBreeze

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

Signature of transferee: Shaun McInerney
AMcInerney

Name of witness:
Address of witness: *Kylie Maree Breeze - An Australian Legal Practitioner* within the meaning of the Legal Profession Uniform Law (Victoria)
143 Langtree Avenue, Mildura, Vic, 3500

(K) The transferee ~~solicitor~~ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1497213 Full name: Kylie Maree Breeze Signature: KB

* *s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.81112*

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 2/1269246

First Title(s): VOL 6731 FOL 199
Prior Title(s): 1/1200627 3/1236219

Recorded	Number	Type of Instrument	C.T. Issue
19/11/2020	DP1269246	DEPOSITED PLAN	FOLIO CREATED EDITION 1
3/6/2021	AQ777733	DISCHARGE OF MORTGAGE	
3/6/2021	AQ777734	TRANSFER	EDITION 2
28/10/2021	AR565800	DISCHARGE OF MORTGAGE	EDITION 3

*** END OF SEARCH ***

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Received: 17/07/2023 14:22:16

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1269246

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	3	28/10/2021

LAND

LOT 2 IN DEPOSITED PLAN 1269246
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1269246

FIRST SCHEDULE

ALINGA GROVE PTY LTD (T AQ777734)

SECOND SCHEDULE (4 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

2 G275522 EASEMENT FOR PIPELINE 1.21 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

3 G389732 EASEMENT FOR PIPELINE 1.21 AND 0.605 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

4 DP236223 EASEMENT FOR PIPELINE 1.21 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 17/07/2023 14:17:55

Req:R892118 /Doc:CT 10859-223 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:24 /Seq:1 of 2
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10859223

[redacted]CATE OF TITLE

NEW SOUTH WALES [redacted]ERTY ACT, 1900, as amended.

Crown GrantVolume 6731 Folio 199
Prior Title Volume 7351 Folio 176

Vol. 10859 Fol. 223

ID

Edition issued 14-8-1968.

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

Witness MFlint

CANCELLED
Registrar General.

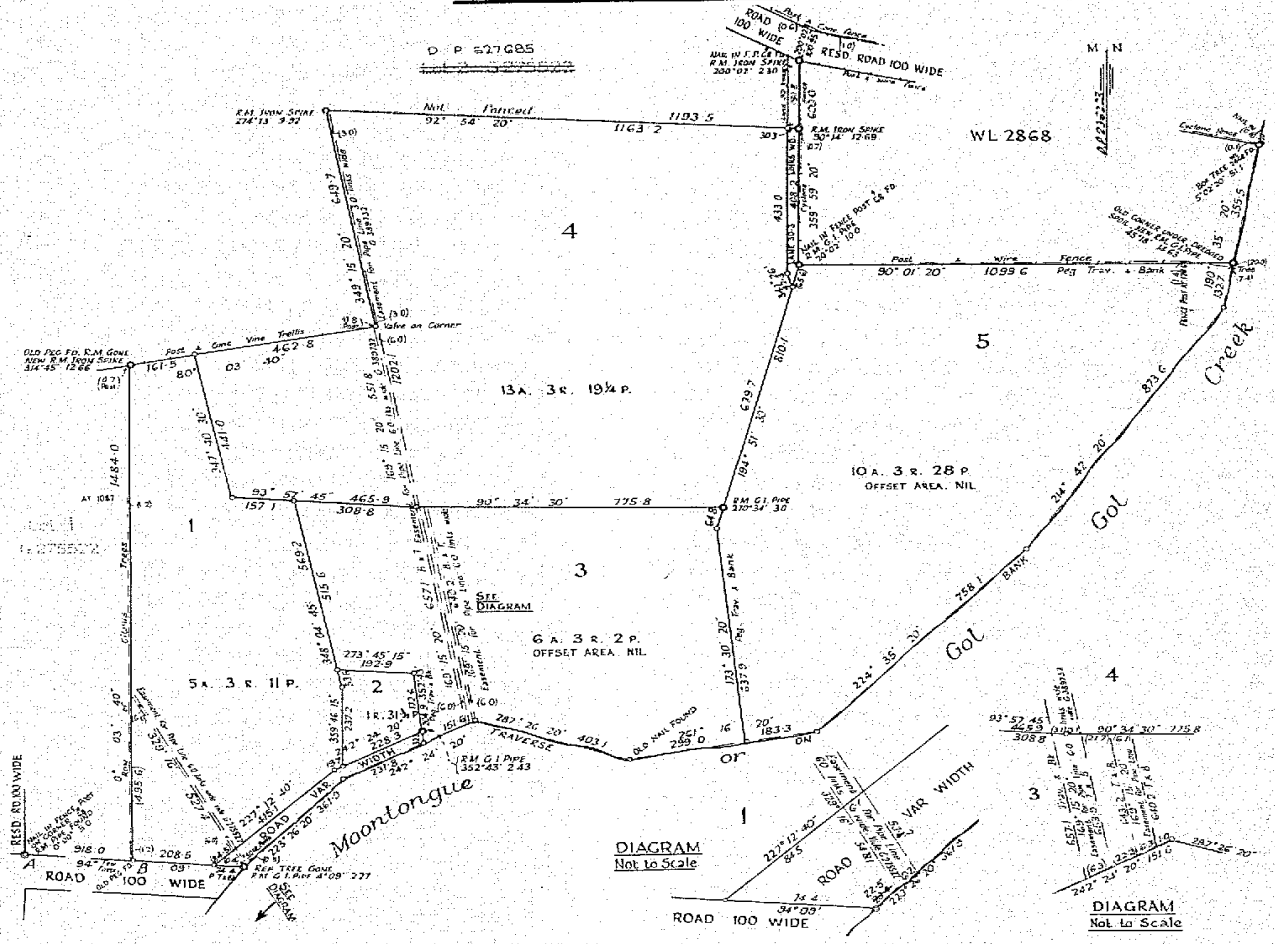
SEE AUTO FOLIO

(Page 1) Vol. 10859 Fol. 223

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~EILEEN MARY POTTER, of Gol Gol, Widow.~~

SECOND SCHEDULE (continued overleaf)

GRM

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
3. ~~Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961.~~ Discharged L148519
4. ~~Caveat No. J587797 by the Registrar General Entered 6-3-1964.~~ Withdrawn L148519

Registrar General

RG 2/62 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 10859 Fol 223

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
Queen Elizabeth the Second Dairy Co-operative Limited The name of the registered proprietor is Gordon Gwenyth Bailey	Transfer	MA1519	3.4.1968	3.10.1968	
	Change of Name	M807327	~~2-3-1972~~	24-7-1972	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~CAVEAT~~	~~M721997~~	~~4-5-1972~~		23-5-1972		Withdrawn	M807326	
Mortgage	M807327	2-3-1972	to Rural Assistance Board	~~24-7-1972~~		Discharged	T833421	

CANCELLED

SEE AUTO FOLIO

(Page 2 of 2 pages)

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

M807326 & 27 Can
T833427 Dup

Req:R892118 /Doc:CT 10859-223 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:24 /Seq:2 of 2
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LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 5/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 223

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/3/1989	Y249354	TRANSFER	
23/3/1989	Y249356	MORTGAGE	EDITION 1
8/9/1994	U600648	DISCHARGE OF MORTGAGE	EDITION 2
27/9/1995	O565026	MORTGAGE	EDITION 3
18/7/2000	6952929	DEPARTMENTAL DEALING	
18/7/2000	6950057	DISCHARGE OF MORTGAGE	
18/7/2000	6950058	MORTGAGE	EDITION 4
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
26/10/2020	AQ500082	DISCHARGE OF MORTGAGE	EDITION 6

*** END OF SEARCH ***

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Received: 17/07/2023 14:22:17

Req:R898125 /Doc:DL Y249354 /Rev:25-Aug-2010 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 11:56 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

RP 13

STAMP DUTY

[redacted]

Y249354

TRANSFER

REAL PROPERTY ACT, 1900

T 3 2 of 4 X

$ 42

R1 | 2

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 5/236223	WHOLE	

DESCRIPTION OF LAND Note (a)

TRANSFEROR Note (b)

DOREEN GWENYTH **BAILEY**

ESTATE Note (c)

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

TRANSFEREE Note (d)

COSIMO **STIZZA** and SHARON ELIZABETH **STIZZA** both of 94 William Street, GOL GOL

OFFICE USE ONLY

J T 2

TENANCY Note (e)

as joint tenants/~~tenants in common~~

PRIOR ENCUMBRANCES Note (f)

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

DATE 17th February, 1989

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

EXECUTION Note (g)

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

..... Signature of Witness

G. G. McLEOD Name of Witness (BLOCK LETTERS)

SOLICITOR

61 DEAKIN AVENUE MILDURA 3500 Address and occupation of Witness

D G Bailey Signature of Transferor

28 NOV 1989

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

..... Signature of Witness

ALAN EDWARD GALLAGHER
70 DEAKIN AVENUE Name of Witness (BLOCK LETTERS)

MILDURA NOTARY PUBLIC Address and occupation of Witness

Sharon Stizza Signature of Transferee

Note (g)

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

LODGED BY A. C. FOX

Delivery Box Number 10450

LOCATION OF DOCUMENTS

CT	OTHER	
		Herewith.
		In L.T.O. with
		Produced by

OFFICE USE ONLY

Checked	Passed	REGISTERED - -19
Signed	Extra Fee	23 MAR 1989

Secondary Directions		
Delivery Directions		

Ministers Consent to 1045[illegible]

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/236223

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	6	26/10/2020

LAND

LOT 5 IN DEPOSITED PLAN 236223
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP236223

FIRST SCHEDULE

COSIMO STIZZA
SHARON ELIZABETH STIZZA
AS JOINT TENANTS (T Y249354)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 AS TO BOUNDARIES TO RIVERS/LAKES - SEE SECTION 172 CROWN LANDS ACT 1989

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 17/07/2023 14:17:57

Req:R892108 /Doc:CT 10859-221 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:23 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

10859221

CERTIFICATE OF TITLE

NEW SOUTH WALES — [redacted] PERTY ACT, 1900, as amended.

Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

ID Vol. 10859 Fol. 221

Edition issued 14-8-1968.

(Page 1) Vol. 10859 Fol. 221

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

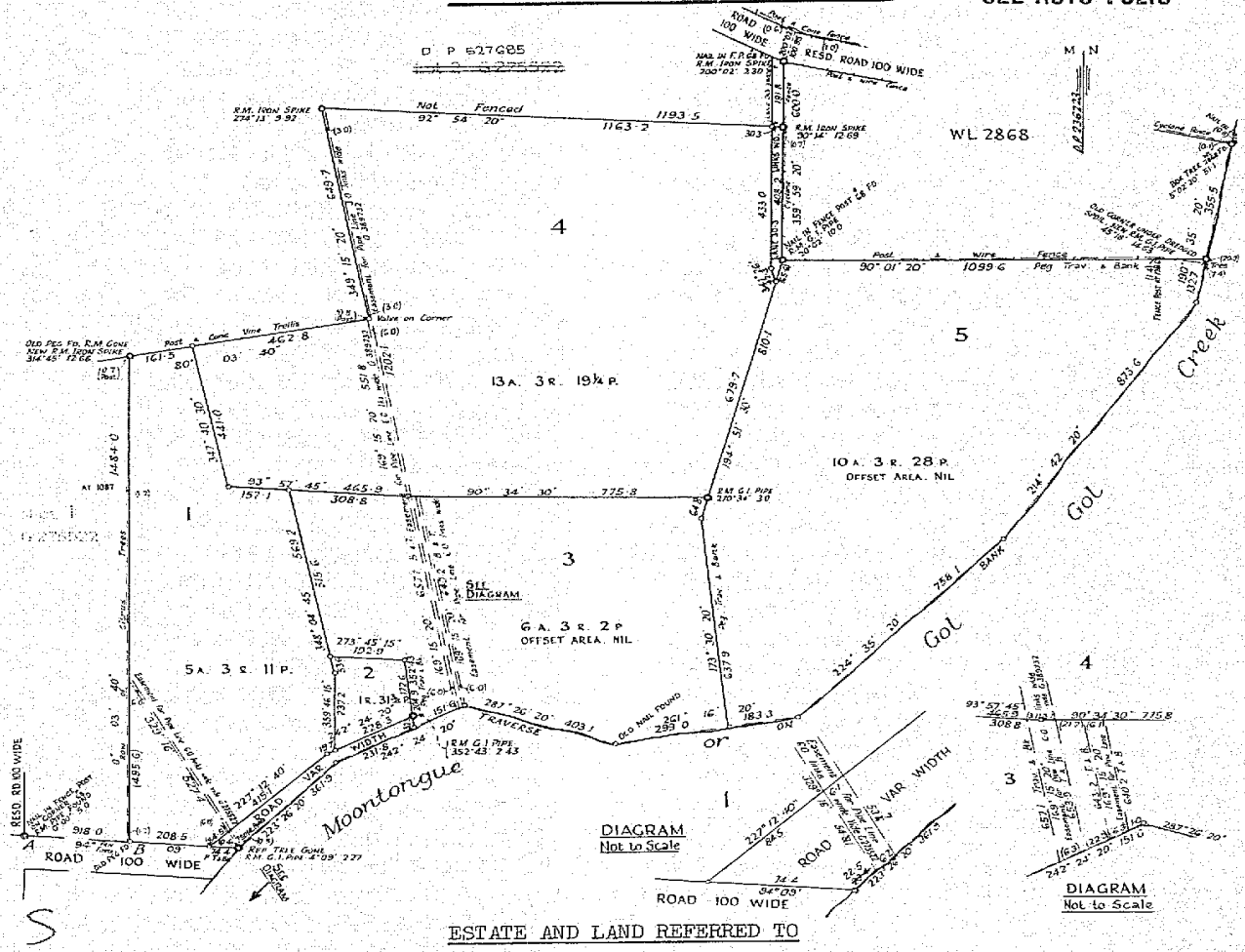
Witness M Flint

CANCELLED
Registrar General.

REGISTRAR GENERAL NEW SOUTH WALES

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~EILEEN MARY POTTER, of Gol Gol, Widow.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the CrownGrant above referred to.
2. Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
3. Easement for pipeline created by Transfer No.G389732P affecting the part of the land above described shown as "Easement for pipeline 6.0 links wide" in the plan hereon.
4. ~~Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961.~~ Discharged L148518
5. ~~Caveat No. J587797 by the Registrar General Entered 6-3-1964.~~ Withdrawn L148518.
6. Easement for pipeline affecting the part of the land above described shown in plan hereon as "Easement for Pipe Line 6.0 links wide" created by theregistration of Deposited Plan 236223P See L125979.

Registrar General

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

RG 2/67 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 10859 Fol 221

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Arthur John Potter as Lyd Legal Personal~~ Kenneth Spokes by Transfer V32753. Registered 29-3-1984	~~Transfer~~	~~448618~~	~~3-4-1968~~	~~3-10-1968~~	

V32753 T

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
			CANCELLED SEE AUTO FOLIO			

(Page 2 of 2 pages)

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

Req:R892108 /Doc:CT 10859-221 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:23 /Seq:2 of 2
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LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/7/2023 2:22PM

FOLIO: 3/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 221

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/9/1989	Y610197	TRANSMISSION APPLICATION	
22/9/1989	Y610198	TRANSFER	
22/9/1989	Y610199	MORTGAGE	EDITION 1
18/7/1991	Z790566	MORTGAGE	EDITION 2
1/4/1996	2054032	DISCHARGE OF MORTGAGE	
1/4/1996	2054033	DISCHARGE OF MORTGAGE	
1/4/1996	2054034	TRANSFER	
1/4/1996	2054035	TRANSFER	
1/4/1996	2054036	MORTGAGE	EDITION 3
25/8/2006	AC553875	DEPARTMENTAL DEALING	
25/8/2006	AC553046	DISCHARGE OF MORTGAGE	
25/8/2006	AC553047	CHANGE OF NAME	
25/8/2006	AC553048	TRANSFER	
25/8/2006	AC553049	MORTGAGE	EDITION 4
24/8/2018	AN603823	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
4/8/2020	AQ294846	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel PRINTED ON 17/7/2023

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Received: 17/07/2023 14:22:16

Req:R892109 /Doc:DL Y610197 /Rev:12-Aug-2010 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:23 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

RP 3
1978

STAMP DUTY

Y610197

OFFICE USE ONLY

TRANSMISSION APPLICATION

TA A: 1 of 3 R/B
$44

SECTION 93, REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

DESCRIPTION OF LAND Note (a)

LAND of which deceased is registered proprietor

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Certificate of Title Volume 10859 Folio 221 now 3/236223	WHOLE	

REGISTERED DEALING Note (b)

LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor

Type of Dealing	Registered Number	Torrens Title Reference	Location

DECEASED REGISTERED PROPRIETOR Note (c)

KENNETH SPOKES (also known as KENNETH RAWSON SPOKES)

OFFICE USE ONLY: N

Note (d)

(the abovenamed DECEASED) is registered as proprietor of the ~~land above described. abovementioned registered dealing.~~ The APPLICANT

APPLICANT Note (e)

LARRY JOHN SPOKES of 204 Thirteenth Street Mildura in the State of Victoria Motor Engineer

OFFICE USE ONLY: HIST

ENTITLEMENT Notes (f) and (j)

being entitled as Executor of the will/estate of the abovenamed deceased

Probate No. 107675/89 ~~Letters of Administration No.~~

~~of whose estate were~~ of whose will was granted on 22nd June, 1989

to the said LARRY JOHN SPOKES

Note (d)

hereby applies to be registered as proprietor of the estate or interest of the said deceased in the ~~land above described. abovementioned registered dealing.~~

DATE OF APPLICATION 3/8/1989

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

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

EXECUTION Note (g)

Signature of Witness

ADRIAN KIDD
Name of Witness (BLOCK LETTERS)

71 DEAKIN AVENUE MILDURA
Address and Occupation of Witness

SOLICITOR NSW

L.J. Spokes
Signature of Applicant

163

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

B
$440

OFFICE USE ONLY

LODGED BY

LODGED BY:

Delivery Box Number Robinvale (2)

LOCATION OF DOCUMENTS

CT	OTHER
1	Probate.

Herewith 107675/89 Sol R

In R.G.O. with DOD 12/2/89

Produced by

Extra Fee	Checked by	REGISTERED – –19
	MC EC21	22 SEP 1989 Registrar General

Req:R892110 /Doc:DL Y610198 /Rev:12-Aug-2010 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:23 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 19 DUTY $ STAMP CHIEF COMMISSIONER

Y610198

TRANSFER

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form

T 1 2 of 3 X

$ 44

R2B

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
CERTIFICATE OF TITLE VOLUME 10859 FOLIO 221 now 3/236223	WHOLE	Kingfisher Road Gol Gol

DESCRIPTION OF LAND Note (a)

TRANSFEROR Note (b)

LARRY JOHN SPOKES of 204 THIRTEENTH STREET MILDURA MOTOR ENGINEER(AS EXECUTOR OF THE ESTATE OF KENNETH SPOKES DECEASED)

OFFICE USE ONLY: N

ESTATE Note (c)

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

TRANSFEREE Note (b)

GARY LAURENCE KELB Transport Operator and GLORIA MAY KELB Home Duties both of 94 Adelaide Street, Gol Gol

OFFICE USE ONLY: JT2

TENANCY Note (d)

as joint tenants/tenants-in-common

PRIOR ENCUMBRANCES Note (e)

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

DATE OF TRANSFER 3/8/1989

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

EXECUTION Note (f)

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

Signature of Witness

ADRIAN KIDD

Name of Witness (BLOCK LETTERS)

71 DEAKIN AVENUE MILDURA

Address and occupation of Witness

SOLICITOR

* L J Spokes.

Signature of Transferor

Note (f)

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

Signature of Witness

ELIZABETH GRACE DINELL

Name of Witness (BLOCK LETTERS)

6 WILLIAM STREET GOL GOL

Address and occupation of Witness

OFFICE ADMINISTRATOR

Gloria M. Kelb. G. Kelb

Signature of Transferee

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

LODGED BY

Delivery Box Number Robinvale

LOCATION OF DOCUMENTS

CT	OTHER
/	

Herewith.

In R.G.O. with

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Extra Fee	Checked by	REGISTERED – –19
	PC EC21	22 SEP 1989 Registrar General

Req:R892111 /Doc:DL 2054035 /Rev:18-Feb-2010 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:23 /Seq:1 of 1
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97-01T

Licence Number
10V/0096/95

TRANSFER

Real Property Act 1900

2054035 Y

Office of State Revenue use only

N.S.W. STAMP DUTY
$2.00
0502962122 04 2010682221/03

(A) **LAND TRANSFERRED**

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

F.I.3/236223

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
20 S	ANZ REFERENCE (max. 15 characters): Carthew / Mildura

(C) **TRANSFEROR** GLORIA MAY KELB

(D) acknowledges receipt of the consideration of $140,000.00

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

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

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	RICHARD EDWARD CARTHEW and ~~KATHERINE~~ KATHRYN ANN CARTHEW both of Lot 3, Kingfisher Road, Gol Gol, 2738

(G) **TENANCY:** Joint Proprietors

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 23.02.96

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

R.M. Sherer
Signature of Witness

PATRICIA MARY SHERER
Name of Witness (BLOCK LETTERS)

366 Walnut Avenue, MILDURA
Address of Witness

X Gloria M. Kelb
Signature of Transferor

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

Signature of Witness

KAY MARTIN
Name of Witness (BLOCK LETTERS)

146 LIME AVENUE MILDURA 3500
Address of Witness

Signature of Transferee

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

0095LTO

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

CHECKED BY (office use only)

Mins Con (96/08 SC:GM) SLR

Req:R892112 /Doc:DL AC553048 /Rev:30-Aug-2006 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:23 /Seq:1 of 1
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Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AC553048G

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

STAMP DUTY

Office of State Revenue use only

$162X

Office of State Revenue
NSW Treasury
Client No: 1405240 213
VENDOR DUTY ENDORSED
Trans No: 2136230

NSW Treasury
Client No: 1405240 213
Duty: EXEMPT Trans No: 2136249
Asst details:
23 AUG 2004

(A) **TORRENS TITLE** FOLIO IDENTIFIER 3/236223

(B) **LODGED BY**

Delivery Box 45A

Name, Address or DX and Telephone
NATIONAL AUSTRALIA BANK
197 Prospect Highway
Seven Hills NSW 2147
Richard Edward Carthew
Lot 3 Kingfisher Road Gol Gol NSW
Fax 0825040424 8911
Reference: OLMEO608

CODES
T
TW
(Sheriff)

(C) **TRANSFEROR**

KATHRYN ANN CIANTAR (Formerly Carthew) of 250 Princess Hwy Hallam Vic
RICHARD EDWARD CARTHEW

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 0.00 and as regards

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

(F) **SHARE TRANSFERRED** 100% of Transferor share an agreement between parties (Divorce)

(G) Encumbrances (if applicable):

(H) **TRANSFEREE**

RICHARD EDWARD CARTHEW of Lot 3 Kingfisher Road Gol Gol NSW

(I) **TENANCY:**

(J) **DATE** 16/07/04

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

Signature of witness:

Name of witness: JANINE WILLIAMS
Address of witness: 5 WEEMALA COURT
BAYSWATER Vic.

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

Signature of transferor:

COLIN GRANT McLEOD
Irymple Avenue, Cardross
A CURRENT PRACTITIONER WITH
THE MEANING OF THE LEGAL PRAC
ACT 1900

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

Signature of witness:

COLIN GRANT McLEOD
Irymple Avenue, Cardross
A CURRENT PRACTITIONER WITH
THE MEANING OF THE LEGAL PRACTICE
ACT 1900

Name of witness:
Address of witness:

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

Signature of transferee:

All handwriting must be in block capitals.

Land and Property Information NSW.

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/236223

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	5	9/9/2018

LAND

LOT 3 IN DEPOSITED PLAN 236223
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP236223

FIRST SCHEDULE

RICHARD EDWARD CARTHEW (T AC553048)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 PROVISIONS OF S. 235A CROWN LANDS CONSOLIDATION ACT 1913 AS TO BOUNDARIES TO RIVERS AND LAKES
3 G389732 EASEMENT FOR PIPELINE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
4 DP236223 EASEMENT FOR PIPELINE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
5 AC553049 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 17/07/2023 14:17:56

Req:R896310 /Doc:CT 10859-220 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:42 /Seq:1 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

[redacted]CATE OF TITLE

NEW SOUTH WALES

[redacted]ERTY ACT, 1900, as amended.

Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

Vol. 10859 Fol. 220

ID

Edition issued 14-8-1968.

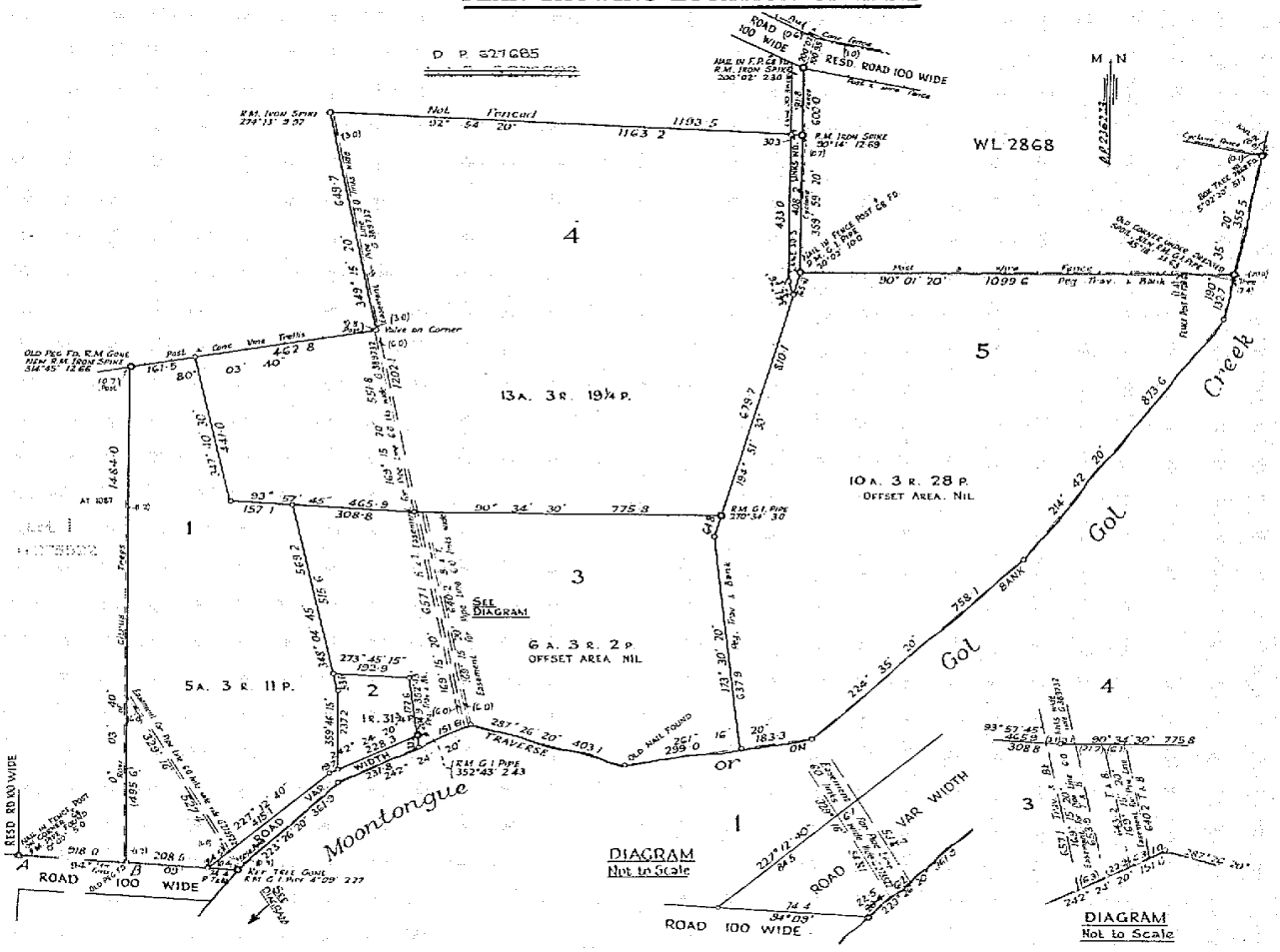
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule

Witness M Flint

CANCELLED
Registrar General.
SEE AUTO FOLIO

(Page 1) Vol. 10859 Fol. 220

PLAN SHOWING LOCATION OF LAND



S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~EILEEN MARY POTTER, of Gol Gol, Widow.~~

SECOND SCHEDULE (continued overleaf)

GRM

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act, 1913 (C.P.1944/4 Wentworth). BA
3. ~~Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961.~~ Discharged L148517
4. ~~Caveat No. J587797 by the Registrar General Entered 6-3-1964.~~ Withdrawn L148517

Registrar General

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

RG 2/62 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

V. C. N. BLIGHT, GOVERNMENT PRINTER

Vol. 10859 Fol 220

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~Title Mary Potter of Gol Gol Widow~~	~~Transfer~~	~~M26511~~	~~3.4.1968~~	~~5.10.1968~~	
Brian Percival Edward Dellar of Gol Gol, Horticulturist and Gwenda Lorraine Dellar his wife as joint tenants	Transfer	P900823	------	28-9-1976	

P900823 Te) -4 mj
X3651 DM

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Mortgage~~	~~P900824~~	------	~~to The Commercial Savings Bank of Australia Limited~~	28-9-1976		Discharged	X3651	

CANCELLED

SEE AUTO FOLIO

(Page 2 of 2 pages)

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

Req:R896310 /Doc:CT 10859-220 CT /Rev:24-Feb-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 09:42 /Seq:2 of 2
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LAND REGISTRY SERVICES Historical Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 11:08AM

FOLIO: 2/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 220

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/12/1989	Y733807	TRANSFER	
13/12/1989	Y733808	MORTGAGE	EDITION 1
5/10/1994	U674793	DISCHARGE OF MORTGAGE	EDITION 2
30/1/1996	O869093	APPLN REMOVE CROWN RESTRICTN	
30/1/1996	O869094	TRANSFER	
30/1/1996	O869095	MORTGAGE	EDITION 3
6/2/1996	O893379	DEPARTMENTAL DEALING	
2/4/2007	AD23591	DEPARTMENTAL DEALING	
29/11/2007	AD490846	DISCHARGE OF MORTGAGE	
29/11/2007	AD490847	TRANSFER	
29/11/2007	AD490848	MORTGAGE	EDITION 4
5/3/2010	AF354768	DISCHARGE OF MORTGAGE	EDITION 5
22/7/2011	AG375498	TRANSFER	
22/7/2011	AG375499	MORTGAGE	EDITION 6
30/9/2014	DP1200627	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 18/07/2023 11:08:31

Req:R897446 /Doc:DL 0869094 /Rev:23-Feb-2010 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 11:09 /Seq:1 of 1
© Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

97-01T

TRANSFER

Real Property Act, 1900

0
869094 M

Office of State Revenue use only

08/11/1995 $2.00 994001068 44
63052 2/236223 TFR
ALDERTON RJ & J WALKER GJ & LR
$125000.00 $0.00 265 028860

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 2/236223

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
23L	COMMONWEALTH BANK OF AUSTRALIA 120 PITT ST SYDNEY NSW PHONE: 312 2195 DX 434 REFERENCE (max. 15 characters): 293 173 602

(C) **TRANSFEROR** ROLAND JAMES ALDERTON and JACQUELIN ALDERTON

(D) acknowledges receipt of the consideration of $125,000.00

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

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

(F) **TRANSFEREE**

T
TS
(s713 LGA)
TW
(Sheriff)

GLEN JAMES WALKER and
LEANNE ROBYN WALKER
of Etherington Drive, MILDURA

(G) **TENANCY:** JOINT TENANTS JT2

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 14/11/95

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

Signature of Witness

C.J. GALLAGHER.
Name of Witness (BLOCK LETTERS)

70 DEAKIN AVENUE, MILDURA.
Address of Witness

Signature of Transferor

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

Signature of Witness

SJ RICHARDSON
Name of Witness (BLOCK LETTERS)

21 Flowers Drive Irymple
Address of Witness

Signature of Transferee

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

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Ausdoc Commercial and Law Stationers 1991

Req:R897447 /Doc:DL AG375498 /Rev:28-Jul-2011 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 11:09 /Seq:1 of 1
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Form: 01T
Releas◆ 4.2
www.lpma.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AG375498P

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises th 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

(1)

Office of State Revenue
NSW Treasury
Client No: 96445283 1913
Duty: $10 Trans No: 6321427
Asst details:

(A) **TORRENS TITLE** 2/236223

(B) **LODGED BY**

Document Collection Box 25G

Name, Address or DX, Telephone, and Customer Account Number if any
~~LEGAPLEX PTY LTD~~
25 PIERSON ST LOCKLEYS SA 5032
TEL: 132558
LLPN: 123002H

Reference: Z 91297498

CODES
T JT
TF TJ
TK TW

(C) **TRANSFEROR** THORELL NICHOLAS LEES AND JAYNE TIFFANY LEES

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 255,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** FULL

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** DAVID MATTHEW MARTIN AND MEA LOUISE MARTIN

(I) **TENANCY:** Joint Tenants

DATE 1.7.2011

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

Signature of witness:

Name of witness: Bryan Byrnes
Address of witness: 18 Upland Drive
Mildura

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

Signature of transferor: Jayne Lees

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

Signature:

Signatory's name: GIOVANNI ROCCISANO
Signatory's capacity: transferees' solicitor

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

1101

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 2/1200627

First Title(s): VOL 6731 FOL 199
Prior Title(s): 1-2/236223

Recorded	Number	Type of Instrument	C.T. Issue
30/9/2014	DP1200627	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
30/9/2014	AI883947	DISCHARGE OF MORTGAGE	
30/9/2014	AI883948	DISCHARGE OF MORTGAGE	
30/9/2014	AI883949	TRANSFER	EDITION 1
24/12/2014	AJ139757	DUAL ENTITLEMENT TITLE ISSUED	EDITION 2
24/1/2015	AJ198523	DISCHARGE OF MORTGAGE	
24/1/2015	AJ198524	MORTGAGE	EDITION 3
15/7/2015	AJ654658	DISCHARGE OF MORTGAGE	
15/7/2015	AJ654659	MORTGAGE	EDITION 4
15/9/2018	AN713161	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED

*** END OF SEARCH ***

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Received: 17/07/2023 14:22:18

Req:R897369 /Doc:DL AI883949 /Rev:02-Oct-2014 /NSW LRS /Pgs:ALL /Prt:18-Jul-2023 11:03 /Seq:1 of 1
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Form: 01T
Release: 6·1

TRANSFER

New South Wales
Real Property Act 1900

AI883949X

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STAMP DUTY Office of State Revenue use only

NEW SOUTH WALES DUTY
16-07-2014 0007693414-001
SECTION 18(2)
DUTY $ **********10.00

(A) **TORRENS TITLE** Lot 2 in DP 120627 as regard to the part formerly contained in Certificate of Title Folio: 1/236223

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
323X	LLPN: 123211X SAI GLOBAL Property DX 885 SYDNEY 02 9210 0700	T TW
	Reference: 41635036 – David M.	

(C) **TRANSFEROR** ALINGA GROVE PTY LIMITED ACN 004 845 612

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 4,400.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** WHOLE

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** DAVID MATTHEW MARTIN and MEA LOUISE MARTIN

(I) **TENANCY:** Joint Tenants

DATE 26/08/2014

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

Company: ALINGA GROVE PTY LIMITED ACN 004 45 612
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:
Name of authorised person:
Office held: Director EVAN RONALD MORRISON

Signature of authorised person:
Name of authorised person:
Office held: Director MARLENE DENISE MORRISON

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

Signature of witness:
Name of witness: DAVID ROEALLAN MESSENGER
Address of witness: 111 Lime Avenue Mildura Vic
An Australian Legal Practitioner within the meaning of the Legal Profession Act 2004

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

Signature of transferee:

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

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1303

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1200627

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	5	15/9/2018

LAND

LOT 2 IN DEPOSITED PLAN 1200627
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1200627

FIRST SCHEDULE

DAVID MATTHEW MARTIN
MEA LOUISE MARTIN
AS JOINT TENANTS (T AI883949)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 AJ654659 MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 17/07/2023 14:17:58

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/7/2023 2:22PM

FOLIO: 1/439084

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7037 FOL 43

Recorded	Number	Type of Instrument	C.T. Issue
24/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/7/1992		AMENDMENT: LOCAL GOVT AREA	
22/7/1998	5145424	DEPARTMENTAL DEALING	
23/11/1998	5412563	DISCHARGE OF MORTGAGE	
23/11/1998	5412565	TRANSFER	
23/11/1998	5412567	MORTGAGE	EDITION 1
29/3/2012	AG896751	MORTGAGE	EDITION 2
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel PRINTED ON 17/7/2023

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Req:R894530 /Doc:DL 5412565 /Rev:25-Nov-1998 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 17:31 /Seq:1 of 1
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97-01T

(2)

TRANSFER

Real Property Act, 1900

Office of [illegible] use only

02/10/1998 $2.00 994004411 20
63052 1/439084 (2) TFR
VANNI M & AM ALINGA GROVE PTY L
$316000.00 $0.00 117540 1082

(A) **LAND TRANSFERRED**

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

1/439084
1/236223

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
374	WBC REFERENCE (max. 15 characters): 19126481-VLC.

(C) **TRANSFEROR** Michelangelo VANNI and Annunziata Maria VANNI

(D) acknowledges receipt of the consideration of ($316,000.00) three hundred and sixteen thousand dollars and as regards the land specified above transfers to the Transferee an estate in fee simple

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

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	Alinga Grove Pty Ltd A.C.N. 004 845 612

(G) **TENANCY:**

OCF AA 1/236223

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 22-10-1998

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

Signature of Witness

SALVATORE EMILIO IAMARINO
Name of Witness (BLOCK LETTERS)

158 SEVENTH ST. MILDURA
Address of Witness

M. Vanni

Maria A. Vanni
Signature of Transferor

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

The Common Seal of Alinga Grove Pty Ltd ACN 004 845 612)
..... Signature of Witness
was hereunto affixed in the)
presence of:)
Name of Witness (BLOCK LETTERS)

Director Sydney R. Morrison
Address of Witness

ALINGA GROVE PTY. LTD. A.C.N. 004 845 612 THE COMMON SEAL OF

Secretary Evan Jones
Signature of Transferee

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

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Ausdoc Commercial and Law Stationers 1991

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/439084

SEARCH DATE	TIME	EDITION NO	DATE
17/7/2023	2:17 PM	3	8/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 439084

AT GOL GOL

LOCAL GOVERNMENT AREA WENTWORTH

PARISH OF GOL GOL COUNTY OF WENTWORTH

TITLE DIAGRAM DP439084

FIRST SCHEDULE

ALINGA GROVE PTY LIMITED (T 5412565)

SECOND SCHEDULE (4 NOTIFICATIONS)

---

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

2 G275522 EASEMENT FOR PIPELINE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PIECE OF LAND 1.205M WIDE SHOWN SO BURDENED IN DP439084

3 5412567 MORTGAGE TO WESTPAC BANKING CORPORATION

4 AG896751 MORTGAGE TO NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Received: 17/07/2023 14:17:54

Appendix D: Search for Schedule 11 Hazardous Chemicals (Dangerous Goods)

From: Licensing
To: Megan Ferguson
Subject: SafeWork NSW: 00857837 –Site Search application – Result not found [ref:_00D281hl6J._500Mn5ubjd:ref]
Date: Thursday, 13 July 2023 1:00:52 PM

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Megan

Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 29 June 2023 for the following site: Gol Gol North Road, Potters Drive, Kingfisher Road, Gol Gol NSW 2738.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00857837

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Kim Brearley
Licensing Representative
SafeWork NSW | Better Regulation Division
Department of Customer Service
p- 13 10 50
e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au
Level 3, 32 Mann Street, Gosford, NSW 2250

<!--[if !vml]--> 

We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.

ref:_00D281hl6J._500Mn5ubjd:ref

Appendix E: Section 10.7 Planning Certificates

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13622
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648 **T** 03 5027 5027
F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	114 Parry Street NEWCASTLE WEST 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-232
Subject land:	22 Potters Drive Gol Gol - Lot 1 DP 1259848
Date of certificate:	3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

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

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	Yes, the land is bushfire prone Yes, part of the land is bush fire prone No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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.	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
1) The name of any development plan adopted by a relevant authority 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	No *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact:
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ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective

introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13632
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

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PO Box 81 WENTWORTH NSW 2648 **T** 03 5027 5027
F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-233
Subject land:	Gol Gol North Road Gol Gol Lot 2 DP 1259848
Date of certificate:	3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

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

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	Yes, the land is bushfire prone Yes, part of the land is bush fire prone No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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.	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
1) The name of any development plan adopted by a relevant authority 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	No. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

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ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the

State by overriding competing provisions in other environmental planning instruments and development control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.

- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13638
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

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PO Box 81 WENTWORTH NSW 2648 **T** 03 5027 5027
F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST NSW 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-234
Subject land:	21 Potters Drive Gol Gol Lot 1 DP 1152903
Date of certificate:	3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.
2. Zoning and land use under relevant LEPs For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described): *The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.*	
a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares.
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.
3. Complying development	
a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.	a): Yes, the land is land on which complying development may be carried out.
b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.	Not applicable.
c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and	Not applicable

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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.	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
1) The name of any development plan adopted by a relevant authority 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin No. S097278 has been issued to this property. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

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ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13649
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648 **T** 03 5027 5027
F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST NSW 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-235
Subject land:	35 Kingfisher Road Gol Gol Lot 2 DP 236223
Date of certificate:	3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) Not applicable.
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

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

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan) Development Servicing Plan No 1 Development Servicing Plan No 2)

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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.	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
1) The name of any development plan adopted by a relevant authority 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin No. 5621599437 has been issued to this property. *The following allotments also form part of this assessment – Licence No 489900. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact:
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26-28 Adelaide Street WENTWORTH NSW 2648
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ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

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Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13665
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648 **T** 03 5027 5027
F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST NSW 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-236
Subject land:	36 Gol Gol North Road Gol Gol Lot 1 DP 439084
Date of certificate:	3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares.
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

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

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

13. Orders under Trees (Disputes Between Neighbours) Act 2006	
Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

condition 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 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin No. 0350250 has been issued to this property. *The following allotments also form part of this assessment – Lot 2 DP 1269246 *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact:
T 03 5027 5027
E council@wentworth.nsw.gov.au
W wentworth.nsw.gov.au
26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648
ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

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control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13671
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648 **T** 03 5027 5027
F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST NSW 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-237
Subject land:	Gol Gol North Road Gol Gol Lot 2 DP 1269246
Date of certificate:	3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

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

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

13. Orders under Trees (Disputes Between Neighbours) Act 2006	
Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

condition 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 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *The following allotments also form part of this assessment – Lot 1 DP 439084. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact:
T 03 5027 5027
E council@wentworth.nsw.gov.au
W wentworth.nsw.gov.au
26-28 Adelaide Street WENTWORTH NSW 2648
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ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

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Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

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Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

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Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.

- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13688
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

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F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-238
Subject land:	Potters Drive GOL GOL - Lot 2 DP 1152903
Date of certificate:	3 July 2023

DISCLAIMER

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Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares.
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

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

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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.	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
1) The name of any development plan adopted by a relevant authority 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	Yes Development Application No DA2021/048 for Storage Shed was approved on 09/06/2021. S4/55/2022/034 Modify DA2021/048 amend farm shed offsets from boundary was approved on 06/09/2022.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	A final inspection has not been carried out on Farm Storage Shed the subject of Construction Certificate No. PC2021/210.
e) Any other known matter of which Council is aware that applies to the subject land?	No. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact:
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E council@wentworth.nsw.gov.au
W wentworth.nsw.gov.au
26-28 Adelaide Street WENTWORTH NSW 2648
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ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13700
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

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Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST NSW 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-239
Subject land:	56 Gol Gol North Road Gol Gol Lot 1 DP 1269246
Date of certificate:	3 July 2023

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- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares.
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

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

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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.	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
1) The name of any development plan adopted by a relevant authority 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin No. 0324091 has been issued to this property. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

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26-28 Adelaide Street WENTWORTH NSW 2648
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ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13718
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

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F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST NSW 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-240
Subject land:	38 Kingfisher Road Gol Gol Lot 3 DP 236223
Date of certificate:	3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares.
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.	a): Yes, the land is land on which complying development may be carried out subject to the disclaimer at 3c) below. Note: please seek additional planning advice to determine which Complying Development Codes Apply to this land.
b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.	(e) land identified by an environmental planning instrument as being— (ii) within a river front area
c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and	Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land. This certificate only addresses matters raised in Clause 1.17A (1) (c) to (e),

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	(2), (3) and (4) and 1.18 (1) (c3) and 1.19 of the Codes SEPP. Other restrictions within the Codes SEPP may or may not apply to the whole of the land or part thereof.
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Flood Planning Area.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Flood Planning Area.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.
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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	

13. Orders under Trees (Disputes Between Neighbours) Act 2006	
Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

condition 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 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	A final inspection has not been carried out on Verandah / Pergola the subject of Construction Certificate No. CC11/105
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin No. 1621599458 has been issued to this property. *The following allotments also form part of this assessment –Licence 202350. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact:
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26-28 Adelaide Street WENTWORTH NSW 2648
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ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective

introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Wentworth SHIRE COUNCIL

Our Reference: DOC/23/13725
Your Reference: N/a
Prepared By: Health & Planning Department
Date: 3 July 2023

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F 03 5027 5000 **E** council@wentworth.nsw.gov.au
W www.wentworth.nsw.gov.au **ABN** 96 283 886 815

Your Reference:	N/a
Applicant name:	Megan Ferguson - Senversa PTY LTD
Applicant address:	144 Parry Street NEWCASTLE WEST NSW 2302
Applicant email:	megan.ferguson@senversa.com.au
Certificate no:	2023-241
Subject land:	48B Potters Drive GOL GOL - Lot 5 DP 236223
Date of certificate:	3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

1. Names of relevant planning instruments and DCPs

a) The name of each environmental planning instrument that applies to the carrying out of development on the land.	*a) Wentworth Local Environmental Plan 2011* applies to this land.
b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	b) See Annexure 1.
c) The name of each development control plan that applies to the carrying out of development on the land.	c) Wentworth Development Control Plan December 2011.

d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.	d) Not applicable.

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)")	a) Wentworth Local Environmental Plan (WLEP) 2011 **ZONE: RU4 – Primary Production Small Lots**
b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	c) See Annexure 1.
d) the purposes for which the instrument provides that development is prohibited within the zone,	d) See Annexure 1.
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,	e) 10 Hectares.
f) whether the land includes or comprises critical habitat,	f) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
g) whether the land is in a conservation area (however described),	g) No. This information has been sourced from mapping provided by NSW Environment & Heritage.
h) whether an item of environmental heritage (however described) is situated on the land.	h) No.

3. Complying development

a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.	a): Yes, the land is land on which complying development may be carried out subject to the disclaimer at 3c) below. Note: please seek additional planning advice to determine which Complying Development Codes Apply to this land.
b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.	(e) land identified by an environmental planning instrument as being— (ii) within a river front area
c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and	Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land. This certificate only addresses matters raised in Clause 1.17A (1) (c) to (e), (2), (3) and (4) and 1.18 (1) (c3) and 1.19 of the Codes

that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	SEPP. Other restrictions within the Codes SEPP may or may not apply to the whole of the land or part thereof.
5. Mine subsidence	
Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.	Not applicable.
6. Road widening and road realignment	
Whether or not the land is affected by any 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.	Not applicable.
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
Whether or not the land is affected by a policy: a) adopted by the council, or	Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.
b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council.	
7A. Flood related development controls information	
a) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	a) Not applicable.
b) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	b) Not applicable.
c) Words and expressions in this clause have the same meanings as in the Standard Instrument.	
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.	Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2

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. 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.*	Council has not been notified that this land has been determined to be biodiversity specified land.

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 that 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). 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.*	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.

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 Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.

11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone

This information has been sourced from mapping provided by the NSW Rural Fire Service.

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 **has not** been notified of a Property Vegetation Plan under the *Native Vegetation Act 2003* affecting this land. For further details please contact Local Land Services.

This information has been sourced from NSW Local Land Services.

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.
14. Directions under Part 3A	
If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect	No, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department, and b) A statement setting out 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 11 October 2007 in respect of the land.	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department.	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (i) the period for which the certificate is current, and (ii) that a copy may be obtained from the head office of the Department. b) A statement setting out 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.	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
1) The name of any development plan adopted by a relevant authority 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.	Council is unaware of any development plan or 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 the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: a) The matter certified by the certificate, and **Note:** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007. b) The date on which the certificate ceases to be current (if any), and c) That a copy may be obtained from the head office of the Department.	Council is not aware of any site verification certificates applying to this land.
20. Loose-fill asbestos insulation	
If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division, a statement to that effect.	Not applicable
21. Affected building notices and building product rectification orders	
(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land. (2) A statement of: a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.	Not applicable
(3) **In this clause:** **Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017.*** **Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017.***	

CERTIFICATE 10.7(5) ISSUED PURSUANT TOTHE *ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979*

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin has been issued to this property. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

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ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004**:** Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas**:** Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. Transport Corridor Outdoor Advertising and Signage Guidelines (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-0quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective

introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*.

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3

Appendix F: Photo Log



Photo 1. Lot 1 DP125848 Diesel AST (in use)



Photo 2. Lot 1 DP125848 Former chemical storage shed and water tank (both now disused)



Photo 3. Lot 1 DP125848 Inside former chemical storage shed (minor chemical and currently used for pottery)



Photo 4. Lot 1 DP125848 Incinerator (not in use)



Photo 5. Lot 1 DP439084 Former heating oil tank (now disused)



Photo 6. Lot 1 DP439084 View of vineyards



Photo 7. Lot 1 DP1152903 View of one of two septic tanks located at the rear of the ladnd parcel



Photo 8. Lot 1 DP1152903 View of rear of the land parcel and large storage shed (minor welding)



Photo 9. Lot 1 DP1152903 Minor machinery storage at rear of land parcel



Photo 10. Lot 1 DP1152903 Water storage tanks



Photo 11. Lot 1 DP1269246 Septic Tank



Photo 12. Lot 1 DP1269246 Suspected UST (TBC)



Photo 13. Lot 1 DP1269246 Zinc phosphate drum and general storage



Photo 14. Lot 1 DP1269246 Vehicle storage



Photo 15. Lot 1 DP1269246 Vehicle storage and general storage



Photo 16. Lot 1 DP1269246 Former pump and chemical storage shed



Photo 17. Lot 1 DP1269246 Inside former pump and chemical storage shed



Photo 18. Lot 1 DP1269246 Inside former pump and chemical storage shed



Photo 19. Lot 2 DP1152903 Large vehicle, chemical and general storage shed



Photo 20. Lot 2 DP1152903 Inside view of shed



Photo 21. Lot 2 DP1152903 Inside view of shed



Photo 22. Lot 2 DP1152903 View of trailer and stockpiling of materials (timber posts)



Photo 23. Lot 2 DP1152903 View of stockpiled irrigation tubing and 44 gallon drums (disused)



Photo 24. Lot 2 DP1152903 View of stockpiled timber pallets



Photo 25. Lot 2 DP1152903 View of general rubbish stockpiling (concrete, pavers, timber, metal etc)



Photo 26. Lot 2 DP1152903 View of general stockpiled rubbish (including disused IBC)



Photo 27. Lot 2 DP1200627 View of residence



Photo 28. Lot 3 DP236223 View of residential dwelling, shed and carport



Photo 29. Lot 3 DP236223 View of sheep on the land parcel



Photo 30. Lot 3 DP236223 View inside dilapidated storage shed



Photo 31. Lot 3 DP236223 Disused batteries



Photo 32. Lot 3 DP236223 Old rainwater tank purposed for storage of generators and pesticides



Photo 33. Lot 3 DP236223 Old rainwater tank purposed for storage of generators and pesticides



Photo 34. Lot 3 DP236223 General storage/stockpiling



Photo 35. Lot 3 DP236223 Stockpiling of general waste



Photo 36.: Lot 3 DP236223 Shed unable to be accessed



Photo 37. Lot 5 DP236223 View of residential dwelling



Photo 38.: Lot 5 DP236223 Stockpiled soils



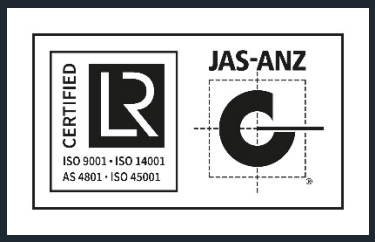
Photo 39. Lot 5 DP236223 Former heating oil tank converted to diesel (now disused)



Photo 40. Lot 5 DP236223 View of general waste within dilapidated dwelling

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