



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation for Contaminated Land

Proposed Subdivision
158 Gorman Road, Goulburn

Prepared for
J & B Hoskins

Project 220726.00
March 2023

Integrated Practical Solutions



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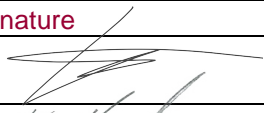
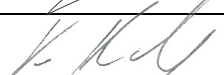
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Report on Preliminary Site Investigation for Contaminated Land Proposed Subdivision 158 Gorman Road, Goulburn

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Mr and Mrs J and B Hoskins to complete this preliminary site investigation for contaminated land (PSI) (formerly known as a Phase 1 Contamination Assessment) undertaken for a proposed subdivision for the site at 158 Gorman Road, Goulburn (hereinafter referred to as 'the site'). The site is shown on Drawing 1, Appendix A.

This PSI was undertaken in general accordance with DP's proposal 220726.00.P.001.Rev0 dated 8 February 2023. Based on the information provided by the client, it is understood that the proposed development involves the subdivision and re-zoning of the existing lot into two residential lots. It is further understood that this re-zoning will aim to enable a future rural residential subdivision to create a 2 hectare lot containing the existing dwelling and a larger allotment (8 hectares) with a dwelling entitlement.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed subdivision. It is understood that the PSI is required to support the submission of a Development Application (DA) to Council for the proposed subdivision.

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

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

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

2. Scope of Works

The scope of works for the PSI comprised:

- Review of site information, comprising published maps of acid sulfate soil (ASS) potential, geological and topographical maps/drawings and groundwater bores registered with WaterNSW;
- Review of readily available site history information including current and historic titles and deposited plans, available historical and recent aerial photographs, public databases held under the Contaminated Land Management Act 1997, the Protection of the Environment Operations Act 1997, the Section 10.7 (2) and (5) planning certificate and Records held in the SafeWork Stored Chemical Information Database (SCID);

- A preliminary site walkover inspection to observe conditions/situations that may indicate a potential for contamination and identify environmental receptors; and
- Preparation of this PSI report detailing the findings of the desktop-based study and walkover.

3. Site Information

Site Address	158 Gorman Road, Goulburn
Legal Description	Lot 11 / Deposited Plan 1044967
Approximate Area	147,180 m ²
Zoning	RU6 - Transition C3 Environmental Management
Local Council Area	Goulburn Mulwaree Council
Current Use	Rural Residential
Surrounding Uses	North – Rural residential, dense vegetation East – dense vegetation South – Rural residential, agricultural (grazing) and dense vegetation West – Gorman Road and dense vegetation



Figure 1: Site Location and Layout

4. Environmental Setting

Regional Topography	The general topography of the surrounding area slopes in a north westerly direction.
Site Topography	The surface level of the site slopes in a general north / north easterly direction with an approximate change in elevation of 10 m. The highest point of 668 m relative to the Australian Height Datum (AHD) is located in the south-eastern corner of the site and the lowest point of 658 m AHD is located the north-western corner of the site.
Soil Landscape	Reference to available mapping (Office of Environment and Heritage, 2019) indicates the site lies within the Bullamalita Soil Landscape. The Bullamalita Soil Landscape is characterised by undulating rises formed on Upper Silurian and Lower Devonian sediments with commonly acidic to neutral yellow soils and bleached A2 horizons that set very hard on drying, which typically occur on lower sideslopes, footslopes and drainage lines.
Geology	Reference to the NSW Seamless Geology Sheet (Department of Regional NSW, 2021) indicates that the eastern portion of the site is generally underlain by Quaternary Age residual deposits comprising weakly-consolidated regolithic residuum such as soil or saprolite. Mapping also indicates the western portion of the site is generally underlain by Quaternary Age colluvium comprising weakly cemented to unconsolidated colluvial conglomerate with medium to coarse-grained sand; interspersed with clayey and silty (aeolian) sand layers.
Acid Sulfate Soils	Reference to the NSW Acid Sulfate Soils Risk Map (Soil Conservation Service of New South Wales, 1995) indicates that the site is located in an area mapped as having “no known occurrence” of acid sulfate soils.
Surface Water	An agricultural dam is present in the north-western section of the site. Two nearby agricultural dams are present located approximately 100 m south and 50 m west of the site.
Groundwater	A search of the NSW Groundwater wells database indicated that there are three registered groundwater bores within a 500 m radius of the site. Details of the three groundwater bores are summarised in Table 1 below.

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

Bore ID Authorised Purpose	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW100767 Stock / Domestic	250 m north west	45.10	27.40
GW24770 Stock / Domestic	450 m south west	42.10	No available information

Bore ID Authorised Purpose	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW111396 Domestic	480 m south	61.00	No available information

5. Site History

5.1 Historical Aerial Photography

Several historical aerial photographs were obtained from LotSearch Pty Ltd (Report LS040610 EA). The LotSearch report is provided in Appendix C. A summary of key features observed at the site and surrounding land, from selected aerials, is presented in Table 2 below.

Table 2: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1953	The site appeared to be vacant and undeveloped. The eastern side comprised dense vegetation and the western side appeared to be open grassed land. An area that appeared to be partially cleared of vegetation was visible in the south eastern corner of the site.	The surrounding land appeared vacant to the north and west, and densely vegetated with trees to the east and south. A possible residential dwelling was visible approximately 150 m to the south of the site. An unsealed road (Gorman Road) appeared to be running parallel to the site's western boundary.
1979	A structure was visible in the centre of the site adjacent to the northern boundary, possibly used for residential purposes (worker's cottage). A rectangular structure cleared of surrounding vegetation was visible in the central portion of the site, possibly used for agricultural purposes. An access track appeared to be visible within the tree vegetation in the south eastern portion of the site. A likely agricultural dam was visible in the south western portion of the site.	A likely agricultural dam had been developed in the adjacent property to the south of the site. The surrounding land use appeared relatively unchanged.
1997	The site appeared to be relatively unchanged.	The road (Gorman Road) adjacent to the site's western boundary appeared to be paved. Multiple residential dwellings were visible to the west and south of the site, with unsealed access roads extending from Gorman Road.

Year	Site	Surrounding Land Use
2006	The existing dam in the south western portion of the site appeared to have been filled. A residential dwelling and nearby circular and rectangular structures were visible in the south western corner of the site. Minor ground disturbance and storage of unknown materials appeared to be visible in the central portion of the site along the northern boundary. A likely agricultural dam was visible on the north eastern boundary of the site.	Linear tree lines appeared to be visible in the property north of the site. The surrounding land use appeared otherwise unchanged.
2022	A circular structure (possibly a water tank) was visible to the east of the main residential dwelling. Vegetation and private gardens were visible to the west of the main dwelling.	The surrounding land use appeared to be relatively unchanged.

5.2 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix D. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 3 below.

Table 3: Historical Title Deeds

Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
1926 to 1936	Kent Grove Canning Company Limited	Agricultural
1936 to 1947	Frederick Thomas Reeves (Gentleman)	Agricultural
1947 to 1975	Adelaide Ella Hyles (Married Woman) Marjorie Adelaide Campbell (Married Woman) (Now Marjorie Adelaide Walker-Smith)	Agricultural
1975 to 1976	Marjorie Adelaide Walker-Smith (Married Woman) John Herbert Hyles (Grazier)	Agricultural
1976 to 1994	Gordon Keith Gittoes (Newsagent) Helen Laing Gittoes (Married Woman)	Agricultural
1994 to Date	# James Hugh Hoskins # Elizabeth Marea Hoskins	Residential / Agricultural

5.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)	There were no records of notices for the site or adjacent sites.
Sites notified to EPA under Section 60 of the CLM Act	The site and adjacent sites were not listed as a notified contaminated site.
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)	There were no records issued to the site or adjacent sites.
SafeWork NSW	<p>A search of information relating to the storage of hazardous chemicals for the site was requested from SafeWork NSW on 16 February 2023. The results of the search indicated there are no records relating to any licenses to keep dangerous goods.</p> <p>The SafeWork search results are included in Appendix E.</p>
Planning Certificate(s)	The Section 10.7(2) & (5) Planning Certificate for the site, obtained 16 February 2023 is included in Appendix F. The Certificate indicates that C3 Environmental Management and RU6 Transition applies to the site. There is no reference to matters listed under Section 10.7(2) of the Contaminated Land Management Act 1997 which should be specified on the Certificates. The Section 10.7(5) Planning Certificate that Council's records show that there is no record that the land is significantly contaminated land at the date or the issue of this Certificate.
Council Records	A search of Council records for the site was requested on 16 February 2023. At the time of preparing this report Council had not provided any pertinent records for the site.

5.4 Site History Integrity Assessment

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

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

as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

5.5 Summary of Site History

Information from historical aerial photographs, historical leases and anecdotal evidence from the client suggest the site was historically used for agricultural purposes between 1926 and 1997, and was potentially used as an orchard at some point during this time. The site history information suggests that the site was acquired by the current owners in 1994 and has been used for residential / agricultural purposes since at least 2006.

6. Site Walkover

A site walkover was undertaken by an environmental scientist on 27 February 2023 in the area of the proposed subdivision (refer to Drawing 1 Appendix A). The general site topography was consistent with that described in Section 4, and the site layout appears to have remained relatively unchanged from the 2022 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix G).

- Most of the site comprised a vacant grass covered paddock (refer to Photograph 1, Appendix G);
- A dam was present in the north western corner of the site. An embankment was visible on the northern side, indicated by the client to be constructed by cut and fill from the development of the dam (refer to Photograph 2, Appendix G);
- A stockpile comprising topsoil (as indicated by the client) was located approximately 20 m east of the dam (refer to Photograph 3, Appendix G);
- Assorted agricultural materials / waste (metal fencing, corrugated fencing) were visible approximately 10 m north east of the dam on the surface of site (refer to Photograph 4, Appendix G);
- Two parallel cut and fill areas were visible in the north eastern section of the site running in a general east – west direction (refer to Photograph 6, Appendix G);
- A linear depression (identified as a drainage line by the client) was observed running in a north south direction through the centre of the site (refer to Photograph 7, Appendix G). Raised embankments and thick vegetation were noted adjacent to the depression;
- Hummocky grassed areas and thick vegetation were present in the south eastern portion of the site (refer to Photographs 8 to 9, Appendix G). It is noted that this thick vegetation precluded a detailed walkover of these areas;
- A residential dwelling and detached garage structure were present in the south western corner of the site (refer to Photographs 10 to 11, Appendix G). The structures appeared to primarily have been constructed out of metal sheeting, timber and brick and were of sound condition. Other structures observed around the main dwelling included a water tank approximately 30 m to the east and chicken shed approximately 30 m to the west (refer to Photograph 12 to 13, Appendix G); and

- A gravel driveway was present in the south eastern section of the site leading from Gorman Road to the main dwelling (refer to Photograph 14, Appendix G);

7. Preliminary Conceptual Site Model

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

Potential Sources

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

- S1: Fill - Associated with topsoil stockpile, current and former on site dams, drainage line and cut and fill areas.
 - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Historical agricultural land use - Activities and chemicals associated with former use of the site as an orchard.
 - o COPC include metals, OCP, organophosphorus pesticides (OPP), TRH and BTEX.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [residential];
- R2: Construction and maintenance workers;
- R3: End users [residential]; and
- R4: Adjacent site users [residential/agricultural].

The following potential environmental receptors have been identified:

- R5: Surface water [onsite and adjacent dams];
- R6: Groundwater; and
- R7: Terrestrial ecosystems.

Potential Pathways

The following potential pathways in relation to human receptors have been identified:

- P1: Ingestion and dermal contact;

- P2: Inhalation of dust and/or vapours;

The following potential pathways in relation to the environmental receptors have been identified:

- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Inhalation, ingestion and absorption.

Summary of Potentially Complete Exposure Pathways

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

Table 4: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill (Metals, TRH, BTEX, PAH, OCP and asbestos) S2: Historical agricultural activities (OCP, OPP)	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours	R1: Current users [residential] R2: Construction and maintenance workers R3: End users [residential]	If future development is proposed at the site that would result in a change in land use, there would be recommendation for some intrusive investigation around the stockpile and cut / fill areas to assess possible localised contamination including testing of the soils.
	P2: Inhalation of dust and/or vapours	R4: Adjacent site users [residential/agricultural]	
	P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R5: Surface water	
	P5: Leaching of contaminants and vertical migration into groundwater	R6: Groundwater	
	P6: Inhalation, ingestion and absorption	R7: Terrestrial ecosystems	

8. Conclusions and Recommendations

The PSI has identified potential sources of contamination at the site which are considered typical for a rural residential property in this region. As such, the identified potential for contamination is not

considered to be a constraint that would preclude the proposed subdivision. The site is therefore considered to be suitable for the proposed subdivision from a contaminated land perspective.

However, if any future development is proposed at the site that would result in a change in land use, it is recommended that further investigation should be undertaken to better define the actual contamination risks (if any) that the potential contamination may pose on subsequently proposed development.

9. References

ASSMAC. (1998). *Acid Sulfate Soil Manual*.

Department of Regional NSW. (2021). *New South Wales Seamless Geology dataset, Geological Survey of New South Wales*. Maitland.

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

Office of Environment and Heritage. (2019). *Soil Landscapes of Central and Eastern NSW - v2*. Sydney: NSW Office of Environment and Heritage.

Soil Conservation Service of New South Wales. (1995). *Acid sulphate soil risk map*.

10. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at Lot 11 / D.P. 1044967 in accordance with DP's proposal dated 8 February 2023 and acceptance received from Beth Hoskins dated 15 February 2023. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of J & B Hoskins for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

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

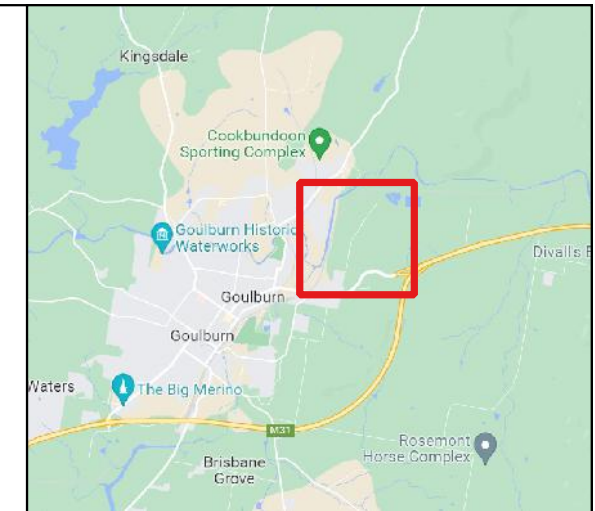
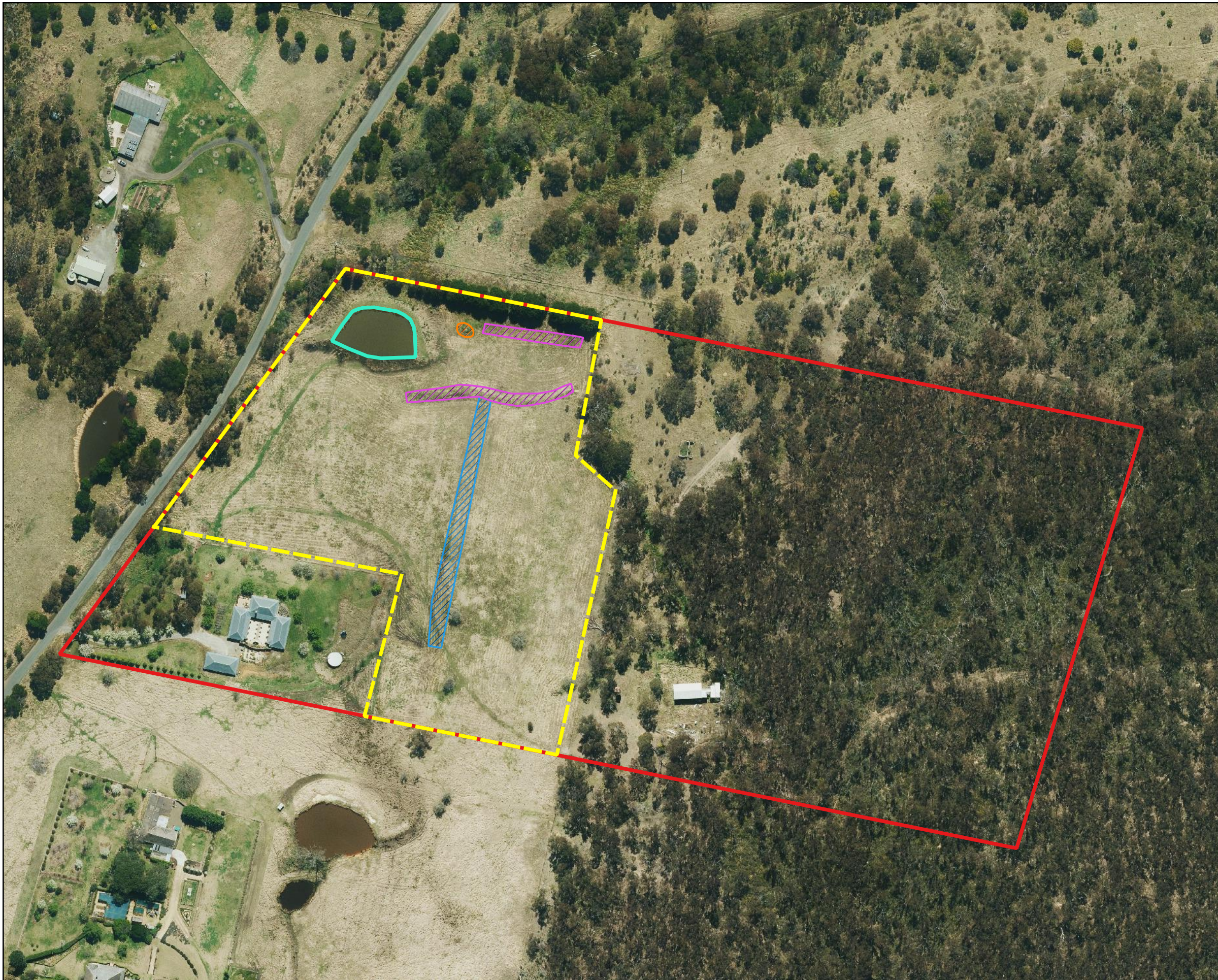
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation,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

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

Douglas Partners Pty Ltd

Appendix A







Drawing 1

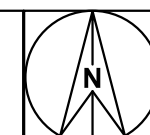
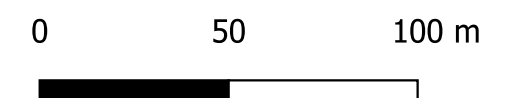


Locality Plan

NOTE:
1: Base drawing from Nearmap.com (Dated 21/05/2022)

Legend

-  Approximate Stockpile Extent
-  Cut and Fill Area
-  Drainage Line Area
-  Dam
-  Site Boundary
-  Area of Proposed Subdivision



Appendix B

About this Report

About this Report

Douglas Partners



Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Symbols & Abbreviations

Douglas Partners



Introduction

These notes summarise abbreviations commonly used on borehole logs and test pit reports.

Drilling or Excavation Methods

C	Core drilling
R	Rotary drilling
SFA	Spiral flight augers
NMLC	Diamond core - 52 mm dia
NQ	Diamond core - 47 mm dia
HQ	Diamond core - 63 mm dia
PQ	Diamond core - 81 mm dia

Water

▷	Water seep
▽	Water level

Sampling and Testing

A	Auger sample
B	Bulk sample
D	Disturbed sample
E	Environmental sample
U ₅₀	Undisturbed tube sample (50mm)
W	Water sample
pp	Pocket penetrometer (kPa)
PID	Photo ionisation detector
PL	Point load strength Is(50) MPa
S	Standard Penetration Test
V	Shear vane (kPa)

Description of Defects in Rock

The abbreviated descriptions of the defects should be in the following order: Depth, Type, Orientation, Coating, Shape, Roughness and Other. Drilling and handling breaks are not usually included on the logs.

Defect Type

B	Bedding plane
Cs	Clay seam
Cv	Cleavage
Cz	Crushed zone
Ds	Decomposed seam
F	Fault
J	Joint
Lam	Lamination
Pt	Parting
Sz	Sheared Zone
V	Vein

Orientation

The inclination of defects is always measured from the perpendicular to the core axis.

h	horizontal
v	vertical
sh	sub-horizontal
sv	sub-vertical

Coating or Infilling Term

cln	clean
co	coating
he	healed
inf	infilled
stn	stained
ti	tight
vn	veneer

Coating Descriptor

ca	calcite
cbs	carbonaceous
cly	clay
fe	iron oxide
mn	manganese
slt	silty

Shape

cu	curved
ir	irregular
pl	planar
st	stepped
un	undulating

Roughness

po	polished
ro	rough
sl	slickensided
sm	smooth
vr	very rough

Other

fg	fragmented
bnd	band
qtz	quartz

Symbols & Abbreviations

Graphic Symbols for Soil and Rock

General



Asphalt



Road base



Concrete

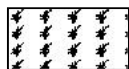


Filling

Soils



Topsoil



Peat



Clay



Silty clay



Sandy clay



Gravelly clay



Shaly clay



Silt



Clayey silt



Sandy silt



Sand



Clayey sand



Silty sand



Gravel



Sandy gravel

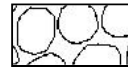


Cobbles, boulders



Talus

Sedimentary Rocks



Boulder conglomerate



Conglomerate



Conglomeratic sandstone



Sandstone



Siltstone



Laminite



Mudstone, claystone, shale



Coal



Limestone

Metamorphic Rocks



Slate, phyllite, schist

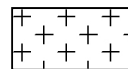


Gneiss

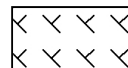


Quartzite

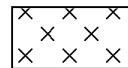
Igneous Rocks



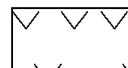
Granite



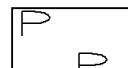
Dolerite, basalt, andesite



Dacite, epidote



Tuff, breccia



Porphyry



Sampling

Sampling is carried out during drilling or test pitting to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provide information on colour, type, inclusions and, depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples are taken by pushing a thin-walled sample tube into the soil and withdrawing it to obtain a sample of the soil in a relatively undisturbed state. Such samples yield information on structure and strength, and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils.

Test Pits

Test pits are usually excavated with a backhoe or an excavator, allowing close examination of the in-situ soil if it is safe to enter into the pit. The depth of excavation is limited to about 3 m for a backhoe and up to 6 m for a large excavator. A potential disadvantage of this investigation method is the larger area of disturbance to the site.

Large Diameter Augers

Boreholes can be drilled using a rotating plate or short spiral auger, generally 300 mm or larger in diameter commonly mounted on a standard piling rig. The cuttings are returned to the surface at intervals (generally not more than 0.5 m) and are disturbed but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers, and is usually supplemented by occasional undisturbed tube samples.

Continuous Spiral Flight Augers

The borehole is advanced using 90-115 mm diameter continuous spiral flight augers which are withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in clays and sands above the water table. Samples are returned to the surface, or may be collected after withdrawal of the auger flights, but they are disturbed and may be mixed with soils from the sides of the hole. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively low

reliability, due to the remoulding, possible mixing or softening of samples by groundwater.

Non-core Rotary Drilling

The borehole is advanced using a rotary bit, with water or drilling mud being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be determined from the cuttings, together with some information from the rate of penetration. Where drilling mud is used this can mask the cuttings and reliable identification is only possible from separate sampling such as SPTs.

Continuous Core Drilling

A continuous core sample can be obtained using a diamond tipped core barrel, usually with a 50 mm internal diameter. Provided full core recovery is achieved (which is not always possible in weak rocks and granular soils), this technique provides a very reliable method of investigation.

Standard Penetration Tests

Standard penetration tests (SPT) are used as a means of estimating the density or strength of soils and also of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289, Methods of Testing Soils for Engineering Purposes - Test 6.3.1.

The test is carried out in a borehole by driving a 50 mm diameter split sample tube under the impact of a 63 kg hammer with a free fall of 760 mm. It is normal for the tube to be driven in three successive 150 mm increments and the 'N' value is taken as the number of blows for the last 300 mm. In dense sands, very hard clays or weak rock, the full 450 mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form.

- In the case where full penetration is obtained with successive blow counts for each 150 mm of, say, 4, 6 and 7 as:
4,6,7
N=13
- In the case where the test is discontinued before the full penetration depth, say after 15 blows for the first 150 mm and 30 blows for the next 40 mm as:
15, 30/40 mm

Sampling Methods

The results of the SPT tests can be related empirically to the engineering properties of the soils.

Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests

Dynamic penetrometer tests (DCP or PSP) are carried out by driving a steel rod into the ground using a standard weight of hammer falling a specified distance. As the rod penetrates the soil the number of blows required to penetrate each successive 150 mm depth are recorded. Normally there is a depth limitation of 1.2 m, but this may be extended in certain conditions by the use of extension rods. Two types of penetrometer are commonly used.

- Perth sand penetrometer - a 16 mm diameter flat ended rod is driven using a 9 kg hammer dropping 600 mm (AS 1289, Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.
- Cone penetrometer - a 16 mm diameter rod with a 20 mm diameter cone end is driven using a 9 kg hammer dropping 510 mm (AS 1289, Test 6.3.2). This test was developed initially for pavement subgrade investigations, and correlations of the test results with California Bearing Ratio have been published by various road authorities.



Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are based on Australian Standard AS 1726-1993, Geotechnical Site Investigations Code. In general, the descriptions include strength or density, colour, structure, soil or rock type and inclusions.

Soil Types

Soil types are described according to the predominant particle size, qualified by the grading of other particles present:

Type	Particle size (mm)
Boulder	>200
Cobble	63 - 200
Gravel	2.36 - 63
Sand	0.075 - 2.36
Silt	0.002 - 0.075
Clay	<0.002

The sand and gravel sizes can be further subdivided as follows:

Type	Particle size (mm)
Coarse gravel	20 - 63
Medium gravel	6 - 20
Fine gravel	2.36 - 6
Coarse sand	0.6 - 2.36
Medium sand	0.2 - 0.6
Fine sand	0.075 - 0.2

The proportions of secondary constituents of soils are described as:

Term	Proportion	Example
And	Specify	Clay (60%) and Sand (40%)
Adjective	20 - 35%	Sandy Clay
Slightly	12 - 20%	Slightly Sandy Clay
With some	5 - 12%	Clay with some sand
With a trace of	0 - 5%	Clay with a trace of sand

Definitions of grading terms used are:

- Well graded - a good representation of all particle sizes
- Poorly graded - an excess or deficiency of particular sizes within the specified range
- Uniformly graded - an excess of a particular particle size
- Gap graded - a deficiency of a particular particle size with the range

Cohesive Soils

Cohesive soils, such as clays, are classified on the basis of undrained shear strength. The strength may be measured by laboratory testing, or estimated by field tests or engineering examination. The strength terms are defined as follows:

Description	Abbreviation	Undrained shear strength (kPa)
Very soft	vs	<12
Soft	s	12 - 25
Firm	f	25 - 50
Stiff	st	50 - 100
Very stiff	vst	100 - 200
Hard	h	>200

Cohesionless Soils

Cohesionless soils, such as clean sands, are classified on the basis of relative density, generally from the results of standard penetration tests (SPT), cone penetration tests (CPT) or dynamic penetrometers (PSP). The relative density terms are given below:

Relative Density	Abbreviation	SPT N value	CPT qc value (MPa)
Very loose	vl	<4	<2
Loose	l	4 - 10	2 - 5
Medium dense	md	10 - 30	5 - 15
Dense	d	30 - 50	15 - 25
Very dense	vd	>50	>25

Soil Descriptions

Soil Origin

It is often difficult to accurately determine the origin of a soil. Soils can generally be classified as:

- Residual soil - derived from in-situ weathering of the underlying rock;
- Transported soils - formed somewhere else and transported by nature to the site; or
- Filling - moved by man.

Transported soils may be further subdivided into:

- Alluvium - river deposits
- Lacustrine - lake deposits
- Aeolian - wind deposits
- Littoral - beach deposits
- Estuarine - tidal river deposits
- Talus - scree or coarse colluvium
- Slopewash or Colluvium - transported downslope by gravity assisted by water. Often includes angular rock fragments and boulders.

Appendix C

Historical Aerial Photographs (Lotsearch Report LS038094 EA)



LOTSEARCH

LOTSEARCH AERIALS

Date: 17 Feb 2023

Reference: LS040610 EA

Address: 69 Gorman Road, Goulburn, NSW 2580

Aerial Imagery 2022

69 Gorman Road, Goulburn, NSW 2580





Scale: 0 60 120 180 240 Meters	Data Source Aerial Imagery: © 2023 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 16 February 2023
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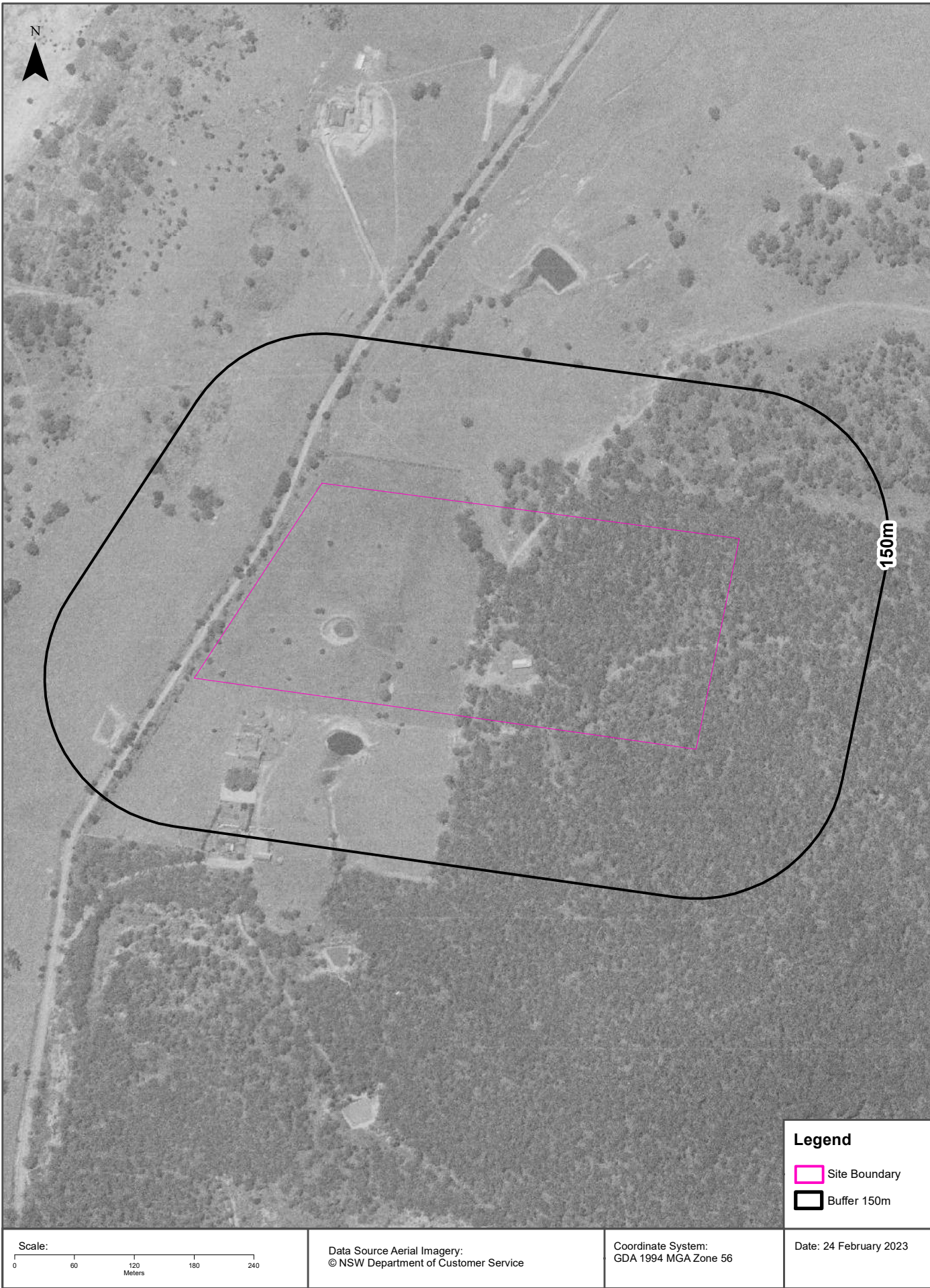


<p>Scale:</p> <p>0 60 120 180 240</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © 2023 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 16 February 2023</p>
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Aerial Imagery 1997

69 Gorman Road, Goulburn, NSW 2580





Aerial Imagery 1979

69 Gorman Road, Goulburn, NSW 2580





Aerial Imagery 1953

69 Gorman Road, Goulburn, NSW 2580



USE OF REPORT - APPLICABLE TERMS

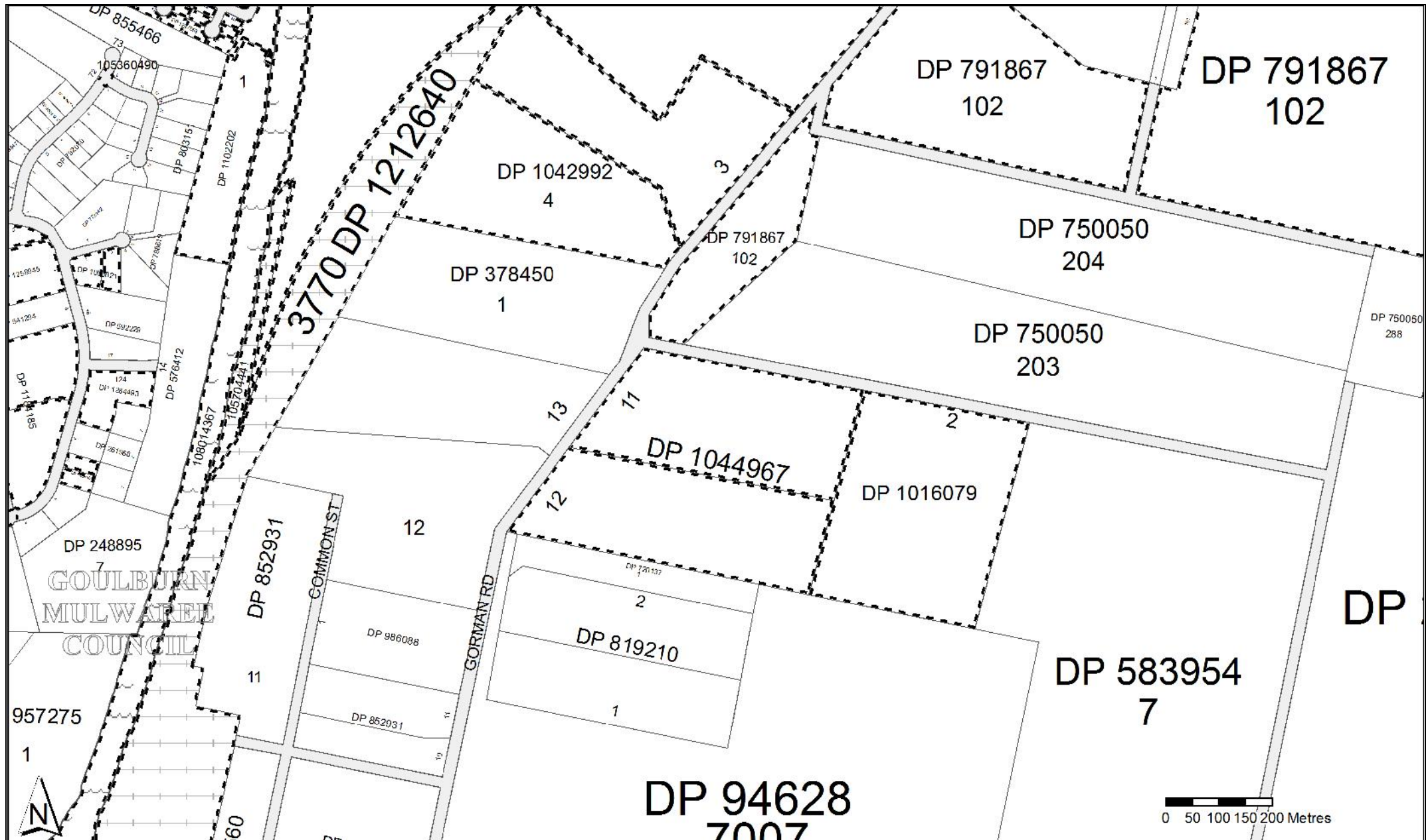
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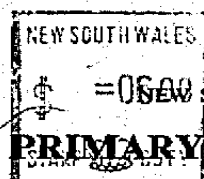
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 irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 12. These Terms are subject to New South Wales law.

Appendix D

Title Deeds





52113

✓	\$	26	

CRR 7338
9-12-75

(a) Full name and postal address of person or corporation entitled to the land.
If a person is entitled, the occupation (if male) or social status (if female) should also be stated.

(b) Give full description of the land, e.g. "Lot _____ in Deposited Plan _____" or "Lot _____ in plan lodged herewith"; or "the whole (or specified part) of the land described in deed registered Book _____ No. _____. If any appurtenant easement is claimed, it must be specified in this description and in the plan.

The application should be accompanied by a plan of survey unless the Registrar General has previously dispensed therewith. A plan is not normally required where the application relates to land in a qualified certificate of title, in such case it will be sufficient to describe the land by reference to the volume and folio number of the qualified certificate of title.

(c) The law which says is impossible.

(d) Insert reference to portion of allotment of

(c) Name of grantor.

(7) If the certificate of title is required in issue and the certificate of the applicant, insert "the applicant"; otherwise here insert the full name of the person or corporation in whose name the certificate of title is issued. In the case of a person, the full postal address and occupation (if male) or social status (if female) must also be stated. If more than one nominee, state whether as joint tenants or tenants in common. Unless otherwise stated, tenants in common will be presumed to hold in equal shares.

(g) Full name, address and occupation of declarant.

(h) If a lesser estate,
alter accordingly.

(f) Delete whichever is inapplicable.

Q) Should any transaction affecting the land in this application be entered into or any alterations in the buildings or fence be made subsequent to the date of the application, but prior to the issue of the certificate of title, the Registrar General should be informed immediately, and all documents evidencing such transaction should

(k) The declaration may be qualified to the extent to which the applicant's title has been previously passed by the Registrar General by inserting the words "Commencing with conveyance dated _____ registered _____ or as the case may be. Otherwise all documents from the Crown grant onwards should be entered in the Schedule.

K127T ST4842.1

(4). MARJORIE ADELAIDE WALKER-SMITH of 406 Edgecliff Road Woollahra in the State of New South Wales Married Woman and JOHN HERBERT HYLES of "Booroomba" Tharwa in the Australian Capital Territory Grazier

hereinafter referred to as the APPLICANT

All that piece of land situated at Goulburn in the
County of Argyle Parish of Towrang being^(b)
Portion 202 of the said Parish

and being the whole^(c) of ^(a) part Portion 202 granted to ^(e) Daniel Kadwell

by Crown grant dated the thirty first day of Decemb er 1862.

Ser 172 Page 61

and requests that the certificate of title issue in the name of

6) the applicants as tenants in common in equal shares

and in support of this application I/We^(a) MARJORIE ADELAIDE WALKER-SMITH and JOHN HERBERT HYLES

solemnly and sincerely declare that—

1. The applicant is seized for an estate in fee simple^(b) of the abovescribed land.
2. There is no person in possession or occupation of the said land or any part thereof adversely to the estate or interest therein of the applicant.
3. The said land is now ^(b) occupied by the persons specified in the First Schedule as occupiers.
~~unoccupied.~~
4. There does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, except as set out in the First Schedule.
5. There does not exist any mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract, or dealing giving any right, claim or interest in the said land, or any part thereof, to any person other than the applicant except as set out in the First Schedule; nor, to the best of my knowledge and belief, is there any action, proceeding or suit pending which affects or could affect the said land, or any person other than the applicant who has or claims any estate, right, title or interest therein, except as disclosed in the First Schedule.^(b)
6. The Second Schedule sets out full and correct particulars of the owners and occupiers of adjoining lands.
7. The Third Schedule contains a full and correct list^(b) commencing with conveyance dated 5th June 1936 from Kent Grove Canning Company Limited to Frederick Thomas Reeves, registered No.686 Book 1752.

of all settlements, deeds, documents, instruments, maps, plans and papers relating to the said land so far as I have any means of ascertaining them. All such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in such list.

13059 Fol. 61
Cert. of T., issued Feb.
Dated 21-5-76

M { 9. I have been authorised by power of attorney dated the _____ day of _____ 19____
to make this application on behalf of the applicant, and I have received no notice of revocation of such authority.^(d)

(d) Delete this clause if inapplicable.
The relevant power of attorney or other such authority should be lodged with the application.

(m) If made outside N.S.W., strike out Oaths Act, 1900 and insert reference to local Act.
(n) Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

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

Made and subscribed

at *Wagga*
the *twentieth* November 1975.

in the presence of

N. Napper

Signature of witness

N. NAPPER
Name of witness (BLOCK LETTERS)

Solicitor

Qualification of witness

Marjorie Macdonald-Smith
J. H. H. H.
J. H. H. H.

Applicant, or authorised agent of applicant^(o)

(o) This application is a statutory declaration and must be made before a prescribed functionary. Attention is drawn to the penalties provided by law for any false statement therein.

CONSENT OF MORTGAGEE

_____, being the mortgagee under mortgage registered Book _____ Number _____, hereby join in and consent to this application subject to registration of a mortgage under the Real Property Act, 1900 in substitution for such mortgage and the delivery to me of the certificate of title to issue herein.

Witness

Mortgagee

FIRST SCHEDULE

(To be signed by declarant immediately below last entry scheduled)

OCCUPIERS AND PERSONS HOLDING INTERESTS REFERRED TO IN CLAUSES 3, 4, AND 5 OF DECLARATION

(p) Where the whole or any part of the land is occupied by a tenant state also the nature and duration of the tenancy.

Full name and address (of occupier, lessee, mortgagee, etc.)	Nature of entitlement ("occupier", "lessee", "mortgagee", etc.)	Particulars of instrument (if any) by which entitlement created ^(p)
The subject land is occupied by the applicants. <i>J. H. H. H.</i> <i>J. H. H. H.</i> <i>Marjorie Macdonald-Smith</i>		

SECOND SCHEDULE

(To be signed by declarant immediately below last entry scheduled)

OWNERS AND OCCUPIERS OF ADJOINING LANDS REFERRED TO IN CLAUSE 6 OF DECLARATION

State whether on North, South, East, or West	Name and address of owner	Name and address of occupier
	<i>bonnell</i> <i>gral</i> (5)	
	All land adjoining the subject land is occupied by the applicants. <i>John Hyles</i> <i>John Hyles</i> <i>Marjorie Walker-Smith</i>	

THIRD SCHEDULE

(To be signed by declarant immediately below last document scheduled)

DOCUMENTS REFERRED TO IN CLAUSE 7 OF DECLARATION

To be completed by declarant

Documents Nos.	1 to 6	hereunder LODGED HEREWITH
Documents Nos.		hereunder WHEREABOUTS UNKNOWN
Documents Nos.		hereunder PERMANENTLY LODGED
		Receipt Nos.
Documents Nos.		hereunder TO BE LODGED BY:

No.	Date	Nature of document	Parties	Registration		FOR OFFICE USE ONLY
				Book	No.	By whom produced
✓ 1	5-6-1936	Conveyance	Kent Grove Canning Company Limited to Frederick Thomas Reeves	1752	686	
✓ 2	14-11-1947	Conveyance	Fanny Reeves Mudge to Adelaide Ella Hyles and Marjorie Adelaide Campbell	2038	181	
✓ 3	30-11-1966	Statutory Declaration	Marjorie Adelaide Walker-Smith			
✓ 4	2-11-1966	Mortgage	Adelaide Ella Hyles and Marjorie Adelaide Walker-Smith to The English Scottish and Australian Bank Limited	2813	333	
✓ 5	14-6-1974	Discharge of Mortgage	Australian and New Zealand Banking Group Limited to Marjorie Adelaide Walker-Smith and Adelaide Ella Hyles	3193	871	
✓ 6	2-6-1975	Conveyance	Adelaide Ella Hyles to John Herbert Hyles	3206	281	
✓ 7	22-6-1974	Power of Attorney	Adelaide Ella Hyles to Norman Eric Napier		158584	
2		Search	Galloway, Co.			
7.	21.4.76	F/S/Doc	Marjorie Walker-Smith & J.H. Hyles			

4.1177 BT489B3

DEPARTMENTAL USE ONLY		TO BE COMPLETED BY LODGING PARTY	
PRIMARY APPLICATION LOT 1 17.9 ha 52113 DP581397 19/11/75		Lodged by Address: Phone No.:	CALLOWAY & CO. LAWYERS 92 PITT ST., SYDNEY PHONE 214-4111

52113

THIRD SCHEDULE—(continued)

(To be signed by declarant immediately below last document scheduled)

No.	Date	Nature of document	Parties	Registration		FOR OFFICE USE ONLY
				Book	No.	By whom produced
			Cancelled doc 6 sent to Archives Authority Deliver docs 1, 2, 3, 4, 5, 7, 8 to Messrs Galloway & Co All other docs to remain Received docs 1, 2, 4, 5, 7 & 8 Galloway & Co for B.M. 23/6/76. 8/23-676		2	22/6/76



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13059061

NEW SOUTH WALES

Vol. 13059 Fol. 61

EDITION ISSUED

20 5 1976

Appln. No.52113



Jawatson
Registrar General.

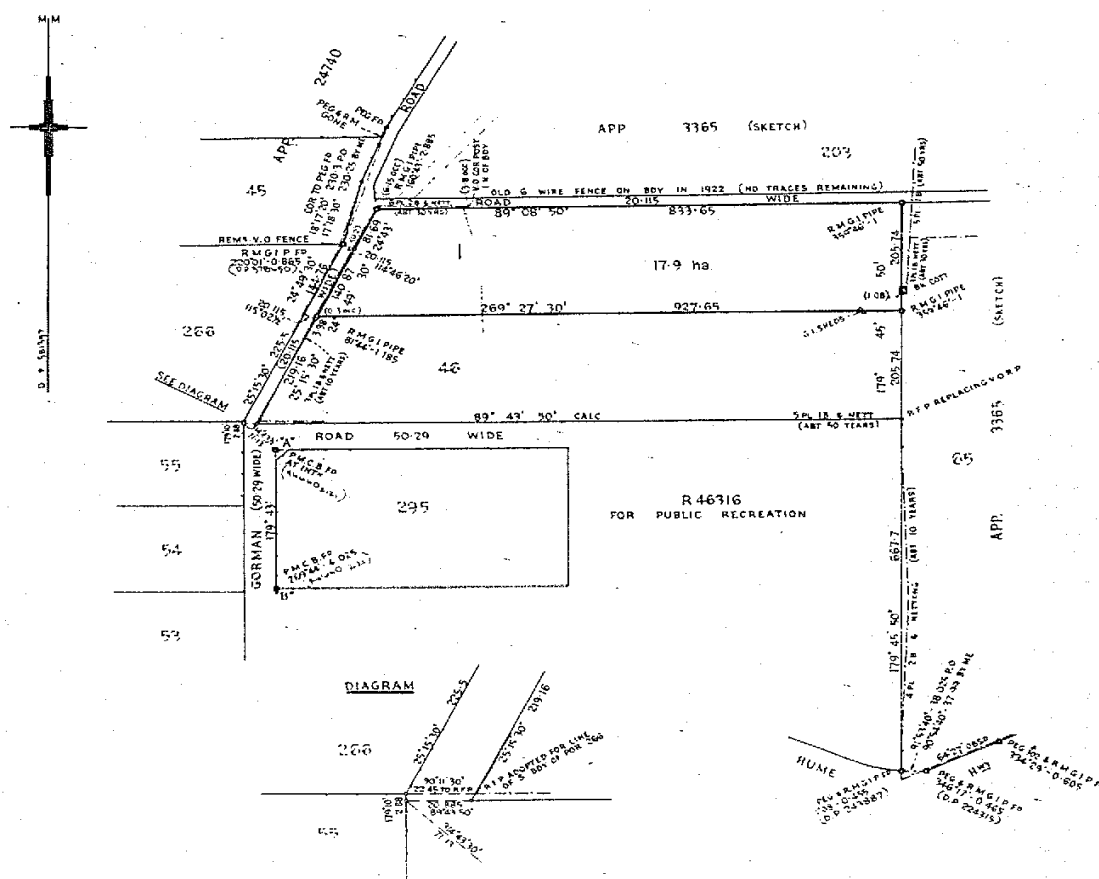


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 581397 in the City of Goulburn Parish of Towrang and County of Argyle being Portion 202 granted to Daniel Kadwell on 31-12-1862.

FIRST SCHEDULE

MARJORIE ADELAIDE WALKER-SMITH of Woollahra, Married Woman and JOHN HERBERT HYLES, of Tharwa in the Australian Capital Territory, Grazier, as Tenants in Common in Equal Shares.

SECOND SCHEDULE

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

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

13136 Vol. 106 Fol. 106

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13136106

Appln. No.52113 (part)

Crown Grant Vol. 217 Fol.194 (part)

Prior Titles Vol. 6586 Fols.181 & 182
Vol.13059 Fol. 61

Vol. 13136 Fol. 106

EDITION ISSUED

CANCELLED 9 1976

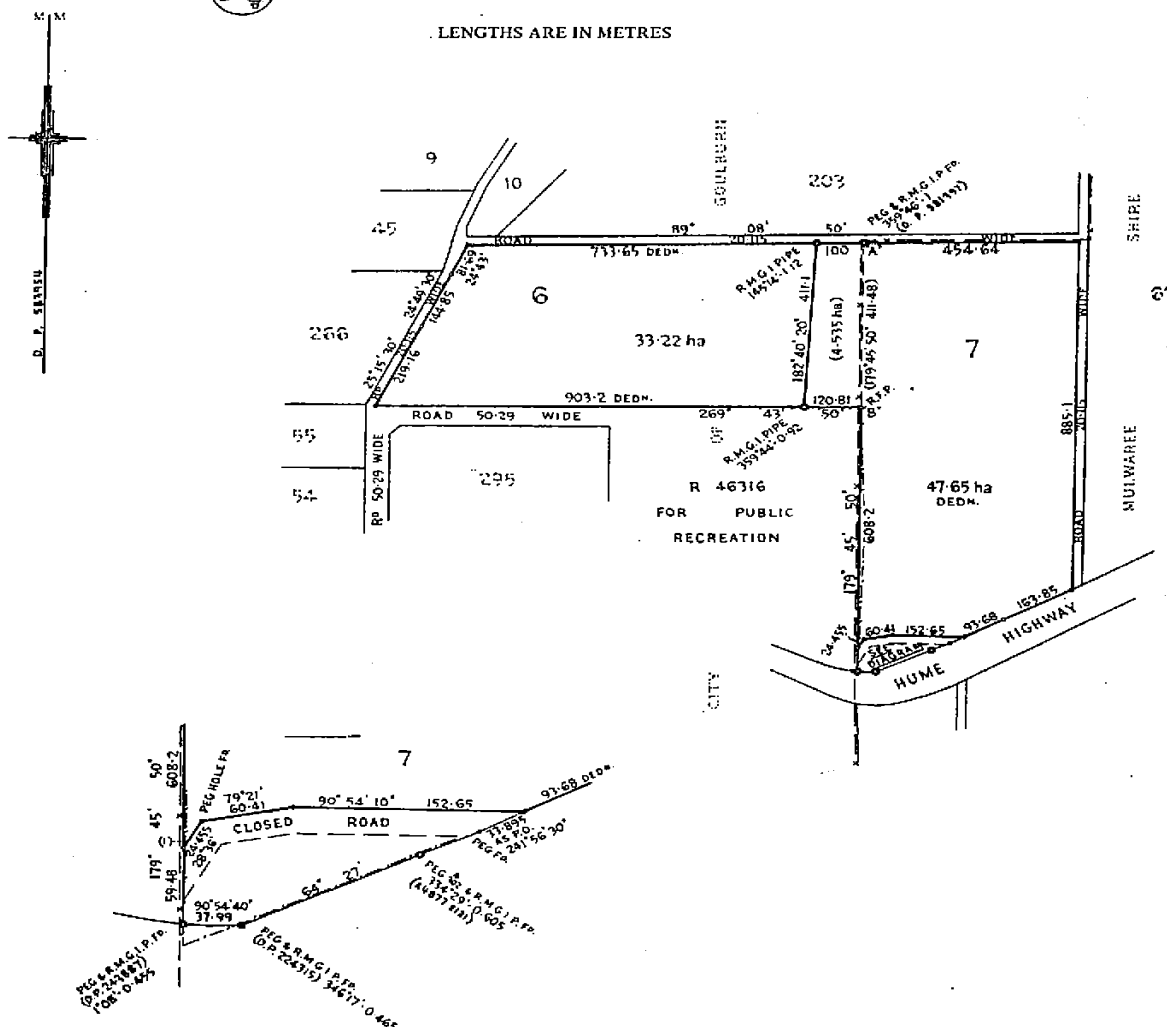
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

SEE AUTO FOLIO
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 583954 in the City of Goulburn Parish of Towrang and County of Argyle being part of Portion 202 granted to Daniel Kadwell on 31-12-1862.

FIRST SCHEDULE

~~MARJORIE ADELAIDE WALKER SMITH of Woollahra, Married Woman and JOHN HERBERT HYLES of Tharwa, in the Australian Capital Territory, Grazier as Tenants in Common in equal shares.~~

SECOND SCHEDULE

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

GRY

P978781 7
 — 2 1

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of
Registrar General

Gordon Keith Gittes of Goulburn, New South Wales and Helen Long Gittes
his wife as joint tenants

Transfer

P978781

3.12.1976

Jonathan

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of
Registrar General

CANCELLATION

my mortgage

P978782P

—

10 Australia and New Zealand Banking
Group Limited

3.12.1976

Jonathan

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

my



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/3/2023 9:55AM

FOLIO: 6/583954

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13136 FOL 106

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/10/1993	I709739	DISCHARGE OF MORTGAGE	EDITION 1
28/12/1994	U900333	TRANSFER	
28/12/1994	U900334	MORTGAGE	EDITION 2
15/12/1998	5467654	DISCHARGE OF MORTGAGE	
15/12/1998	5467655	MORTGAGE	EDITION 3
28/7/2000	DP1016079	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

97-01 T



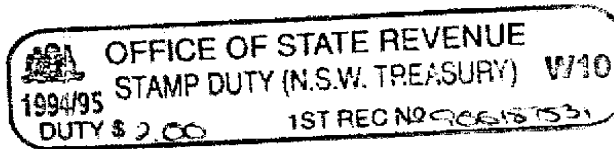
TRANSFER

Real Property Act, 1900



U
900333 B

Office of State Revenue use only



(A) **LAND TRANSFERRED**

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

Folio Identifier 6/583954
Folio Identifier 1/720137



(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

38W

V. J. RALPH & CO
LEVEL 19, M.L.C. CENTRE
MARTIN PLACE, SYDNEY
DX 347 SYDNEY
FAX: 233 8645 PH: 233 8088

REFERENCE (max. 15 characters)

gfl

(C) **TRANSFEROR**

GORDON KEITH GITTOES and HELEN LAING GITTOES

(D) acknowledges receipt of the consideration of \$430,000.00

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) **TRANSFEE**

T

JAMES HUGH HOSKINS and ELIZABETH MAREA HOSKINS

(G) **TENANCY:** Joint tenants

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

DATED 8th December 1994

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

Helen Gittoes

Signature of Witness

M. B. GALLAND

Name of Witness (BLOCK LETTERS)

SOLICITOR, GOULBURN

Address of Witness

[Signature]

Signature of Transferor

Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for the
M.B. Galland

Signature of Transferee

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

CHECKED BY (office use only)



SEARCH DATE

24/2/2023 3:09PM

FOLIO: 1/1016079

First Title(s): VOL 217 FOL 194 OLD SYSTEM

Prior Title(s): 6/583954

Recorded	Number	Type of Instrument	C.T. Issue
28/7/2000	DP1016079	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/9/2002	DP1044967	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

24/2/2023 3:06PM

FOLIO: 11/1044967

First Title(s): OLD SYSTEM

Prior Title(s): 1/1016079

Recorded	Number	Type of Instrument	C.T. Issue
19/9/2002	DP1044967	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/11/2002	9108300	DISCHARGE OF MORTGAGE	EDITION 2
4/5/2006	AC278482	MORTGAGE	EDITION 3
22/12/2006	AC827006	DEPARTMENTAL DEALING	
1/2/2007	AC908038	MORTGAGE	EDITION 4
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
23/10/2019	AP627779	DISCHARGE OF MORTGAGE	
23/10/2019	AP627780	MORTGAGE	EDITION 6 CORD ISSUED
29/7/2020	AQ280809	DISCHARGE OF MORTGAGE	
29/7/2020	AQ280810	MORTGAGE	EDITION 7 CORD ISSUED
4/8/2020	AQ294846	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



FOLIO: 11/1044967

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
24/2/2023	3:04 PM	7	29/7/2020

LAND

LOT 11 IN DEPOSITED PLAN 1044967
AT GORMAN ROAD
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF TOWRANG COUNTY OF ARGYLE
TITLE DIAGRAM DP1044967

FIRST SCHEDULE

JAMES HUGH HOSKINS
ELIZABETH MAREA HOSKINS
AS JOINT TENANTS

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1044967 POSITIVE COVENANT
- 3 AQ280810 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 ***

Appendix E

Section 10.7 (2&5) Planning Certificate



Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

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

Contact: Planning & Environment

Douglas Partners
1 Luso Drive
UNANDERRA NSW 2526

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

Receipt No.: 362647
Applicant's Reference: 220726.00
Certificate No: PLAN/0971/2223

DESCRIPTION OF PROPERTY

Address: 158 Gorman Road GOULBURN NSW 2580
Legal Description: Lot 11 DP 1044967

1 Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

SEPP (Primary Production) 2021	SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Resources and Energy) 2021	SEPP (Precincts - Regional) 2021
SEPP (Resilience and Hazards) 2021	SEPP (Transport and Infrastructure) 2021
SEPP (Industry and Employment) 2021	SEPP (Biodiversity and Conservation) 2021
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP (Planning Systems) 2021	SEPP (Housing) 2021
SEPP (Sustainable Buildings) 2022	

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

Note:

On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the Planning Portal.

Development Control Plan (DCP)

Goulburn Mulwaree Development Control Plan 2009

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i>
Nil.
Draft Amendments to the <i>Goulburn Mulwaree Development Control Plan 2009</i>
DCP Amendment 21 – Heavy Vehicle Haulage Pavement Standards
Draft State Environmental Planning Policies (SEPP's)
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect – Proposed amendments to clause 4.6 of the Standard Instrument LEP</i></p> <p><i>Explanation of Intended Effect – SEPP (State Environmental Planning Policy (Transport & Infrastructure) - Changes to protect fuel pipelines</i></p> <p><i>Explanation of Intended Effect – Proposed amendment of SEPP (State Environmental Planning Policy (Transport & Infrastructure) 2021 – Facilitating temporary uses in Future Infrastructure Corridors</i></p> <p><i>Explanation of Intended Effect – State Environmental Planning Policy (Housing) 2021- Better enabling the planning and delivery of housing for people with particular needs</i></p> <p><i>Explanation of Intended Effect – Special Flood Considerations Clause</i></p> <p>For further information please visit the Planning NSW and NSW Planning Portal web sites: https://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review https://www.planningportal.nsw.gov.au/exhibition</p>

- (3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if–
- (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - (b) for a proposed environmental planning instrument–the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
- (4) In this section–
Proposed Environmental Planning Instrument means a draft environmental planning instrument and includes a planning proposal for local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument of draft environmental planning instrument that includes the land in a zone, however described–

- (a) The identity of the zone, whether by reference to–
- (i) A name, such as “Residential Zone” or “Heritage Area”, or
 - (ii) A number, such as “Zone No 2 (a)”.

The identity of the zone is

C3 Environmental Management and RU6 Transition
under the Goulburn Mulwaree Local Environmental Plan 2009.

- (b) The purposes for which development in the zone–
- (i) May be carried out without development consent, and

- (ii) May not be carried out except with development consent, and
- (iii) Is prohibited.

Zone C3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To facilitate the management of water catchment areas, environmentally sensitive land and areas of high conservation value.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations.

3 Permitted with consent

Agriculture; Air strips; Animal boarding or training establishments; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Depots; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Farm buildings; Forestry; Home-based child care; Home businesses; Home industries; Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Rural workers' dwellings; Secondary dwellings; Signage; Stock and sale yards; Tank-based aquaculture; Tourist and visitor accommodation; Water recycling facilities.

4 Prohibited

Industries; Intensive livestock agriculture; Multi dwelling housing; Residential flat buildings; Retail premises; Rural industries; Seniors housing; Service stations; Serviced apartments; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

Zone RU6 Transition

1 Objectives of zone

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

2 Permitted without consent

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

3 Permitted with consent

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

4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Local distribution premises;

Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies.

(c) Whether additional permitted uses apply to the land.

No

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

Yes.

There is a minimum allotment size of 10ha for the RU6 zoned land and 100ha for the C3 zoned land for the erection of a dwelling in certain rural and conservation zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

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

(e) Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

No. The land is not in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

(f) Whether the land is in a heritage conservation area, however described.

No. The land is not within a heritage conservation area.

(g) Whether an item of environmental heritage, however described, is located on the land.

No. An item of environmental heritage is not situated on the land.

3 Contributions plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contribution plans.

Goulburn Mulwaree Local Infrastructure Contributions Plan 2021

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

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

No. The land is not within a special contributions area under the Act, Division 7.1.

4 Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)-(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.
- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.
- (3) If 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) A restriction applies to the land, but it may not apply to all the land, and
 - (b) 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.
- (4) If the complying development codes are varied, under the Policy, clause 1.12, in relation to the land.

The answers for (1)-(4) are set out below.

Housing Code

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

Low Rise Housing Diversity Code

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

Greenfield Housing Code

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

Inland Code

No. Complying development under the Inland Code cannot be carried out on the RU6 zoned land because the land is affected by the following exclusions:

The land is identified as environmentally sensitive land.

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

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

No. Complying development under the Inland Code cannot be undertaken on the C3 zoned land due to the zoning of the land.

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be carried out on the RU6 zoned land because the land is affected by the following exclusions:

The Inland Code applies to the land.

The land is identified as environmentally sensitive land.

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

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

No. Complying development under the Rural Housing Code cannot be undertaken on the C3 zoned land due to the zoning of the land.

Agritourism and Farm Stay Accommodation Code

No. Complying development under the Agritourism and Farm Stay Accommodation Code cannot be carried out on the land due to the zoning of the land.

Housing Alterations Code

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

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

General Development Code

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

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Industrial and Business Alterations Code

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

Industrial and Business Buildings Code

No. Complying development under the Industrial and Business Buildings Code cannot be carried out on the land due to the zoning of the land.

Container Recycling Facilities Code

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

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

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

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

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.
- (3) If council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) A restriction applies to the land, but it may not apply to all the land, and
 - (b) The council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under the Policy, clause 1.12, in relation to the land.

The answers for (1)-(4) are set out below.

General Exempt Development Code

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

Advertising and Signage Exempt Development Code

Yes. Exempt development under the Advertising and Signage Exempt Development Code can be carried out on the land.

Temporary Uses and Structures Exempt Development Code

Yes. Exempt development under the Temporary Uses and Structures Exempt Development Code can be carried out on the land.

6 Affected building notices and building product rectification orders

- (1) Whether council is aware that—
 - (a) An affected building notice is in force in relation to the land, or

No. Council is not aware of any affected building notice that is in force in respect of the land.

- (b) A building product rectification order is in force in relation to the land that has not been fully complied with, or

No. Council is not aware of any building product rectification order given in relation to the land that has not been fully complied with.

- (c) A notice of intention to make a building product rectification order given in relation to the land is outstanding

No. Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

- (2) In this section—

Affected Building Notice has the same meaning as the *Building Products (Safety) Act 2017*, Part 4.

Building Product Rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

7 Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, referred to in the Act, section 3.15.

No.

8 Road widening and road realignment

Whether the land is affected by road widening or road realignment under—

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

No.

9 Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

No.

(3) In this clause –

Flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

Probable maximum flood has the same meaning as in the Floodplain Development Manual.

10 Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

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

(2) In this section–

Adopted Policy means a policy adopted–

- (a) by the council, or
 - (b) by any other public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.
-

11 Bush fire prone land

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

- (2) If none of the land is bush fire prone land, a statement to that effect.

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

12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

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

13 Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No.

14 Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that–
- (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.

- (2) The date of a subdivision order that applies to the land.

- (3) Words and expressions used in this section have the same meaning as they have in this Regulation, Part 10 and the Act, Schedule 7.

Not applicable.

15 Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, 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.

No. Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

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

17 Biodiversity certified land

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

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

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

18 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 Council has been notified of the order.

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

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

Not applicable to the Goulburn Mulwaree Local Government Area.

20 Western Sydney Aerotropolis

Not applicable to the Goulburn Mulwaree Local Government Area.

21 Development consent conditions for seniors housing

If the *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, and conditions of a development consent granted after 11 October 2007 in relation to land that are of the kind set out in that Policy, section 88(2).

No.

22 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether there is a current site compatibility certificate under the *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) The period for which the certificate is current, and
- (b) That a copy may be obtained from the Department.

No. Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) If the *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that area kind referred to in that Policy, section 21(1) or 40(1).

No terms referred to in section 21(1) or 40(1) of the *State Environmental Planning Policy (Housing) 2021* have been imposed as conditions of consent to a development application in respect of the land.

- (3) Any conditions of a development consent in relation to land that are a kind referred to in the *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

No terms referred to in clause 17(1) or 38(1) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

- (4) In this section—
Former Site Compatibility Certificate means a site compatibility certificate issued under the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Additional Matters

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

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

No. The land is not significantly contaminated as at the date this certificate is issued.

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

No. The land is not subject to a management order as at the date this certificate is issued.

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

No. The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

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

No. The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/0971/2223

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

No. The land is not the subject of a site audit statement as at the date this certificate is issued.

Legislation referred to in this certificate can be found at www.legislation.nsw.gov.au.

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

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

-
- A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.5.6, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

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

No.

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

No.

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

Yes.

-
- E** Is a permit required from Council to clear vegetation under the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, Chapter 2 Vegetation in Non-Rural Areas?

No. The *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, Chapter 2 Vegetation in Non-Rural Areas does not apply to the land. For vegetation clearing on this land refer to Part 5A of the *Local Land Services Act 2013*.

Note: The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, Chapter 2 Vegetation in Non-Rural Areas.

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

No.

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

Yes.

Information regarding loose-fill asbestos insulation

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

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/0971/2223

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

Contact NSW Fair Trading for further information.



Date of Certificate
16 February 2023

for **Aaron Johansson**
Chief Executive Officer
Goulburn Mulwaree Council

Notice to Prospective Purchasers/Residents

1. Urban Land and Rural land in the Goulburn Mulwaree Local Government Area

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

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land. Furthermore, Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

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

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

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

Urban activities

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

Rural activities

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

Prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

In addition to the above, Council suggests an awareness of rural land management responsibilities, in particular weeds management that accompany ownership.

2. Unauthorised Development

2.1 Background

The need for obtaining approval/consent is an important step in the development process as it ensures that a number of important assessments are carried out prior to the commencement of works. These assessments and their subsequent approvals provide a variety of safeguards for the landowner and the wider community, and therefore ensure the safety of any building/land user and the protection of the environment. Obtaining consent also serves to ensure that third party protections such as insurance remain valid.

In accordance with the *Environmental Planning & Assessment Act 1979*, the term 'development' can be applied to most works, including but not limited to:

- use of land;
- subdivision of land;
- the erection of a building;
- the carrying out of work; and
- the demolition of a building or work.

The following information is provided as a courtesy and is general in nature. It is not to be construed as either town planning or legal advice. It is therefore important that you seek your own professional advice in relation to your rights and obligations in respect of any matters that this advice may raise.

2.2 Common Misconceptions

"Weekenders"

The term "weekender" (i.e. the temporary use of a dwelling for short term accommodation) is not a defined land use within NSW and therefore is not an approved land use under the *Goulburn Mulwaree Local Environmental Plan (GM LEP) 2009*. Therefore, a "weekender" is not considered to be a legitimate building or land use classification. A building is either considered to be a non-habitable structure (i.e. a shed) or a habitable dwelling. Any use of a structure as a dwelling (regardless of frequency of use) is considered to be a dwelling and requires all relevant approvals.

"Weekenders" are sometimes the result of the unauthorised conversion of existing buildings, such as farm sheds, into a building intended for habitation. In circumstances where a building is intended for the purpose of human habitation (for example sleeping, living, meal preparation, ablutions, etc.), the building is classified as a dwelling and must be assessed as a Class 1 structure in accordance with the *Building Code of Australia*. These are the same standards that a dwelling house is constructed to meet.

Furthermore, any form of habitation requires the land to contain a dwelling entitlement (as some lots in rural areas are below the minimum lot size for a dwelling under GMLEP 2009 and do not have a historical entitlement to a dwelling). Council cannot grant approval to a Development Application for a dwelling on land that does not possess such an entitlement. It is particularly important in rural areas to ensure that a lot does enjoy a dwelling entitlement – see Council's website for a dwelling entitlement enquiry form.

Conversion of Sheds to "Granny Flats"

As with "weekenders", a "granny flat" is not a defined land use under the GM LEP. The closest land use definition is a secondary dwelling, which requires development consent. Secondary dwellings must be assessed as a Class 1 structure in accordance with the *Building Code of Australia* to ensure the safety, health and amenity of any occupant that may use the structure.

Farm Buildings/Rural Sheds

Provisions exist under the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008* for some structures to be erected on rural lands without the need for consent. Notwithstanding this, any structure erected under this instrument must meet strict development standards to ensure that minimum environmental and safety requirements can be met. These provisions may be available on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU6 Transition.

Importantly this type of development can only proceed where it is ancillary to an agricultural use on the same land holding. "Agriculture" is specifically defined under the GM LEP, and for an activity to be classified as "agriculture", the activity conducted on the land must be a form of *commercial activity* related to aquaculture, extensive agriculture, intensive livestock agriculture or extensive plant agriculture.

Landowners and prospective purchasers are advised that a significant area of the Goulburn Mulwaree Council Local Government Area is located within the Sydney Drinking Water Catchment. As a result, much of the rural area is zoned as "conservation" – i.e. C2 Environmental Conservation, C3 Environmental Management and C4 Environmental Living and therefore prohibits many land uses, such as rural sheds, from being constructed or undertaken without having an appropriate consent in place.

Clearing of Vegetation

Much of the Goulburn Mulwaree Council Local Government Area contains threatened species and various *Endangered Ecological Communities* (EEC's) and *Critically Endangered Ecological Communities* (CEEC's), including but not limited to Grassy Box Woodland, Tallong Midge Orchid, Glossy Black Cockatoo habitat and Koala habitat.

A raft of legislation and plans exist to preserve native vegetation, including but not limited to the *Biodiversity Conservation Act 2016*, *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*, *State Environmental Planning Policy (Koala Habitat Protection) 2020* and the *Goulburn Mulwaree Development Control Plan 2009*.

It is recommended that professional guidance be sought prior to undertaking any vegetation removal, including destruction of grasslands or when carrying out bushfire protection measures, as thresholds apply and approvals may be required.

Earthworks & Road Construction

Earthworks are defined within the GM LEP as the excavation or filling of land. Some forms of earthworks can be undertaken without consent under the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008*, however thresholds apply and a number of environmental considerations must be demonstrated.

If not considered or planned appropriately, earthworks can adversely affect neighbours by disrupting or intensifying natural water flow paths, and can cause significant environmental harm by destabilising the structure of the topsoil leading to erosion and soil degradation.

As with earthworks, some roads (both public and private) can be constructed without consent, however, some environmental zones require consent to be obtained first. In addition to drainage considerations, the design and construction of a road must also take into account matters such as the impact upon vegetation, especially if clearing is required, as this may trigger the need for obtaining consent.

Additional considerations apply to the management of sites subject to earthworks or road construction given the presence of the Goulburn Mulwaree Local Government Area in the Sydney Drinking Water Catchment, particularly in relation to erosion and sediment control. Further information can be obtained from either Council or Water NSW.

Enclosure of Existing Carports and Verandahs

Carports and verandahs are often enclosed to provide additional living or storage space via cost effective means. Consent is often required prior to carrying out such works, as consideration needs to be given to a variety of matters. These include an assessment of the structural integrity of the existing structure, as well as ensuring other habitable areas are not adversely impacted, such as living spaces not losing access to light and ventilation. These assessments ensure that following any works the occupants of the building will remain safe, and that the building will continue to function as intended.

2.3 Summary

Council understands that the purchase of land and property is a significant investment, and often the single biggest financial commitment made by many, therefore, it is recommended by Council that you carry out thorough due diligence research prior to committing to a purchase and ensure that:

ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE

- The improvements to the land that you are purchasing are authorised/approved.
- Any improvements that you wish to make to the land or any existing buildings, including any new works or alterations, are permissible.

In instances where Council is notified of the presence of unauthorised development, Council has a duty of care to the community and potential property buyers to ensure that the appropriate compliance pathway is actioned. In other words, properties that are found to contain illegal/unlawful development on the land will be subject to compliance and enforcement action. This may result in the need to remove any work and any associated infrastructure, the need to restore or rehabilitate land, issuing of Penalty Infringement Notices, or even prosecution. The responsibility for ensuring the relevant approvals are in place is with the current property owner (i.e. responsibility goes with the land when transferred to a new owner).

No responsibility will be taken for purchases made because of advertising content or false/misleading sales pitches, these matters should be addressed with the relevant government licencing agency i.e. NSW Office of Fair Trading.

If in doubt, ask!

Further information can be obtained by contacting Council on 02 4823 4444 or email council@goulburn.nsw.gov.au.

Appendix F

SafeWork NSW Search

Emily Bodel

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Friday, March 10, 2023 8:11 AM
To: Emily Bodel
Subject: SafeWork NSW: 00805728 –Site Search application – Result not found [ref:_00D281hl6J._500Mn3GQ02:ref]

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Emily

**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 15/02/2023 for the following site: 69 Gorman Rd, Goulburn 2580 NSW.

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: 00805728

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Laura Lee

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



**Customer
Service**

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.

Appendix G

Site Photographs



Photo 1: General view of vacant paddock in the northern section of the site and trees lining the northern site boundary, looking north.



Photo 2: View of dam in north western corner of the site, looking north east.



Photo 3: View of vegetated topsoil stockpile, looking west.



Photo 4: View of various dumped agricultural materials (wire fencing, corrugated metal sheeting) in north eastern section of site, looking north west.


	CLIENT: J and B Hoskins		Site Photographs 1 to 4 Preliminary Site Investigation for Contaminated Land 158 Gorman Road, Goulburn	PROJECT No: 220726.00	
	OFFICE: Wollongong	Prepared By: EB		PLATE No:	1
	SCALE: NTS	DATE: 2 Mar 2023		REVISION:	0



Photo 5: View of tree debris adjacent to northern site boundary, looking north west.



Photo 6: General view of vegetated cut and fill areas running adjacent to northern boundary of site; looking north.



Photo 7: General view of linear depression (drainage line) running north to south, looking south east.



Photo 8: General view of hummocky grassed area to the north east of the main dwelling, looking south west.


 Douglas Partners Geotechnics Environment Groundwater	CLIENT: J and B Hoskins		Site Photographs 5 to 8 Preliminary Site Investigation for Contaminated Land 158 Gorman Road, Goulburn	PROJECT No: 220726.00
	OFFICE: Wollongong	Prepared By: EB		PLATE No: 2
	SCALE: NTS	DATE: 2 Mar 2023		REVISION: 0



Photo 9: General view of dense high vegetation in south eastern corner of site, looking north east.



Photo 10: View of detached garage and recreational vegetable garden to the south of the main dwelling, looking east.



Photo 11: View of grassed area and water tank to the east of main dwelling, looking north.




Photo 12: View of southern face of main dwelling, looking north.



Photo 13: General view of area south west of main residential dwelling including chicken shed structure, looking south west.



Photo 14: View of gravel driveway leading from main dwelling to Gorman Road, looking west.

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: J and B Hoskins		Site Photographs 13 to 14 Preliminary Site Investigation for Contaminated Land 158 Gorman Road, Goulburn	PROJECT No: 220726.00
	OFFICE: Wollongong	Prepared By: EB		PLATE No: 4
	SCALE: NTS	DATE: 2 Mar 2023		REVISION: 0