

# Preliminary Site Investigation

407 & 457 Crookwell Rd, Kingsdale

Reference No:	PSI2022-218
Report Date:	23 September 2022
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23/09/2022	0 – DRAFT		
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## 1. Executive Summary

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CSH Consulting was engaged by IPG Invest Projects to complete a preliminary site investigation (PSI) report for two properties at 407 and 457 Crookwell Rd, Kingsdale. The area covered by these two properties is shown in Figure 1.

The objective of the PSI is to investigate any potential contamination areas/sources that may exist on site and determine if further investigation is required. This report will be used to support a development application for the proposed development of this site.

The PSI covers the following scope of works:

- Identify the potential areas of concern and potential contaminants by carrying out onsite and desktop investigation of the following:
  - a. Review topographic, soil, geological and acid sulphate soil maps
  - b. Review historical aerial photographs and take note of significant land uses and changes of the site and surrounding area that may indicate a potential for contamination
  - c. Search the NSW EPA contaminated land register to determine if there are any statutory notices current for the site or neighbouring land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997)
  - d. Search the NSW Office of Water for groundwater bores
  - e. Use the historic titles and Deposited Plans to identify and summarise previous owners that may indicate potentially contaminating activities on the site
  - f. Review answers in site history survey completed by current owners for any known contaminating activities or potential areas of concern
- Develop a conceptual site model
- Preparation of this PSI report.

Based on the information obtained from the desktop investigation along with the site walkover, there appears to be some potential areas of environmental concern (PEAC) on property No 407. The main PEACs and the potential contaminants include

- the house: asbestos, Synthetic Mineral Fibres (SMF), lead in paint and PCBs.
- Fill imported from unknown source and put along the gully and fence line behind house: Metals; total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAHs); PCB; organochlorine pesticides (OCP); phenols and asbestos
- Area where animals are buried/cremated: Surveying of effectiveness of disposal of animal carcasses in accordance with NSW Department of Primary Industries, "Animal Carcass Disposal", March 2021.
- Storage of herbicides in sheds: TRH; BTEX; PAH; OCP; Glyphosate and other herbicides

CSH Consulting recommends that intrusive investigation is undertaken to assess whether the above potential sources have resulted in contamination of soil within the study area. The intrusive investigation should target the potential sources of contamination. Investigations should comprise the excavation of test pits within the targeted areas across the site. The test locations would be required to penetrate the full depth of any filling material and to a depth of at least 0.2 m below the natural surface. Selected samples should be analysed for the list of contaminants identified in Section 5.

CSH Consulting considers that in its current condition, site may not be suitable for the proposed land uses without further assessment. CSH Consulting considers that the risk posed by the potential sources range from low (e.g. use of herbicides and minor fuel storage) to localised areas of moderate risk (e.g. areas of in-filled gully) and further assessment and/or remediation is required.

The scope of the current investigation has not included the evaluation of groundwater contamination status. Depending on the results of an intrusive investigation of soil conditions on the site, an assessment of the groundwater may need to be undertaken.

CSH Consulting considers that subject to the results of the further assessment and completion of any required remediation and validation works, the site could be rendered suitable for the proposed uses.

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

## 2. Introduction

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CSH Consulting was engaged by IPG Invest Projects to complete a preliminary site investigation (PSI) for two properties at 407 and 457 Crookwell Rd, Kingsdale. The area covered by these two properties is shown in Figure 1.

The objective of the PSI is to investigate any potential contamination areas/sources that may exist on site and determine if further investigation is required. This report will be used to support a development application for the proposed development of this site.

The following guidelines were used to complete this report

- NSW EPA, *Consultants report on contaminated land*, May 2020.
- NEPC, *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended), May 2013

## 3. Scope of works

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This report covers:

- Identify the potential areas of concern and potential contaminants by carrying out onsite and desktop investigation of the following:
  - a. Review topographic, soil, geological and acid sulphate soil maps
  - b. Review historical aerial photographs and take note of significant land uses and changes of the site and surrounding area that may indicate a potential for contamination
  - c. Search the NSW EPA contaminated land register to determine if there are any statutory notices current for the site or neighbouring land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997)
  - d. Search the NSW Office of Water for groundwater bores
  - e. Use the historic titles and Deposited Plans to identify and summarise previous owners that may indicate potentially contaminating activities on the site
  - f. Review answers in site history survey completed by current owners for any known contaminating activities or potential areas of concern
- Develop a conceptual site model
- Preparation of this PSI report.

## 4. Site Information

### 4.1. Site identification and details

The site address covered by this report is 407 and 457 Crookwell Road, Kingsdale, NSW (Lot 70 DP 1006688 and Lot 73 DP 1006688, respectively). The properties are located within the Goulburn Mulwaree Council Local Government Area (LGA) and falls under the Local Aboriginal Council of Pejar and the Regional Council of Wiradjuri. The properties are zoned as RU6: Transition.

The properties are located approximately 4km to the North of Goulburn. The boundary of property No 407 has an irregular shape that covers an area of 40.83 hectares, the longest length being approximately 1km and longest width approximately 600 meters. The boundary of property No 457 has a regular rectangular shape that covers an area of 9.668 hectares, with approximately 440 m along the longest boundary and approximately 224 m along the shortest boundary. Property No 457 sits to the North East of property No 407 (See figure 1).

On property No 407, there is a residential building consisting of a house and detached double garage located on the Eastern side of the site with a gravel driveway leading from Crookwell Rd to the building. There are 3 sheds situated to the North of the residential building. There is a driveway to property 457 that comes off Crookwell Road but no residential buildings.

The Moomba – Sydney gas pipeline easement runs through both properties entering the Eastern boundary of property No 457 running in a North East – South West direction and continuing through the North Western boundary of property No 407. The Highlands Source Project water pipe easement also runs through both properties, entering property No 457 at the same point as the gas pipeline on the Eastern boundary. The pipe then travels South through the Southern boundary of property No 457 and entering property No 407 running North – South along the gully in the middle of property No 407 and follows the South Western boundary line towards Chinaman's Lane and continues South to enter Wollondilly River.



**Figure 1: Site Location**

#### **4.1.1. Current and Proposed Land Use**

Currently the property No 407 is used as a residential premises. The land for both properties is used as a hobby farm with casual grazing of cattle and sheep.

It is proposed that the site encompassing both properties is to be rezoned and developed for residential housing blocks.

#### **4.1.2. Catchment Area**

The properties are located within the [Warragamba Local catchment area](#) (accessed 7/09/2022). It is the largest catchment of the outer catchment of the Greater Sydney Drinking water catchment.

#### **4.1.3. Geological**

Based on the 1:100,000 Goulburn Map sheet 8828 ([Thomas OD et al, 2013](#), accessed 19/08/2022) indicates that Bishopthorpe Dolerite runs through property No 457 on the Eastern side and continues down to property No 407 from the North Eastern to South Western corners of the property. The North Western sections of both properties and South Eastern section of property No 407 indicates the presence of Sooley Volcanic sandstone.

#### **4.1.4. Soil Landscape**

The 1:250,000 Goulburn Soil Landscape Series Sheet SI 55-12 (accessed 19/08/2022) indicates that the soil on both properties is Sooley Soil Landscape. It is described as having a complex soil distribution with lithosols on crests and upper side slopes, yellowish chocolate soils on side slopes and prairie soils on foot slopes and valley flats and terra rossa soils associated with limestone.

#### **4.1.5. Acid Sulphate Soils**

The probability that the site is at risk of acid sulphate soils is low according to the CSIRO's Atlas of Australian Acid Sulphate Soils online mapping portal ([CSIRO Acid Sulfate Soils.html](#), accessed 19/08/2022).

#### **4.1.6. Slope and Topography**

The regional topography is undulating with hills over 900 m elevation located to the East and West of the site. The regional area slopes towards Goulburn located to the South of the properties.

The property No 407 ranges in elevation between 650 m to 680 m above height datum. The highest point is located in the South Eastern section of the site where the buildings sit at the top and the lowest point is located in the North Western section of the site. A ridgeline is evident running North East to South West direction in the South Eastern section of the site.

The average slope across the property No 407 is 5.5% with a maximum slope of 11.3%.

The property No 457 ranges in elevation between 665 m and 674 m above height datum. The property undulates across the property from the East to West with the highest point following the line of trees to the Western side of the property. The lowest point of the property is in the gully lines and the dam.

The average slope for property No 457 is 5.6% with a maximum slope of 10.5%.

#### **4.1.7. Vegetation**

The area is classified as Southern tableland grassy box woodland as per the NSW State Vegetation Type Map in the NSW Department of Planning and Environment website ([Vegetation Map](#), accessed 19/08/2022).

Most of the site across both properties has been cleared of all native vegetation and is covered predominantly by pasture grass suitable for grazing of cattle and sheep.

There are trees scattered around the Eastern section of property No 407 around the house and shed with a hedge line of trees from the back of the house and garage northwards toward the back of the sheds and meeting Crookwell Road. Some trees are also dotted along the Eastern bank of the gully towards the Northern property line.

Property 457 has 3 rows of trees running in a slight North West – South East direction towards the Western portion of the property that starts in the middle of the Western part of the Northern boundary and ends where the gas pipeline easement runs through the property. There is also a small group of trees in the centre of the property.

#### **4.1.8. Buildings**

Property No 407 hosts one residential building with a detached garage and three metal sheds. There is also a stock loading ramp in a stock handling yard to the South East corner of the property.

Property No 457 does not have any buildings situated on the property.

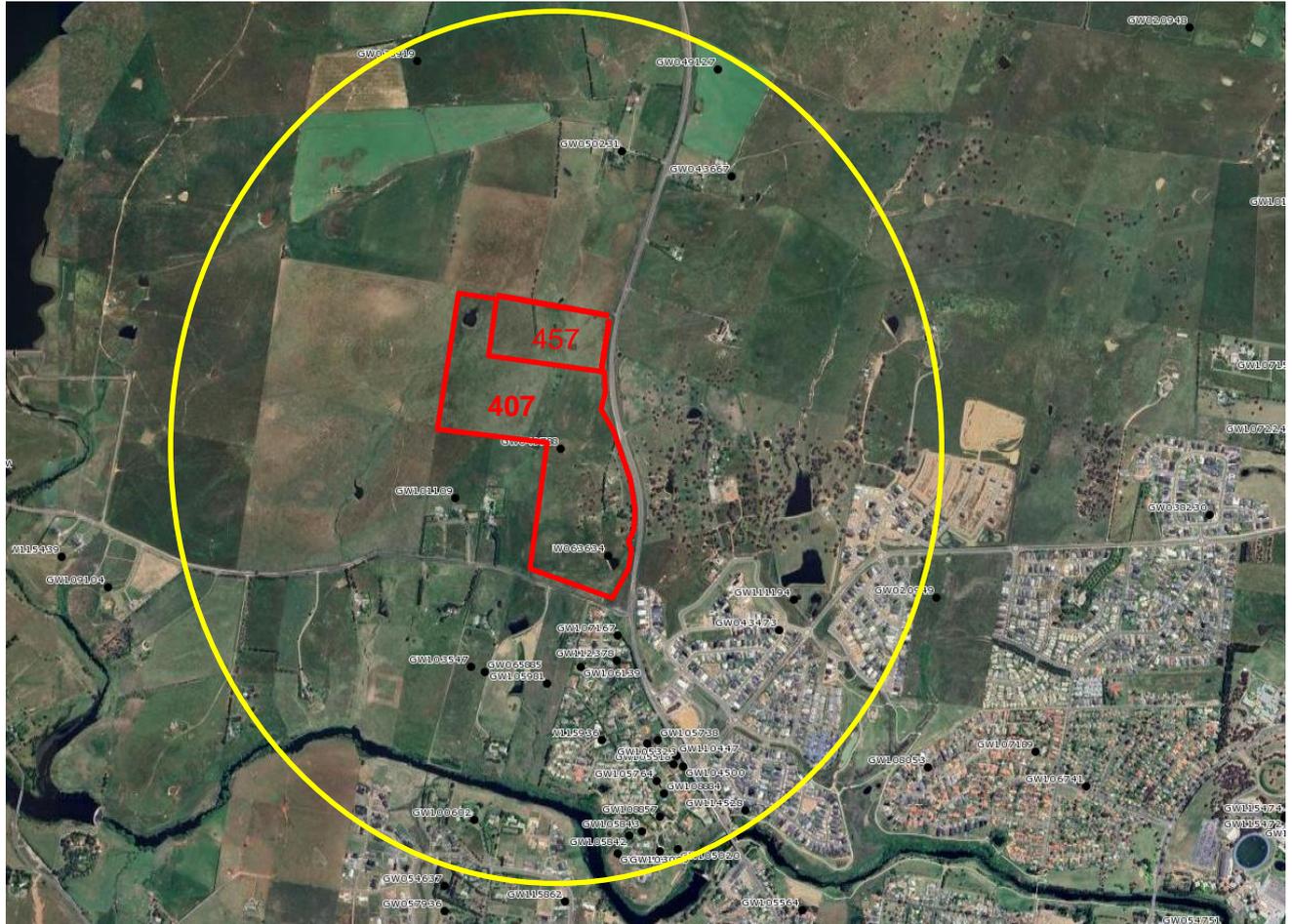
#### **4.1.9. Drainage Lines and Dams**

There are two dams located on the property No 407, one located in the North Western corner of the site and the other in the South Eastern corner, and one dam on property 457 located towards the middle of the Eastern side of the block. A portion of the neighbours dam is located approximately 350m North West of the house on property No 407. There are several minor intermittent drainage lines across the property.

Lake Sooley is located approximately 1.5 km to the West of the property and Wollondilly River is approximately 750 m South of the property.

#### **4.1.10. Groundwater**

A search for water bores that may be located within or in close proximity to the site was made on the [Water NSW real time data website](#). It was found 2 bores located on the property and 28 bores within 1 km of both properties (see Figure 2). A summary of the groundwater bores data can be found in Table 1 below. Copies of the Work Summary for each bore can be found in Appendix A.



**Figure 2: Site map with groundwater bore locations. Yellow ring indicates approximately 1 km radius around site.**

**Table 1: Summary of groundwater bore data**

Water bore ID Completion date	Final Depth (m)	Standing water level (m)	Yield (L/s)	Geology	Salinity description	Proximity to site (Approximate)
GW035919 NA	23.40	19.20	0.76	Topsoil, clay, limestone	Good	852 m
GW043473 1973	17.60	NA	NA	Topsoil, clay, basalt, quartz.	Good	598 m
GW043667 1972	42.30	26.20	0.88	Topsoil, clay, basalt, porphyry	501 – 1000 ppm	975 m
GW049127	45.70	8.20	0.08	Topsoil, clay,	Good	980

1978				diorite		
GW049788 1979	53.30	4.90	0.15	Topsoil, clay, granite	Good	On site
GW050231 1980	38.10	9.10	1.1	Topsoil, clay, Granite	Good	703 m
GW063634 1986	42.00	NA	NA	NA	NA	On site
GW065885 1989	53.00	10.0	3.00	Soil, shale, granite, gravel.	Good	407 m
GW100602 1997	91.50	15.00	0.620	Clay, granite	Good	931 m
GW101109 1997	25.00	10.0	2.5	Topsoil, granite	NA	316 m
GW103009 2000	42.00	18.00	NA	Topsoil, clay, gravel, volcanic	Fair	936 m
GW103547 1989	30.00	10.0	0.90	Soil, granite	NA	410 m
GW104500 2000	30.00	9.50	2.65	Topsoil, clay, volcanic	NA	655 m
GW105020 2001	9.00	3.50	5.00	Fill, sand	700 mg/L @ 9 m deep	945 m
GW105323 2003	30.00	NA	3.00	Clay, gravel, clay, Shale	850 mg/L @ 20m deep - 1000 mg/L @ 30m deep	534 m
GW105333 2003	24.00	NA	2.20	Clay, quartz/clay, shale	800 mg/L @ 24 m deep	927 m
GW105518 2003	38.00	NA	0.189	Topsoil, clay, shale	NA	638 m
GW105738 2003	36.00	15.00	4.375	Topsoil, clay, shale. Slate,	NA	532 m

				basalt		
GW105764 2003	42.00	15.00	2.25	Clay, shale, basalt	NA	677 m
GW105842 2005	NA	NA	NA	NA	NA	860 m
GW105843 2005	NA	NA	NA	NA	NA	851 m
GW105981 2004	90.00	NA	0.12	Granite	Good	358 m
GW106139 2003	84.00	40.00	0.55	Clay, schist, granite	Fair	256 m
GW107167 2003	54.00	16.00	0.68	NA	NA	114 m
GW108857 2004	72.00	36.00	0.95	Clay, basalt, granite, shale, basalt, shale	NA	807 m
GW108884 2008	54.00	28.00	0.137	NA	Good	728m
GW110447 2008	30.00	NA	2.00	Clay, gravel, shale	990 mg/L @ 21m deep – 940 mg/L @ 27 m deep	607 m
GW111194 2005	50.00	NA	NA	NS	NA	680 m
GW112378 2013	48.00	13.00	0.25	Soil, volcanic, shale	NA	206 m
GW115936 2018	32.00	5.00	0.379	Clay, shale	NA	506 m

## 4.2. Site History

### 4.2.1. Title Search

A search was carried out for the Title Deeds record for both properties held by the NSW Land Registry Services with the objective to determine if any previous ownership could suggest past contamination activities. The records show that properties No 407 and 457 have different owners and with no indication of potential contaminating activities. The search indicates the

gas pipe and water pipe easements on both properties. The Title Search documents are attached in Appendix B.

#### 4.2.2. Section 10.7 (formerly Section 149) planning certificate

The Section 10.7 Planning Certificate was obtained for both properties and are attached in Appendix C. Some key points from the certificate are listed below:

- There is a minimum of 10 ha allotment size for the erection of a dwelling under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- The property not affected by road widening and road realignment
- Both properties have been identified as bush fire prone land and additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*
- The property No 407 is identified as land between the flood planning area and the probable maximum flood and is subject to controls in the *Goulburn Mulwaree Local Environmental Plan 2009* and *Goulburn Mulwaree Development Control Plan 2009*.
- Neither property has been identified in the Loose-Fill Asbestos Insulation Register
- Neither property is significantly contaminated land
- Neither property is currently affected by any nominations under Section 59(2) of the Contaminated Land Management Act 1997.

#### 4.2.3. Historical photos

A review of historical photos on the Historical Imagery Viewer (part of the Spatial Collaboration Portal on the [NSW Spatial Services website](#)) and from Google Earth, a summary of changes on both properties and immediate surroundings is summarised in Table 2 below.

Table 2: Summary of changes based on historical aerial photos			
Year	Property No	Site description	Surrounding area
1975		<p>There are 2 dams present on the property – One in the North Western corner of the block and one in the South Eastern corner of the block.</p> <p>A portion of the neighbours dam is situated on the boundary near the centre of the property. This dam has a gully line that extends into the northern part of property.</p> <p>A line of disturbed land across the site from East to West in the North Western portion of the property consistent with the installation of the Moomba – Sydney Gas pipeline easement. This pipeline was installed in 1974.</p> <p>Sporadic tree distribution towards the centre of the Eastern portion of the property.</p> <p>No buildings evident.</p>	<p>Mostly cleared land suggesting mostly agricultural land use.</p> <p>Some residential buildings evident to the North and East of the site and more heavily populated housing to the South of the property, South of the Wollondilly River. This is the outskirts of Goulburn.</p> <p>Roads are evident on the Eastern and Southern edges of the property.</p>
	457	The property is relatively bare except for a small collection of trees in and “L” shape configuration in the centre of the	

		<p>property.</p> <p>A line of disturbed land across the site from East to West in the South Eastern portion of the property consistent with the installation of the Moomba – Sydney Gas pipeline easement. This pipeline was installed in 1974.</p> <p>There are no buildings or structures evident.</p>	
1987	407	<p>Some trees have been removed to make way for a house, shed/garage at a distance to the north of the house and driveway from Crookwell Rd to shed/garage and house. This is all located on the Eastern side of the property.</p> <p>The disturbed land where the pipeline was laid is no longer visible</p>	<p>More housing has been developed to the East and South of the property.</p> <p>Some new roads have been constructed South of the property but on the Northern side of Wollondilly River.</p>
	457	<p>There is no change from previous photo. The disturbed land where the pipeline was laid is no longer visible</p>	
1991	407	<p>A small building has been built, possibly a shed/garage next to the Northern side of the house.</p> <p>A hedge line of trees appears to have been planted running from the back of the house to the shed/garage that is at a distance away from the house.</p> <p>A section of land has been fenced off and a structure built in the most Southern corner of the property, along Chinaman's Lane.</p> <p>Some minor patches of bare earth or rock outcropping can be seen to the North West of the house.</p>	<p>No significant changes have occurred.</p> <p>A new house has been built in the neighbouring block to the West.</p>
	457	<p>A structure has been built immediately to the West of the top of the tree line in the centre of the property. A smaller structure has been built to the centre of the Southern boundary.</p> <p>A dam has been built to the central Eastern side of the property.</p>	
1997	407	<p>An addition of another shed/garage next to the existing one located at a distance from the house can be seen. Also, some more hedging vegetation around the house and shed/garage next to house.</p>	<p>Another house has appeared in the neighbouring block to the West, between the property and the previously built house.</p>

		<p>The dam towards the centre of the property and the gully line seems to be dried up and the land is very brown.</p> <p>There seems to be some trees where the gully was.</p>	<p>More housing has developed on each side of Wollondilly River to the South of the property. More housing has developed to the East of the property as well.</p>
	457	<p>The land is very brown and the dam appears to have dried up.</p> <p>There are no other significant changes.</p>	
2006	407	<p>No significant changes can be seen from previous photographs other than some more hedging trees extending from the 2 garage/sheds hedging to continue North to the driveway entrance at Crookwell Rd.</p>	<p>Upgrade of Crookwell Rd has occurred.</p> <p>Significant changes to the houses on the 2 blocks next the property to the West can be seen.</p> <p>A storage tank can be seen on the boundary line with closest neighbour to the West of the property. The tank is near the dam central to the property.</p> <p>Significant housing development has occurred south of the property between Chinaman's Lane and Wollondilly River.</p>
	457	<p>A new driveway has been built in the top North Eastern corner of the property coming off Crookwell Rd.</p> <p>Dam appears to have minimal water in it.</p> <p>3 rows of trees have been planted extending from centre of the Western portion of the Northern boundary down in a North West – South East direction to the location of the gas pipeline</p> <p>A square patch of land has been fenced off in the top North Eastern corner of the property</p>	
2012	407	<p>A line of ground has been disturbed that runs North South from the Northern boundary, through the centre of the property directly to the East gully line and continues the length of the Western boundary line to meet Chinaman's Lane. To the North, the disturbed ground seems to continue from the Northern neighbouring property that turns to meet and run parallel to the gas pipeline in an Easterly direction. This disturbance is due to the installation of the Highlands Source Projects Pipeline.</p> <p>Some bare ground/rocky outcrops are evident in the North East section of the property</p>	<p>More housing development and preparation for more housing by the installation of more roads is occurring to the South East of the property.</p>
	457	<p>A line of previously disturbed ground runs in an arc in the South Eastern corner of the property. It enters the property from Crookwell Rd next to the gas pipeline easement on the Eastern</p>	

		<p>boundary and curves to enter property No 407 towards the centre of the Eastern portion of the Southern boundary.</p> <p>The structure that stood next to the group of trees in the centre of the property has gone.</p> <p>Some rocky outcrops can be seen among the group of trees in the centre of the property</p>	
2015	407	The shed/garage next to the house has been demolished and a bigger shed/garage built. An additional shed has been built near the other 2 that are at a distance from the house.	Further housing development continues to the South East of the property
	457	<p>No significant changes have occurred since previous photos.</p> <p>Some trees have been planted in the square fenced off area in the top North Eastern corner of the property.</p>	
2021	407	Some type of disturbance of land to the East of the dam central to the property indicated by 4 patches directly next to the dam and then what looks like a hole/pit to the South East of the patches	Further housing development continues to the South and South East of the property.
	457	There are no significant changes can be seen from the previous photo.	

Based on the information noted from the historical aerial photos, the site has likely been used for agricultural purposes from at least 1975. A residential house was built somewhere between 1975 and 1987 on property No 407, indicating the site has been used for residential purposes since that time.

#### **4.2.4. Property owner survey**

The current property owner for both properties were given a survey to complete relating to potential contamination issues on the respective properties. A copy of the completed surveys is attached in Appendix E.

It is noted on the survey for property No 407 that some dirt and building rubble has been brought onto site from external sources and was dumped in the gully and in the paddock along the fence line next to house.

#### **4.2.5. NSW EPA contaminated Land Register**

A search on the NSW EPA contaminated land record notices was conducted and there were no records that encompass or impact the properties covered by this report.

### 4.3. Site condition and surrounding environment

#### 4.3.1. Site walkover

A site walkover of property No 407 was carried out by Kevin King on the 1 August 2022. The topography is consistent with the description in section 4.1.6. The site layout remains relatively unchanged from the 2021 historical aerial photos. The site walkover is important in order to understanding the areas covered by this report and to determine any obvious potential contamination issues. It is important to note that the extent of the inspection was limited to suit the scope and, as a result, possibly not all potentially contaminated areas were actually observed or identified. See section 4.3.2 below for details on potential areas of concern.

#### 4.3.2. Assessment of identification of potential areas of environmental concern

Based on the onsite walkover and historical information obtained, some key features and identified potential areas of concern are summarised in Table 3. The location of these areas is shown in Figure 3.

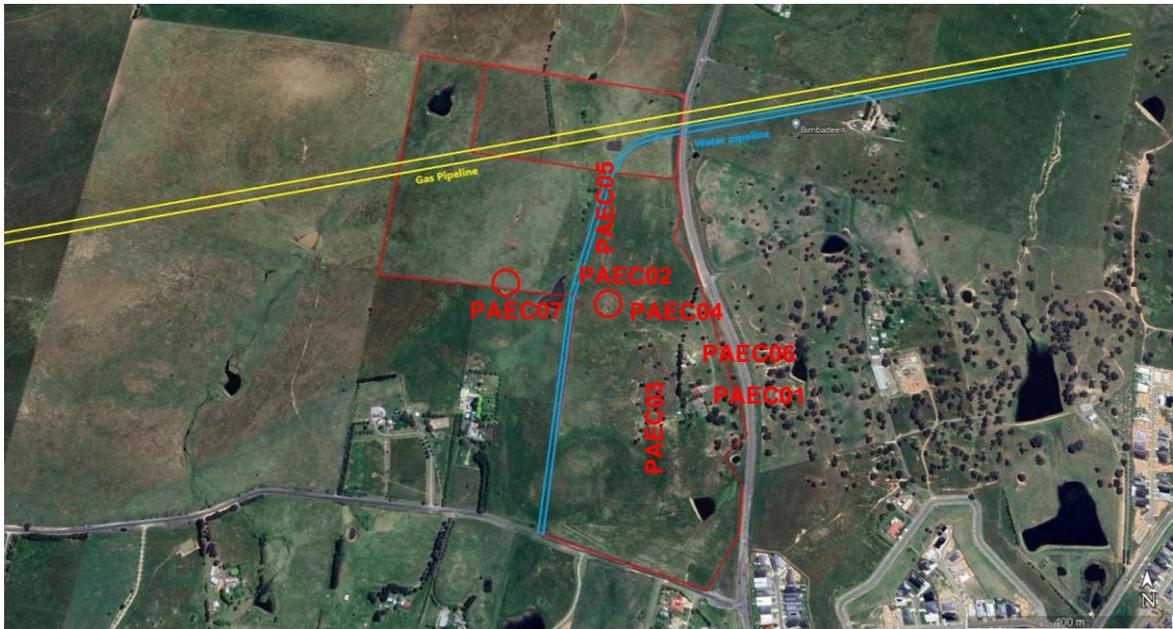


Figure 3: Approximate locations of potential areas of environmental concern (PAEC).

Table 3: Potential areas of Environmental Concern (PAEC) identified during investigation of site		
PAEC No	Area descriptor	Potential contaminants
PAEC01	Residential building and garage	Asbestos, SMF, lead (paint) and polychlorinated biphenyls (PCB)
PAEC02	Pump sheds associated with onsite groundwater bores – broken with just housing.	Metals; total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAHs)
PAEC03	Three piles of fill and building rubble	Asbestos and lead (paint)

	approx. 100m to West of residential building running along the fence line approximately 50m apart	
PAEC04	Rock formation approx. 100m East of central dam – contains miscellaneous materials like steel and buried and cremated animal carcasses.	Surveying of effectiveness of disposal of animal carcasses.
PAEC05	Fill along Eastern side of gully from Northern central section of site down to central dam – contained building rubble, concrete, tyres and some plastic	Metals; TRH; BTEX; PAH; PCB; OCP; phenols and asbestos
PAEC06	Sheds to North of residence contained weed killer chemicals including a 20-litre container of glyphosate.	TRH; BTEX; PAH; OCP; Glyphosate and other herbicides
PAEC07	An old fuel tank on the neighbouring paddock on the boundary approx. 100 m West of and up gradient from central dam	Metals; TRH; BTEX; PAH.

## 5. 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 in the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

### 5.1. Potentially complete exposure pathways

The flow between Source – pathway – receptor has been used to assess the potential risks to human or environmental receptors from contamination sources on or near the site, via exposure pathways (see Table 4 below).

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

PAEC No	Source and potential contaminants	Pathway	Receptor	Risk Management
PAEC01	House and garage Asbestos, SMF, lead (paint) and polychlorinated biphenyls (PCB)	<ul style="list-style-type: none"> <li>• Ingestion</li> <li>• Inhalation of dust</li> <li>• Surface water run-off</li> <li>• Lateral migration of groundwater base flow to water bodies</li> <li>• Leaching of contaminants and vertical migration into groundwater</li> <li>• Contact with terrestrial ecology</li> </ul>	<ul style="list-style-type: none"> <li>• Current user/residents</li> <li>• Construction and maintenance workers</li> <li>• Future site residents/owners</li> <li>• Surface water (on site and Wollondilly River)</li> <li>• Groundwater</li> <li>• Terrestrial ecology</li> </ul>	If buildings are to be demolished/altered/refurbished, hazardous materials survey should be carried out, with sampling as required.
PAEC02	Pump sheds associated with onsite groundwater bores – broken with just housing. Metals; total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAHs)	<ul style="list-style-type: none"> <li>• Ingestion and dermal contact</li> <li>• Inhalation of dust and/or vapours</li> <li>• Surface water run-off</li> <li>• Lateral migration of groundwater base flow to water bodies</li> <li>• Leaching of contaminants and vertical migration into groundwater</li> <li>• Contact with terrestrial ecology</li> </ul>	<ul style="list-style-type: none"> <li>• Current user/residents</li> <li>• Construction and maintenance workers</li> <li>• Neighbouring residents</li> <li>• Future site residents/owners</li> <li>• Surface water (on site and Wollondilly River)</li> <li>• Groundwater</li> <li>• Terrestrial ecology</li> </ul>	Sampling of soil to be carried out to investigate potential contaminants from propulsion source used for the pump.
PAEC03	Three piles of fill and building rubble approx. 100m to West of residential building running along the fence line approx. 50m apart. Asbestos and Lead (paint)	<ul style="list-style-type: none"> <li>• Ingestion and dermal contact</li> <li>• Inhalation of dust and/or vapours</li> <li>• Surface water run-off</li> <li>• Lateral migration of groundwater base flow to water bodies</li> <li>• Leaching of contaminants and vertical migration into groundwater</li> <li>• Contact with terrestrial ecology</li> </ul>	<ul style="list-style-type: none"> <li>• Current user/residents</li> <li>• Construction and maintenance workers</li> <li>• Neighbouring residents</li> <li>• Future site residents/owners</li> <li>• Surface water (on site and Wollondilly River)</li> <li>• Groundwater</li> <li>• Terrestrial ecology</li> </ul>	Source of the fill is unknown with no ENM/VENM certificates to support the imported fill material.  Sampling of soil to be carried out to investigate potential contaminants.
PAEC04	Rock formation approx. 100m East of central dam – contains	<ul style="list-style-type: none"> <li>• Ingestion and dermal contact</li> <li>• Inhalation of dust and/or vapours</li> <li>• Surface water run-off</li> </ul>	<ul style="list-style-type: none"> <li>• Current user/residents</li> <li>• Construction and maintenance workers</li> </ul>	Anthropogenic materials can be disposed as general solid waste.

	miscellaneous materials like steel and buried and cremated animal carcasses.	<ul style="list-style-type: none"> <li>• Lateral migration of groundwater base flow to water bodies</li> <li>• Leaching of contaminants and vertical migration into groundwater</li> <li>• Contact with terrestrial ecology</li> </ul>	<ul style="list-style-type: none"> <li>• Neighbouring residents</li> <li>• Future site residents/owners</li> <li>• Surface water (on site and Wollondilly River)</li> <li>• Groundwater</li> <li>• Terrestrial ecology</li> </ul>	Surveying of soil to verify the stages of decomposition of carcasses.
PAEC05	<p>Fill along Eastern side of gully from Northern central section of site down to central dam – contained building rubble, concrete, tyres and some plastic.</p> <p>Metals; TRH; BTEX; PAH; PCB; OCP; phenols and asbestos</p>	<ul style="list-style-type: none"> <li>• Ingestion and dermal contact</li> <li>• Inhalation of dust and/or vapours</li> <li>• Surface water run-off</li> <li>• Lateral migration of groundwater base flow to water bodies</li> <li>• Leaching of contaminants and vertical migration into groundwater</li> <li>• Contact with terrestrial ecology</li> </ul>	<ul style="list-style-type: none"> <li>• Current user/residents</li> <li>• Construction and maintenance workers</li> <li>• Neighbouring residents</li> <li>• Future site residents/owners</li> <li>• Surface water (on site and Wollondilly River)</li> <li>• Groundwater</li> <li>• Terrestrial ecology</li> </ul>	<p>Source of fill is unknown with no ENM/VENM certificates to support the imported fill material.</p> <p>Anthropogenic materials can be disposed as general solid waste.</p> <p>Sampling of soil to be carried out to investigate potential contaminants.</p>
PAEC06	<p>Sheds to North of residence contained weed killer chemicals including a 20-litre container of glyphosate.</p> <p>TRH; BTEX; PAH; OCP; Glyphosate and other herbicides</p>	<ul style="list-style-type: none"> <li>• Ingestion and dermal contact</li> <li>• Inhalation of dust and/or vapours</li> <li>• Surface water run-off</li> <li>• Lateral migration of groundwater base flow to water bodies</li> <li>• Leaching of contaminants and vertical migration into groundwater</li> <li>• Contact with terrestrial ecology</li> </ul>	<ul style="list-style-type: none"> <li>• Current user/residents</li> <li>• Construction and maintenance workers</li> <li>• Neighbouring residents</li> <li>• Future site residents/owners</li> <li>• Surface water (on site and Wollondilly River)</li> <li>• Groundwater</li> <li>• Terrestrial ecology</li> </ul>	<p>Minor quantities of herbicides were observed to be stored at the site.</p> <p>Sampling of soils to be carried out to investigate potential contaminants.</p>
PAEC07	<p>An old fuel tank on the neighbouring paddock on the boundary approx. 100 m West of and up gradient from central dam.</p> <p>Metals; TRH; BTEX; PAH.</p>	<ul style="list-style-type: none"> <li>• Ingestion and dermal contact</li> <li>• Inhalation of dust and/or vapours</li> <li>• Surface water run-off</li> <li>• Lateral migration of groundwater base flow to water bodies</li> <li>• Leaching of contaminants and vertical migration into groundwater</li> <li>• Contact with terrestrial ecology</li> </ul>	<ul style="list-style-type: none"> <li>• Current user/residents</li> <li>• Construction and maintenance workers</li> <li>• Neighbouring residents</li> <li>• Future site residents/owners</li> <li>• Surface water (on site and Wollondilly River)</li> <li>• Groundwater</li> <li>• Terrestrial ecology</li> </ul>	Sampling of soil to be carried out to investigate potential contaminants.

## 6. Conclusions and Recommendations

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A preliminary site investigation (PSI) was carried out for the proposed rezoning and development of the properties at 407 and 457 Crookwell Rd, Kingsdale.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses/activities and to determine if further investigation and/or management is required.

Based on the information obtained from the desktop investigation along with the site walkover, there appears to be some areas of potential contamination. The main areas include the house, fill along the gully and piles along fence line behind house, area where carcasses are buried/cremated and storage of herbicides onsite.

Due to fill being imported for use in the gully and in the piles along the fence line behind the house from offsite sources with no ENM/VENM Certificates obtained, an investigation is needed in order to determine if the fill is clean or contaminated.

The house will need a HAZMAT survey prior to demolition to determine any asbestos, lead paint or SMF on or around the house.

Due to evidence of herbicides in sheds, testing is required on soil around sheds.

Soil downhill on property No 407 to be tested for hydrocarbons that may have been dispersed from the fuel tank located on the neighbouring property.

Area where carcasses are buried/cremated need to determine if the carcasses are buried and fully cremated at an adequate depth and level to ensure safety of persons, stock, environment and minimise the risk of spread of disease. Refer to NSW Department of Primary Industries, "Animal Carcass Disposal", March 2021 (see Appendix E).

CSH Consulting recommends that intrusive investigation is undertaken to assess whether the above potential sources have resulted in contamination of soil within the study area. The intrusive investigation should target the potential sources of contamination. Investigations should comprise the excavation of test pits within the targeted areas across the site. The test locations would be required to penetrate the full depth of any filling material and to a depth of at least 0.2 m below the natural surface. Selected samples should be analysed for the list of contaminants identified in Section 5.

CSH Consulting considers that in its current condition, site may not be suitable for the proposed land uses without further assessment. CSH Consulting considers that the risk posed by the potential sources range from low (e.g. use of herbicides and minor fuel storage) to localised areas of moderate risk (e.g. areas of in-filled gully) and further assessment and/or remediation is required.

The scope of the current investigation has not included the evaluation of groundwater contamination status. Depending on the results of an intrusive investigation of soil conditions on the site, an assessment of the groundwater may need to be undertaken.

CSH Consulting considers that subject to the results of the further assessment and completion of any required remediation and validation works, the site could be rendered suitable for the proposed uses.

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

## 7. Limitations

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This preliminary site investigation consisted of a desktop investigation and onsite walkover to determine potential sources of contamination. As part of the desktop investigation the site history survey was completed by the owners and CSH Consulting cannot be held responsible for external sources of information.

Any person acting or relying on this report, in whole or in part, does so subject to the limitations expressed in this report and at their own risk.

All work is conducted in a conscientious and professional manner, with due diligence and appropriate care. However due to the disproportionate cost of potential damages or liability relative to the cost of our services, CSH Consulting Pty Ltd cannot offer any guarantee that all hazards have been identified. Liability to the client or any other party resulting from the performance or non-performance of the service, whether under contract law, tort law or otherwise, is limited by law.

CSH Consulting Pty Ltd reports are not to be reproduced or reviewed except in full. All reports are prepared for a particular client's objective, and therefore should not be used by any third party as a basis for future decision-making.

The Executive Summary must not be read in isolation, but should be read in conjunction with all sections of this report.

## 8. Appendix A – Groundwater bore Work Summary data

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# WaterNSW

## Work Summary

**GW035919**

**Licence:** 10WA114892

**Licence Status:** CURRENT

**Authorised Purpose(s):** STOCK  
**Intended Purpose(s):** STOCK

**Work Type:** Bore open thru rock

**Work Status:**

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**

**Final Depth:** 23.40 m

**Completion Date:**

**Drilled Depth:** 23.50 m

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:** N/A NSW

**Standing Water Level (m):**

**GWMA:** -  
**GW Zone:** -

**Salinity Description:** Good  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	1
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 8//29252

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6155954.000  
**Easting:** 746755.000

**Latitude:** 34°42'31.4"S  
**Longitude:** 149°41'39.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD.,ACC.MAP

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.20	19.90	152			

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
19.80	23.40	3.60	Fractured	19.20		0.76			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.60	0.60	Topsoil	Topsoil	
0.60	2.43	1.83	Clay	Clay	
2.43	23.46	21.03	Limestone Water Supply	Limestone	

**\*\*\* End of GW035919 \*\*\***

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

# WaterNSW

## Work Summary

**GW043473**

**Licence:** 10WA114894

**Licence Status:** CURRENT

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

**Work Type:** Bore open thru rock

**Work Status:**

**Construct.Method:** Rotary

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/08/1973

**Final Depth:** 17.60 m  
**Drilled Depth:** 17.70 m

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:** N/A NSW

**Standing Water Level (m):**

**GWMA:** -  
**GW Zone:** -

**Salinity Description:** Good  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	1
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 15//750037

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153791.000  
**Easting:** 748046.000

**Latitude:** 34°43'40.4"S  
**Longitude:** 149°42'32.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD., ACC.MAP

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.20	2.60	152			Driven into Hole

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
16.40	17.60	1.20	Fractured	9.70		1.26			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	2.74	2.44	Clay Gravel	Clay	
2.74	6.71	3.97	Basalt Black	Basalt	
6.71	17.68	10.97	Quartz Porphyry Water Supply	Quartz	

**\*\*\* End of GW043473 \*\*\***

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# WaterNSW

## Work Summary

**GW043667**

**Licence:** 10WA114893

**Licence Status:** CURRENT

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

**Work Type:** Bore open thru rock

**Work Status:**

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/08/1972

**Final Depth:** 42.30 m  
**Drilled Depth:** 42.40 m

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:** N/A NSW

**Standing Water Level**  
(m):

**GWMA:** -  
**GW Zone:** -

**Salinity Description:** 501-1000 ppm  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	1
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 14//750037

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6155491.000  
**Easting:** 747914.000

**Latitude:** 34°42'45.4"S  
**Longitude:** 149°42'25.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD.,ACC.MAP

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.30	0.60	152			Driven into Hole

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
31.00	42.20	11.20	Fractured	26.20		0.88			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	0.91	0.61	Clay	Clay	
0.91	18.29	17.38	Basalt	Basalt	
18.29	26.82	8.53	Basalt Black Hard	Basalt	
26.82	42.37	15.55	Porphyry Water Supply	Porphyry	

**\*\*\* End of GW043667 \*\*\***

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# WaterNSW

## Work Summary

**GW049127**

**Licence:**

**Licence Status:**

**Authorised Purpose(s):**  
**Intended Purpose(s):** STOCK

**Work Type:** Bore open thru rock

**Work Status:**

**Construct.Method:** Rotary Air

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/09/1978

**Final Depth:** 45.70 m  
**Drilled Depth:** 45.70 m

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:**

**Standing Water Level**  
(m):

**GWMA:**  
**GW Zone:**

**Salinity Description:** Good  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:**

**Parish**  
NARRANGARRIL

**Cadastre**  
L20 DP29252 (1)

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6155893.000  
**Easting:** 747873.000

**Latitude:** 34°42'32.4"S  
**Longitude:** 149°42'23.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD.,ACC.MAP

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.30	4.60	152			Driven into Hole

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
10.10	10.40	0.30	Fractured	8.20		0.06			
31.70	32.00	0.30	Fractured	8.20		0.08			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	2.40	2.10	Clay	Clay	
2.40	4.60	2.20	Diorite Broken	Diorite	
4.60	45.70	41.10	Diorite Water Supply	Diorite	

**\*\*\* End of GW049127 \*\*\***

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

# WaterNSW

## Work Summary

**GW049788**

**Licence:**

**Licence Status:**

**Authorised Purpose(s):**  
**Intended Purpose(s):** STOCK

**Work Type:** Bore open thru rock

**Work Status:**

**Construct.Method:** Rotary Air

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/10/1979

**Final Depth:** 53.30 m  
**Drilled Depth:** 53.30 m

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:**

**Standing Water Level**  
(m):

**GWMA:**  
**GW Zone:**

**Salinity Description:** Good  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:**

**Parish**  
 NARRANGARRIL

**Cadastre**  
 L2 DP593449 (1)

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6154491.000  
**Easting:** 747250.000

**Latitude:** 34°43'18.4"S  
**Longitude:** 149°42'00.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD.,ACC.MAP

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	-0.30	8.50	165			Driven into Hole

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
10.10	10.40	0.30	Fractured	4.90		0.15			
45.70	46.00	0.30	Fractured	4.90		0.10			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	2.10	1.80	Clay	Clay	
2.10	8.50	6.40	Granite Decomposed	Granite	
8.50	53.30	44.80	Granite Water Supply	Granite	

**\*\*\* End of GW049788 \*\*\***

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# WaterNSW

## Work Summary

**GW050231**

**Licence:**

**Licence Status:**

**Authorised Purpose(s):**  
**Intended Purpose(s):** STOCK

**Work Type:** Bore open thru rock

**Work Status:**

**Construct.Method:** Rotary Air

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/02/1980

**Final Depth:** 38.10 m  
**Drilled Depth:** 38.10 m

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:**

**Standing Water Level**  
(m):

**GWMA:**  
**GW Zone:**

**Salinity Description:** Good  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:**

**Parish**  
 NARRANGARRIL

**Cadastre**  
 1

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6155594.000  
**Easting:** 747509.000

**Latitude:** 34°42'42.4"S  
**Longitude:** 149°42'09.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD.,ACC.MAP

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	-0.30	5.80	165			Driven into Hole

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
12.20	12.80	0.60	Fractured	9.10		0.25			
22.90	38.10	15.20	Fractured	9.10		1.01			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	2.10	1.80	Clay	Clay	
2.10	5.80	3.70	Granite Decomposed	Granite	
5.80	38.10	32.30	Granite Water Supply	Granite	

**\*\*\* End of GW050231 \*\*\***

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

# WaterNSW Work Summary

**GW063634**

**Licence:** 10WA115015

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/09/1986

**Final Depth:** 42.00 m  
**Drilled Depth:**

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:** PARLETT 407 Crookwell Rd  
MIDDLE ARM 2580 NSW  
**GWMA:** -  
**GW Zone:** -

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

## Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	1
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 70//1006688

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6154086.000  
**Easting:** 747417.000

**Latitude:** 34°43'31.4"S  
**Longitude:** 149°42'07.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD., ACC.MAP

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	0.00	7.00	125			Driven into Hole

\*\*\* End of GW063634 \*\*\*

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

# WaterNSW

## Work Summary

**GW065885**

**Licence:** 10CA116022

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary Air

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 28/01/1989

**Final Depth:** 53.00 m  
**Drilled Depth:**

**Contractor Name:** (None)

**Driller:** Phillip Arthur Windley

**Assistant Driller:**

**Property:** GORMAN 59 Chinamans Lane  
KINGSDALE 2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 10.000  
**(m):**

**Salinity Description:** Good  
**Yield (L/s):** 3.000

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	NARRANGARRIL	3 591422
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 3//591422

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153665.000  
**Eastings:** 746943.000

**Latitude:** 34°43'45.4"S  
**Longitude:** 149°41'49.1"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
13.00	14.00	1.00	Fractured			0.05			
30.00	53.00	23.00	Fractured	10.00		3.00			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	7.00	7.00	SOIL AND CLAY	Soil	
7.00	13.00	6.00	SHALE	Shale	
13.00	45.00	32.00	GRANITE	Granite	
45.00	53.00	8.00	GRAVEL	Gravel	

### Remarks

11/04/2001: PREVIOUS LIC NO: 10BL158790.  
19/11/2012: Nat Carling, 19-Nov-2012; Added Rock Type codes in driller's log.

**\*\*\* End of GW065885 \*\*\***

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

# WaterNSW

## Work Summary

**GW100602**

**Licence:** 10WA115189

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 09/07/1997

**Final Depth:** 91.50 m  
**Drilled Depth:** 91.50 m

**Contractor Name:** Ultra Drilling

**Driller:** Alan Marcus Dodd

**Assistant Driller:**

**Property:** STORRIER 138 Clyde St  
 GOULBURN 2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 15.000  
 (m):

**Salinity Description:** Good  
**Yield (L/s):** 0.620

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	GOULBURN	2//1066174
<b>Licensed:</b> ARGYLE	GOULBURN	Whole Lot 2//1066174

**Region:** 10 - Sydney South Coast

**River Basin:** - Unknown  
**Area/District:**

**CMA Map:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153116.000  
**Eastings:** 746891.000

**Latitude:** 34°44'03.3"S  
**Longitude:** 149°41'47.6"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	215			Rotary
1		Hole	Hole	5.00	91.00	152			Rotary
1	1	Casing	P.V.C.	0.40	5.00	160			Seated on Bottom

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
12.00	13.00	1.00	Unknown		14.00	0.37	14.00		
19.00	20.00	1.00	Unknown		23.00	0.13	23.00		
67.00	68.00	1.00	Unknown	15.00	69.00	0.12	91.00	01:00:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	CLAY/TOP SOIL	Clay	
1.00	5.00	4.00	DECOMPOSED GRANITE	Granite	
5.00	91.50	86.50	GRANITE	Granite	

## Remarks

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22/01/2013: Nat Carling, 22-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

**\*\*\* End of GW100602 \*\*\***

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

# WaterNSW Work Summary

**GW101109**

**Licence:** 10WA115196

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 06/08/1997

**Final Depth:** 25.00 m  
**Drilled Depth:** 25.00 m

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

**Assistant Driller:**

**Property:** WHEELDON 62 Chinamans Lane  
KINGSDALE 2580 NSW  
**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 10.000  
(m):  
**Salinity Description:**  
Yield (L/s): 2.500

## Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	1/776381
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 1/776381

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6154319.000  
**Easting:** 746850.000

**Latitude:** 34°43'24.3"S  
**Longitude:** 149°41'44.7"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	0.50	200			Rotary
1		Hole	Hole	0.50	2.00	200			Rotary
1		Hole	Hole	2.00	25.00	200			Rotary
1		Annulus	Waterworn/Rounded	0.00	25.00				Graded, Q:1.600m3
1	1	Casing	Pvc Class 9	0.00	25.00	160	147		
1	1	Opening	Slots - Diagonal	0.00	25.00	160		0	PVC Class 9, (), SL: 75.0mm, A: 2.00mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
23.00	24.00	1.00	Unknown	10.00		2.50	25.00		

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	Top soil	Topsoil	
0.50	2.00	1.50	Decomposed granite	Granite	

2.00	25.00	23.00	Green granite	Granite	
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## Remarks

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16/01/2013: Nat Carling, 16-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

**\*\*\* End of GW101109 \*\*\***

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

# WaterNSW

## Work Summary

**GW103009**

**Licence:** 10WA115251

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:** Rotary

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 22/05/2000

**Final Depth:** 42.00 m  
**Drilled Depth:** 42.00 m

**Contractor Name:** Bungendore Water Bores

**Driller:** Daniel Robert Hill

**Assistant Driller:**

**Property:** WHITTAKER 41 Ruse St  
GOULBURN 2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level**  
**(m):**

**Salinity Description:** Fair  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	NARRANGARRIL	11//834738
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 11//834738

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6152979.000  
**Easting:** 747580.000

**Latitude:** 34°44'07.1"S  
**Longitude:** 149°42'14.9"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	42.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	42.00				Q:1.200m3
1	1	Casing	Pvc Class 9	-0.30	42.00	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	18.00	30.00	160		0	Sawn, PVC Class 9, SL: 150.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
23.00	24.00	1.00	Unknown	18.00			25.00		
26.00	28.00	2.00	Unknown	18.00			29.00		
34.00	36.00	2.00	Unknown	18.00			40.00	01:00:00	

### Drillers Log

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

0.30	4.50	4.20	CLAYS	Invalid Code	
4.50	12.00	7.50	GRAVEL DECOMPOSED	Gravel	
12.00	42.00	30.00	BLACK VULCANIC FRACTURED	Invalid Code	

\*\*\* End of GW103009 \*\*\*

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

# WaterNSW

## Work Summary

**GW103547**

**Licence:** 10WA115256

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:** Rotary

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 29/01/1989

**Final Depth:** 30.00 m  
**Drilled Depth:** 30.00 m

**Contractor Name:** WINDLEY'S WATER WELLS PTY LTD  
**Driller:** Phillip A. Windley

**Assistant Driller:**

**Property:** GORMAN 59 Chinamans Lane  
KINGSDALE 2580 NSW  
**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 10.000  
(m):  
**Salinity Description:**  
**Yield (L/s):** 0.900

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:** ARGYLE

**Parish**  
NARRANGARRIL  
NARRANGARRIL

**Cadastre**  
3//591422  
Whole Lot 3//591422

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153684.000  
**Easting:** 746894.000

**Latitude:** 34°43'44.8"S  
**Longitude:** 149°41'47.2"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	30.00	150			Rotary Air

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
10.00	30.00	20.00	Unknown	10.00	30.00	0.90	30.00		

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	SOIL	Soil	
6.00	30.00	24.00	GRANITE	Granite	

**\*\*\* End of GW103547 \*\*\***

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

# WaterNSW

## Work Summary

**GW104500**

**Licence:** 10WA115262

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 22/11/2000

**Final Depth:** 30.00 m  
**Drilled Depth:** 30.00 m

**Contractor Name:** Bungendore Water Bores

**Driller:** Daniel Robert Hill

**Assistant Driller:**

**Property:** STEPHENSON 9 Ruse St  
GOULBURN 2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 9.500  
**(m):**

**Salinity Description:**  
**Yield (L/s):** 2.650

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	NARRANGARRIL	LT3 DP834738
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 3//834738

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153293.000  
**Easting:** 747674.000

**Latitude:** 34°43'56.9"S  
**Longitude:** 149°42'18.2"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	30.00	0			Unknown

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
13.00	14.00	1.00	Unknown	9.50		0.38			
20.00	24.00	4.00	Unknown			2.65			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	TOPSOIL	Topsoil	
0.40	5.00	4.60	BROWN STICKY CLAY	Clay	
5.00	14.00	9.00	LT BROWN WEATHERED VOLCANICS	Volcanic	
14.00	30.00	16.00	GREY BLACK VOLCANICS	Volcanic	

**\*\*\* End of GW104500 \*\*\***

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

# WaterNSW

## Work Summary

**GW105020**

**Licence:** 10WA115298

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 04/12/2001

**Final Depth:** 9.00 m  
**Drilled Depth:** 9.00 m

**Contractor Name:** ENGINEERING EXPLORATIONS  
PTY LTD  
**Driller:** Trevor Higgs

**Assistant Driller:**

**Property:** N/A NSW

**Standing Water Level** 3.500  
(m):

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 5.000

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:** ARGYLE

**Parish**  
NARRANGARRIL  
NARRANGARRIL

**Cadastre**  
LT 10 DP 834738  
Whole Lot 10//834738

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6152983.000  
**Easting:** 747647.000

**Latitude:** 34°44'06.9"S  
**Longitude:** 149°42'17.4"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	(Unknown)	0.00	0.00				Graded, Q:2.500m3
1	1	Casing	Pvc Class 18	0.00	6.00	50			Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	6.00	9.00	50		0	Oxy-Acetylene Slotted, PVC Class 18, SL: 30.0mm, A: 3.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
3.50	9.00	5.50	Unknown	3.50		5.00			700.00

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	FILL	Fill	
1.00	9.00	8.00	SAND	Sand	

## Remarks

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23/09/2011: Slot Length and Width adjusted due to data entry errors with advice from Madhwan Keshwan. GDS Data Cleanup project 2011.

**\*\*\* End of GW105020 \*\*\***

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

# WaterNSW

## Work Summary

**GW105323**

**Licence:**

**Licence Status:**

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:** Rotary

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 14/04/2003

**Final Depth:** 30.00 m  
**Drilled Depth:** 30.00 m

**Contractor Name:** Ultra Drilling  
**Driller:** Bradley Alan Dodd

**Assistant Driller:**

**Property:**

**Standing Water Level**  
(m):

**GWMA:**  
**GW Zone:**

**Salinity Description:**  
**Yield (L/s):** 3.000

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:**

**Parish**  
NARRANGARRIL

**Cadastre**  
25 834738

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153381.000  
**Easting:** 747542.000

**Latitude:** 34°43'54.1"S  
**Longitude:** 149°42'12.9"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	30.00	170			Down Hole Hammer
1	1	Casing	P.V.C.	-0.20	30.00	140			Seated on Bottom, Glued
1	1	Opening	Slots - Horizontal	18.00	29.00	140		0	PVC, A: 0.20mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
18.00	19.00	1.00	Unknown			0.30	20.00		850.00
24.00	25.00	1.00	Unknown			0.50	26.00		900.00
27.00	28.00	1.00	Unknown			3.00	30.00	01:00:00	1000.00

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.00	4.00	CLAY	Clay	
4.00	5.00	1.00	GRAVEL SMALL	Gravel	
5.00	14.00	9.00	CLAY SHALE	Clay	

14.00	30.00	16.00	SHALE	Shale
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**\*\*\* End of GW105323 \*\*\***

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

# WaterNSW

## Work Summary

**GW105333**

**Licence:** 10WA115358

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:** Rotary

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 28/05/2003

**Final Depth:** 24.00 m  
**Drilled Depth:** 24.00 m

**Contractor Name:** Ultra Drilling  
**Driller:** Bradley Alan Dodd

**Assistant Driller:**

**Property:** N/A NSW

**Standing Water Level**  
**(m):**

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 2.200

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	NARRANGARRIL	13 846740
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 13/846740

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6152975.000  
**Easting:** 747421.000

**Latitude:** 34°44'07.4"S  
**Longitude:** 149°42'08.6"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	24.00	170			Down Hole Hammer
1	1	Casing	P.V.C.	-0.40	24.00	130			Seated on Bottom, Glued
1	1	Opening	Slots - Horizontal	18.00	24.00	130		0	Sawn, PVC, A: 0.30mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
20.00	22.00	2.00	Unknown			2.20	24.00	01:00:00	800.00

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	CLAY	Clay	
2.00	7.00	5.00	QUARTZ/CLAY	Invalid Code	
7.00	24.00	17.00	SHALE	Shale	

**\*\*\* End of GW105333 \*\*\***

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

# WaterNSW

## Work Summary

**GW105518**

**Licence:** 10WA115428

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:**

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 07/11/2003

**Final Depth:** 38.00 m  
**Drilled Depth:** 38.00 m

**Contractor Name:** Watermin Drillers Pty Ltd

**Driller:** Allan Ross Jones

**Assistant Driller:**

**Property:** CHHEA & HONG 5 Ruse St  
GOULBURN 2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level**  
**(m):**

**Salinity Description:**  
**Yield (L/s):** 0.189

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	NARRANGARRIL	2 834738
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 2//834738

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153300.000  
**Easting:** 747637.000

**Latitude:** 34°43'56.7"S  
**Longitude:** 149°42'16.7"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	17.00	152			Rotary Air
1		Hole	Hole	17.00	38.00	139			Rotary Air
1	1	Casing	Pvc Class 9	-0.30	17.00	150			Glued

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
20.00	20.10	0.10	Unknown			0.44			
33.00	33.10	0.10	Unknown			0.19			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	TOPSOIL	Topsoil	
1.00	8.00	7.00	CLAYS	Clay	
8.00	16.00	8.00	SOFT SHALE	Shale	

16.00	38.00	22.00	HARD SHALE	Shale
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## Remarks

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10/11/2010: Karla Abbs 10-Nov-2010; Removed invalid codes and updated drillers log

**\*\*\* End of GW105518 \*\*\***

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

# WaterNSW Work Summary

**GW105738**

**Licence:** 10WA115435

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary - Percu

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 17/11/2003

**Final Depth:** 36.00 m  
**Drilled Depth:** 36.00 m

**Contractor Name:** Central West Water Drillers

**Driller:** Michael Patrick O'neill

**Assistant Driller:**

**Property:** CARTER 1 Mary Martin Drv  
GOULBURN 2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 15.000  
**(m):**

**Salinity Description:**  
**Yield (L/s):** 4.375

## Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	26//834738
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 26//834738

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153395.000  
**Easting:** 747581.000

**Latitude:** 34°43'53.6"S  
**Longitude:** 149°42'14.4"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GIS - Geogra

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	36.00	175			Rotary - Percussion (Down Hole H
1	1	Casing	Pvc Class 9	-0.30	36.00	139	125		Driven into Hole, Riveted and Glued, S: 24.00-36.00m
1	1	Opening	Slots - Vertical	17.00	25.00	139		0	Sawn, PVC Class 9, Riveted and Glued, SL: 200.0mm, A: 2.00mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
17.00	18.00	1.00	Unknown	15.00		0.25		00:30:00	
23.00	24.00	1.00	Unknown	15.00		4.13		00:30:00	

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	topsoil	Topsoil	

1.00	5.00	4.00	clay, yellow	Clay	
5.00	11.00	6.00	shale, yellow	Shale	
11.00	17.00	6.00	shale, grey	Shale	
17.00	22.00	5.00	slate, black	Slate	
22.00	36.00	14.00	basalt, broken	Basalt	

## Remarks

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11/11/2009: updated from original form A

**\*\*\* End of GW105738 \*\*\***

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

# WaterNSW Work Summary

**GW105764**

**Licence:** 10WA115447

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary - Percu

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 18/11/2003

**Final Depth:** 42.00 m  
**Drilled Depth:** 42.00 m

**Contractor Name:** Central West Water Drillers

**Driller:** Michael Patrick O'neill

**Assistant Driller:**

**Property:** WILES 8 Ruse St GOULBURN 2580  
NSW

**Standing Water Level** 15.000  
**(m):**

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 2.250

## Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	21//834738
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 21//834738

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153240.000  
**Easting:** 747574.000

**Latitude:** 34°43'58.7"S  
**Longitude:** 149°42'14.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GIS - Geogra

## Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	42.00	175			Rotary - Percussion (Down Hole H
1	1	Casing	Pvc Class 9	-0.30	42.00	139	125		Driven into Hole, Riveted and Glued, S: 35.00-42.00m
1	1	Opening	Slots - Vertical	24.00	36.00	139		0	Casing - Hand Sawn Slot, PVC Class 9, Riveted and Glued, SL: 200.0mm, A: 2.00mm

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
17.00	18.00	1.00	Unknown	15.00		0.19		00:30:00	
24.00	25.00	1.00	Unknown	15.00		0.31		00:30:00	
33.00	35.00	2.00	Unknown	15.00		1.75		00:30:00	

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

0.00	1.00	1.00	clay, sandy	Clay	
1.00	6.00	5.00	clay, sandy	Clay	
6.00	16.00	10.00	shale yellow	Shale	
16.00	20.00	4.00	shale, grey	Shale	
20.00	42.00	22.00	basalt, broken	Basalt	

## Remarks

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12/11/2009: updated from original form A

**\*\*\* End of GW105764 \*\*\***

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

# WaterNSW

## Work Summary

**GW105842**

**Licence:** 10WA115413

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:**

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 29/04/2005

**Final Depth:**  
**Drilled Depth:**

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:** TEBBUTT 30 Ruse St GOULBURN  
2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level**  
(m):

**Salinity Description:**  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:** ARGYLE

**Parish**  
NARRANGARRIL  
NARRANGARRIL

**Cadastre**  
2 845070  
Whole Lot 2//845070

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153042.000  
**Easting:** 747466.000

**Latitude:** 34°44'05.2"S  
**Longitude:** 149°42'10.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

\*\*\* End of GW105842 \*\*\*

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

# WaterNSW

## Work Summary

**GW105843**

**Licence:** 10WA115412

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:**

**Owner Type:**

**Commenced Date:**

**Completion Date:** 29/04/2005

**Final Depth:**

**Drilled Depth:**

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:** GERVENS 28 Ruse St GOULBURN  
2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level**  
(m):

**Salinity Description:**  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:** ARGYLE

**Parish**  
NARRANGARRIL  
NARRANGARRIL

**Cadastre**  
1 845070  
Whole Lot 1//845070

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153054.000  
**Easting:** 747513.000

**Latitude:** 34°44'04.8"S  
**Longitude:** 149°42'12.1"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

\*\*\* End of GW105843 \*\*\*

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

# WaterNSW

## Work Summary

**GW105981**

**Licence:** 10WA115442

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Down Hole Hamm

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 28/04/2004

**Final Depth:** 90.00 m  
**Drilled Depth:** 90.00 m

**Contractor Name:** Ultra Drilling  
**Driller:** Bradley Alan Dodd  
**Assistant Driller:**

**Property:** RACE 15 Chinamans Lane  
GOULBURN 2580 NSW  
**GWMA:** -  
**GW Zone:** -

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

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:** ARGYLE

**Parish**  
NARRANGARRIL  
NARRANGARRIL

**Cadastre**  
1//591422  
Whole Lot 1//591422

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153615.000  
**Easting:** 747173.000

**Latitude:** 34°43'46.8"S  
**Longitude:** 149°41'58.2"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GIS - Geogra

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	24.00	170			Down Hole Hammer
1		Hole	Hole	24.00	90.00	140			Down Hole Hammer
1		Annulus	Concrete	0.00	1.00	170	140		
1	1	Casing	P.V.C.	0.00	24.00	125			Driven into Hole, , Glued

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
67.00	67.50	0.50	Unknown			0.12		01:00:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	18.00	18.00	granite, soft	Granite	
18.00	90.00	72.00	granite	Granite	

## Remarks

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20/11/2009: updated from original form A

**\*\*\* End of GW105981 \*\*\***

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

# WaterNSW

## Work Summary

**GW106139**

**Licence:** 10WA115410

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Down Hole Hamm

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 24/05/2003

**Final Depth:** 84.00 m  
**Drilled Depth:** 84.00 m

**Contractor Name:** Ultra Drilling  
**Driller:** Bradley Alan Dodd  
**Assistant Driller:**

**Property:** MAXWELL & CAMPBELL 14  
 Mitchell St GOULBURN 2580 NSW  
**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 40.000 (m):  
**Salinity Description:** Fair  
**Yield (L/s):** 0.550

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	7//850280
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 7//850280

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-4S

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153674.000  
**Easting:** 747303.000

**Latitude:** 34°43'44.8"S  
**Longitude:** 149°42'03.2"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GIS - Geogra

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	12.00	170			Down Hole Hammer
1		Hole	Hole	12.00	84.00	135			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.30	12.00	140			Driven into Hole, Glued

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
50.00	51.00	1.00	Unknown			0.20		01:00:00	
78.00	79.00	1.00	Unknown	40.00		0.35		01:00:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	clay	Clay	
2.00	54.00	52.00	schist	Schist	
54.00	84.00	30.00	granite	Granite	

## Remarks

---

02/12/2009: updated from original form A

**\*\*\* End of GW106139 \*\*\***

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

# WaterNSW

## Work Summary

**GW107167**

**Licence:** 10WA115580

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:**

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 01/01/2003

**Final Depth:** 54.00 m  
**Drilled Depth:**

**Contractor Name:**

**Driller:** Unkown Unknown

**Assistant Driller:**

**Property:** VLASTOS 3 Mitchell St GOULBURN  
2580 NSW

**Standing Water Level** 16.000  
**(m):**

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 0.680

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	NARRANGARRIL	21 850280
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 21//850280

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153788.000  
**Easting:** 747443.000

**Latitude:** 34°43'41.0"S  
**Longitude:** 149°42'08.6"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Remarks

22/03/2010: Type of Casing PVC Class 9, Diameter of casing 125mm  
22/03/2010: updated from AG form

\*\*\* End of GW107167 \*\*\*

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

# WaterNSW

## Work Summary

**GW108857**

**Licence:** 10WA115448

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary Air

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 13/01/2004

**Final Depth:** 72.00 m  
**Drilled Depth:** 72.00 m

**Contractor Name:** Central West Water Drillers

**Driller:** Unkown Unknown

**Assistant Driller:**

**Property:** WALLACE 20 Ruse St GOULBURN  
2580 NSW

**Standing Water Level** 36.000  
**(m):**

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 0.950

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:** ARGYLE

**Parish**  
NARRANGARRIL  
NARRANGARRIL

**Cadastre**  
18/834738  
Whole Lot 18/834738

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153109.000  
**Easting:** 747583.000

**Latitude:** 34°44'02.9"S  
**Longitude:** 149°42'14.8"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GIS - Geogra

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	72.00	175			Rotary Air
1	1	Casing	Pvc Class 9	0.00	72.00	125	105		Seated on Bottom, Riveted and Glued, S: 64.00-72.00m
1	1	Opening	Slots - Horizontal	60.00	64.00	125		0	Casing - Machine Slotted, PVC Class 9, Riveted and Glued, SL: 100.0mm, A: 1.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
46.00	48.00	2.00	Unknown	36.00		0.45		02:00:00	
63.00	64.00	1.00	Unknown			0.50			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.00	4.00	clay, brown	Clay	
4.00	12.00	8.00	baslat, brown	Basalt	

12.00	31.00	19.00	granite, grey	Granite	
31.00	39.00	8.00	shales, black	Shale	
39.00	54.00	15.00	basalt	Basalt	
54.00	72.00	18.00	shales, black	Shale	

## Remarks

---

18/03/2010: updated from original form A

**\*\*\* End of GW108857 \*\*\***

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

# WaterNSW

## Work Summary

**GW108884**

**Licence:** 10WA115560

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:**

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**

**Completion Date:** 30/05/2008

**Final Depth:** 54.00 m

**Drilled Depth:**

**Contractor Name:** Central West Water Drillers

**Driller:** Gavin Douglas Bennett

**Assistant Driller:**

**Property:** HUMPRIES 12 Ruse St GOULBURN  
2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level** 28.000  
**(m):**

**Salinity Description:** Good  
**Yield (L/s):** 0.137

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	NARRANGARRIL	20//834738
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 20//834738

**Region:** 10 - Sydney South Coast

**River Basin:** - Unknown  
**Area/District:**

**CMA Map:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153194.000  
**Easting:** 747601.000

**Latitude:** 34°44'00.1"S  
**Longitude:** 149°42'15.4"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

\*\*\* End of GW108884 \*\*\*

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

# WaterNSW

## Work Summary

GW110447

Licence: 10WA115769

Licence Status: CURRENT

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

Work Type: Bore

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:  
Completion Date: 24/10/2008

Final Depth: 30.00 m  
Drilled Depth: 30.00 m

Contractor Name: Ultra Drilling  
Driller: Peter Edward Davidson  
Assistant Driller:

Property: WATERS 1 Ruse St GOULBURN  
2580 NSW  
GWMA: -  
GW Zone: -

Standing Water Level  
(m):  
Salinity Description:  
Yield (L/s): 2.000

### Site Details

Site Chosen By:

County: ARGYLE  
Form A: ARGYLE  
Licensed: ARGYLE

Parish: NARRANGARRIL  
NARRANGARRIL

Cadastre: 1//834738  
Whole Lot 1//834738

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

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

Northing: 6153333.000  
Easting: 747652.000

Latitude: 34°43'55.6"S  
Longitude: 149°42'17.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.00	230			Rotary Air
1		Hole	Hole	2.00	30.00	172			Down Hole Hammer
1		Annulus	Waterworn/Rounded	2.00	4.00				Graded
1	1	Casing	Pvc Class 9	-0.50	30.00	140			Seated on Bottom, Glued
1	1	Casing	Pvc Class 9	-0.50	12.00	172			Seated on Bottom, Driven into Hole, Glued
1	1	Opening	Slots - Horizontal	17.00	30.00	140		0	Casing - Machine Slotted, PVC Class 9, SL: 0.1mm, A: 1.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
17.00	18.00	1.00	Unknown			0.40		02:00:00	990.00
19.00	21.00	2.00	Unknown			1.80		02:00:00	990.00
24.00	27.00	3.00	Unknown			2.00		02:00:00	940.00

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	5.00	5.00	CLAY	Clay	
5.00	9.00	4.00	GRAVEL	Gravel	
9.00	17.00	8.00	SHALE (YELLOW)	Shale	
17.00	30.00	13.00	SHALE	Shale	

\*\*\* End of GW110447 \*\*\*

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

# WaterNSW

## Work Summary

### GW111194

**Licence:** 10WA115604

**Licence Status:** CURRENT

**Authorised Purpose(s):** STOCK  
**Intended Purpose(s):** STOCK

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**

**Completion Date:** 01/01/2005

**Final Depth:** 50.00 m

**Drilled Depth:** 50.00 m

**Contractor Name:** (None)

**Driller:** Unkown Unknown

**Assistant Driller:**

**Property:** GANTER 55 Marys Mount Rd  
GOULBURN 2580 NSW

**GWMA:** -

**GW Zone:** -

**Standing Water Level**

**(m):**

**Salinity Description:**

**Yield (L/s):**

## Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	NARRANGARRIL	71//1006688
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 71//1006688

**Region:** 10 - Sydney South Coast

**River Basin:** - Unknown  
**Area/District:**

**CMA Map:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153904.000  
**Easting:** 748103.000

**Latitude:** 34°43'36.7"S  
**Longitude:** 149°42'34.4"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

## Remarks

02/11/2010: Type of casing: PVC

Diameter of casing: 150mm.

02/11/2010: Bore unused,no pump attached.

\*\*\* End of GW111194 \*\*\*

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

# WaterNSW

## Work Summary

**GW112378**

**Licence:** 10WA118592

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Rotary - Percu

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 12/02/2013

**Final Depth:** 48.00 m  
**Drilled Depth:** 48.00 m

**Contractor Name:** Bungendore Water Bores

**Driller:** Daniel Robert Hill

**Assistant Driller:**

**Property:** Clarke 9 Mitchell St GOULBURN  
2580 NSW

**Standing Water Level** 13.000  
**(m):**

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 0.250

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:** ARGYLE

**Parish**  
NARRANGARRIL  
NARRANGARRIL

**Cadastre**  
177/850280  
Whole Lot 177/850280

**Region:** 10 - Sydney South Coast

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153694.000  
**Easting:** 747438.000

**Latitude:** 34°43'44.1"S  
**Longitude:** 149°42'08.5"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	48.00	200			Rotary - Percussion (Down Hole H
1		Annulus	Waterworn/Rounded	0.00	48.00				Graded, Q:1.500m3
1	1	Casing	Pvc Class 9	-0.40	48.00	160	152		Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	18.00	48.00	160		0	Casing - Hand Sawn Slot, PVC Class 9, Screwed and Glued, SL: 120.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
23.00	28.00	5.00	Unknown	13.00		0.63			
40.00	43.00	3.00	Unknown	13.00		0.25		01:00:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	SOIL BROWN CLAY FILL	Soil	

2.00	8.00	6.00	VOLCANICS SOFT BROWN	Volcanic	
8.00	26.00	18.00	VOLCANICS LIGHT BROWN FRACTURED	Volcanic	
26.00	48.00	22.00	SHALE GREY BLACK ,SILTSTONE	Shale	

## Remarks

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18/07/2014: Nat Carling, 18-July-2014; Added status.

**\*\*\* End of GW112378 \*\*\***

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

# WaterNSW

## Work Summary

**GW115936**

**Licence:** 10WA122794

**Licence Status:** CURRENT

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

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 31/10/2018

**Final Depth:** 32.00 m  
**Drilled Depth:**

**Contractor Name:** Watermin Drillers Pty Ltd

**Driller:** Ronald Russell Dean

**Assistant Driller:** C.Dimmack, B.McDougall

**Property:** ELLINOPOULLOS 15 Mary Martin Drive GOULBURN 2580

**Standing Water Level** 5.000 (m):

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 0.379

### Site Details

**Site Chosen By:** Client

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	NARRANGARRIL	35/850280
<b>Licensed:</b> ARGYLE	NARRANGARRIL	Whole Lot 35/850280

**Region:** - (Not set)

**CMA Map:**

**River Basin:** - Unknown  
**Area/District:**

**Grid Zone:**

**Scale:**

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

**Northing:** 6153397.400  
**Easting:** 747375.200

**Latitude:** 34°43'53.7"S  
**Longitude:** 149°42'06.4"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Map Interpre

### Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	22.00	254			Rotary Air
1		Hole	Hole	22.00	32.00	190			Rotary - Percussion (Down Hole H
1		Annulus	(Not Set)	19.00	20.00				
1	1	Casing	Steel - Erw	-0.40	21.36	219	209		Driven into Hole, Welded - Butt

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
22.00	23.00	1.00	Unknown	5.00		0.38			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	Clay	Clay	
1.50	16.00	14.50	Shale, Coloured sft	Shale	
16.00	17.00	1.00	Shale, Shattered	Shale	
17.00	22.00	5.00	Shale, Grey	Shale	

22.00	23.00	1.00	Shale, Grey, Water cuts	Shale	
23.00	32.00	9.00	Shale, Grey	Shale	

## Remarks

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31/10/2018: Entered by S.Butler 22/05/2019

**\*\*\* End of GW115936 \*\*\***

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

## 9. Appendix B – Title Search

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FOLIO: 70/1006688

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
26/5/2022	11:35 AM	3	12/7/2019

LAND

-----

LOT 70 IN DEPOSITED PLAN 1006688  
AT KINGSDALE  
LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
PARISH OF NARRANGARRIL COUNTY OF ARGYLE  
TITLE DIAGRAM DP1006688

FIRST SCHEDULE

-----

CHRISTOPHER WILLIAM PARLETT  
DOROTHY ANNE PARLETT  
AS JOINT TENANTS

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM CREATED BY:  
DP499002 FOR PIPELINE 24.385 WIDE  
0335764 EASEMENT FOR PIPELINE SHOWN IN DP499002 VESTED  
IN THE COMMONWEALTH OF AUSTRALIA AND  
EAST-AUSTRALIAN PIPELINE LIMITED
- 3 AH646191 EASEMENT FOR PIPELINE AND WATER SUPPLY 6 WIDE  
AFFECTING THE PART DESIGNATED (A) IN DP1171370

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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



FOLIO: 73/1006688

-----

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
14/9/2022	2:09 PM	2	9/9/2008

LAND

-----

LOT 73 IN DEPOSITED PLAN 1006688  
 AT KINGSDALE  
 LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
 PARISH OF NARRANGARRIL COUNTY OF ARGYLE  
 TITLE DIAGRAM DP1006688

FIRST SCHEDULE

-----

WILLIAM JOHN MURRAY  
 LOUISE JANE MURRAY  
 AS JOINT TENANTS

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP499002 EASEMENT FOR PIPELINE 24.385 METRE(S) WIDE AFFECTING  
 THE SITE DESIGNATED (P) IN THE TITLE DIAGRAM  
 O335764 EASEMENT FOR PIPELINE SHOWN IN DP499002 VESTED  
 IN THE COMMONWEALTH OF AUSTRALIA AND  
 EAST-AUSTRALIAN PIPELINE LIMITED
- \* 3 AH646191 EASEMENT FOR PIPELINE AND WATER SUPPLY 6 WIDE  
 AFFECTING THE PART DESIGNATED (A) IN DP1171370

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

22315

PRINTED ON 14/9/2022

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Received: 14/09/2022 14:09:01



FOLIO: 77/1006688

SEARCH DATE	TIME	EDITION NO	DATE
26/5/2022	11:23 AM	2	13/12/2004

LAND

LOT 77 IN DEPOSITED PLAN 1006688  
AT KINGSDALE  
LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
PARISH OF NARRANGARRIL COUNTY OF ARGYLE  
TITLE DIAGRAM DP1006688

FIRST SCHEDULE

CHRISTOPHER WILLIAM PARLETT  
DOROTHY ANNE PARLETT  
AS JOINT TENANTS

(T AB155235)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS - SEE MEMORANDUM V657161

NOTATIONS

UNREGISTERED DEALINGS: NIL

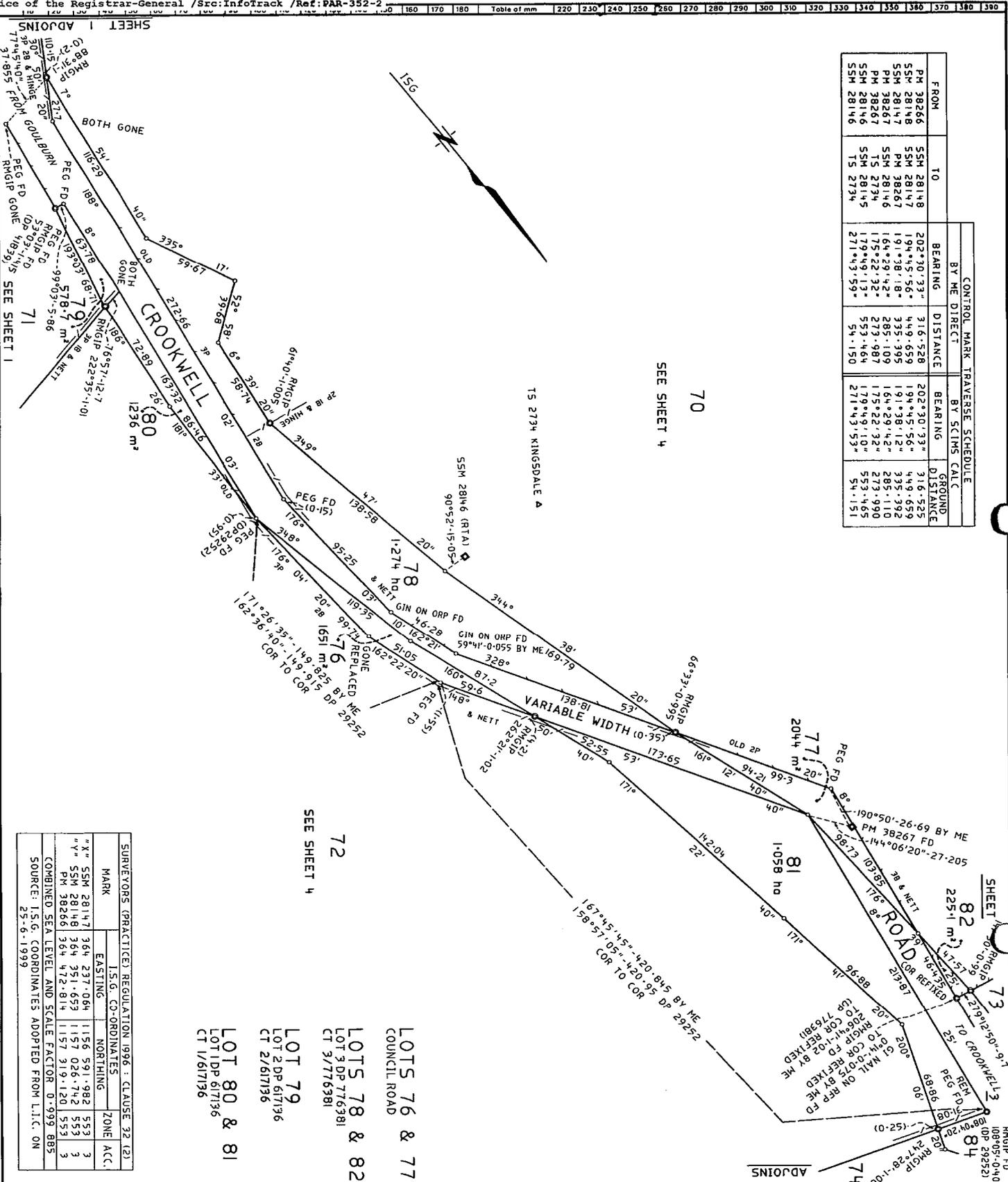
\*\*\* END OF SEARCH \*\*\*

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O



		CONTROL MARK TRAVERSE SCHEDULE	
		BY ME DIRECT	BY SCIMS CALC
FROM	TO	BEARING	DISTANCE
PM 28266	SSM 28148	202°30'33"	316.528
SSM 28147	SSM 28147	191°38'18"	191.381
SSM 28267	SSM 28267	265°10'05"	335.952
PM 28267	SSM 28146	164°29'42"	285.116
SSM 28267	SSM 28146	227°08'17"	523.990
SSM 28146	SSM 28145	178°42'32"	523.465
SSM 28146	TS 2734	54°15'00"	54.151



SURVEYORS (PRACTICED) REGULATION 1996 : CLAUSE 22 (2)				
MARK	I.S.G. CO-ORDINATES		ZONE A.C.	
	EASTING	NORTHING		
"X"	364 237.064	1156 591.982	553	3
"Y"	364 351.653	1157 026.742	553	3
SSM 28148	364 472.814	1157 319.120	553	3
PM 28266	364 472.814	1157 319.120	553	3

COMBINED SEA LEVEL AND SCALE FACTOR 0.999 885  
SOURCE: I.S.G. COORDINATES ADOPTED FROM L.I.C. ON 25-6-1999

LOTS 76 & 77  
COUNCIL ROAD

LOTS 78 & 82  
LOT 3 DP 776381  
CT 3/776381

LOT 79  
LOT 2 DP 617136  
CT 2/617136

LOT 80 & 81  
LOT 1 DP 617136  
CT 1/617136

Plan Drawing only to appear in this space

H.O. FILE: 199M1429 R.T.A. FILE: PM 1685.04

R.T.A. PLAN : 0054 297 55 015

DP1006688

Registered: 22-10-1999

This is sheet 2 of my plan in 4 sheets dated 3-9-1999

*Anthony Benbow*  
Signature registered under Survey Act, 1992.

This is sheet of the plan of lands covered by Subdivision Certificate No. of

L.G.A.: MULWARRIE SHIRE  
Locality: KINGSDALE  
Parish: NARRANGARRIL  
County: ARGYLE

For use where space is insufficient in any part on Plan Form 2

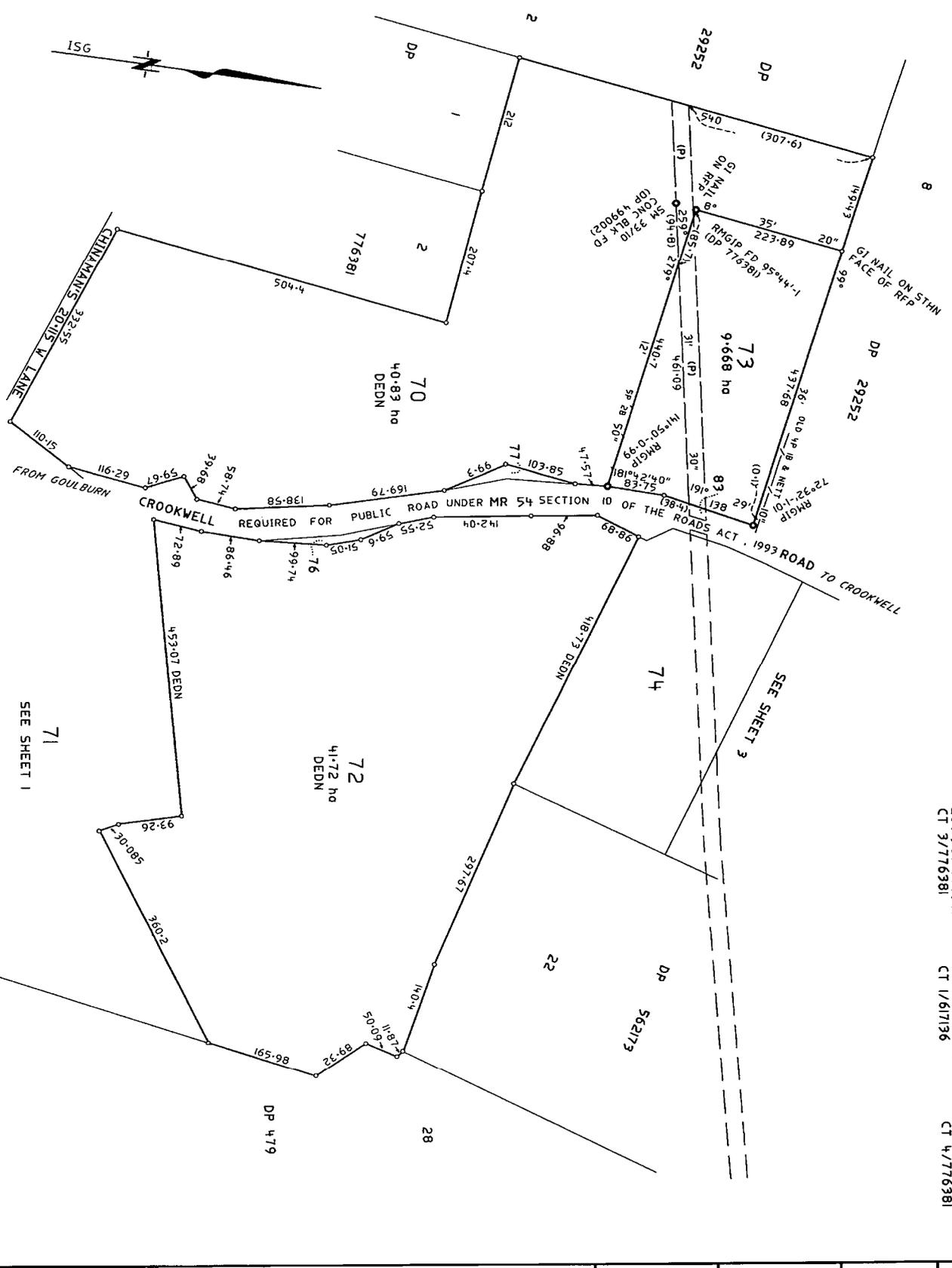
Authorised Professional Engineer/Registered Civil Engineer  
- Dates wherever is applicable

**PLAN FORM 3**

To be used in conjunction with Plan Form 2

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION

(P) EASEMENT FOR PIPELINE 24.985 MIDE (DP 499002 SH1 921 COMMONWEALTH GAZ 5272 12-7-1994 AND 5225 24-6-1994).



**LOT 70**  
 DP 776381  
 CT 3/776381

**LOT 72**  
 DP 617136  
 CT 1/617136

**LOT 73**  
 DP 776381  
 CT 4/776381

**DP1006688**

Registered **22-10-1999**

This is sheet 4 of a plan of 4 sheets  
 dated 3-9-1999

Signature *Anthony Bonwick*  
 Surveyor registered under Surveyors Act 1928

This is sheet 4 of a plan of 4 sheets  
 covering subdivision Certificate No. 1028  
 of

Administrative purposes only. This is not a certified copy.  
 and/or otherwise as appropriate

L.G.A.: MUL WAREE SHIRE  
 Locality: KINGSDALE  
 Parish: NARRANGARRIL  
 County: ARGYLE

For use where space is insufficient in any point on Plan Form 2

Plan wing only to appear in this space

H.O. 99M4429 R.T.A. FILE: PM 1685-04

R.T.A. PLAN: 0054 297 55 0165  
 Lengths are in metres. Reduction Ratio 1:4000



## 10. Appendix C – Section 10.7 Planning Certificate

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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

InfoTrack Pty Limited  
 GPO Box 4029  
 SYDNEY NSW 2001

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

Receipt No.: 352505  
 Applicant's Reference: PAR-352-2  
 Certificate No: PLAN/1562/2122

**DESCRIPTION OF PROPERTY**

Address: 407 Crookwell Road KINGSDALE NSW 2580  
 Legal Description: Lot 70 DP 1006688 Parish Narrangarril

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

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

**State Environmental Planning Policies (SEPP)**

SEPP (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

**Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

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

<b>Draft Amendments to the Goulburn Mulwaree Local Environmental Plan 2009</b>
Nil.
<b>Draft State Environmental Planning Policies (SEPP's)</b>

*Draft Environment SEPP*

*ISEPP – Amendment – Health Infrastructure*

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

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

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

- *Note: Public exhibition for Employment Zones Reform*  
*The NSW Department of Planning and Environment is currently exhibiting the translation of existing Business and Industrial zones into the new Employment zones. To view the detail and make a submission please visit the department's [Planning Portal](#)*

*Explanation of Intended Effect – State Environmental Planning Policy (Infrastructure) 2007 – Proposed amendment - landscape rehydration infrastructure*

*Explanation of Intended Effect – SEPP (State Environmental Planning Policy (Transport & Infrastructure) - Changes to protect fuel pipelines*

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

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

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

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

*Goulburn Mulwaree Development Control Plan 2009*

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

## 2 Zoning and land use under relevant LEP's

- (a) The identity of the zone is RU6 Transition under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

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

### Zone RU6 Transition

#### 1 Objectives of zone

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

#### 2 Permitted without consent

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

#### 3 Permitted with consent

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

#### 4 Prohibited

## SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1562/2122

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

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

Yes.

There is a minimum allotment size of 10ha for the erection of a dwelling in certain rural and 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](mailto:council@goulburn.nsw.gov.au). An application form for a dwelling entitlement report can be found on Council's website.

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

No. The land does not include or comprise critical habitat.

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

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

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

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

---

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

Not applicable to the Goulburn Mulwaree Local Government Area.

---

### 3 Complying development

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

#### Housing Code

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

#### Low Rise Housing Diversity Code

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

#### Greenfield Housing Code

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

#### Inland Code

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1562/2122

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

The land is unsewered land to which *State Environmental Planning Policy (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 250m<sup>2</sup>).

Rural Housing Code

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

The Inland Code applies to the land.

The land is unsewered land to which *State Environmental Planning Policy (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 250m<sup>2</sup>).

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 250m<sup>2</sup>).

General Development Code

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

The land is unsewered land to which *State Environmental Planning Policy (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 250m<sup>2</sup>).

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Container Recycling Facilities Code

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

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

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

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

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

Not applicable to the Goulburn Mulwaree Local Government Area.

---

**5 Mine subsidence**

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

No.

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**6 Road widening and road realignment**

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

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

No.

---

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

Whether or not the land is affected by Policy:

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

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

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

---

**7A Flood related development controls**

- (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.

Yes. The land or part of the land is identified as being between the flood planning area and the probable maximum flood. The land is subject to flood related development controls, refer to the *Goulburn Mulwaree Local Environmental Plan 2009* and the *Goulburn Mulwaree Development Control Plan 2009*. At the time this certificate was issued, Council has drawn upon information contained within one or more of the documents below to determine that this land is subject to flood related development controls.

- *Wollondilly and Mulwaree Rivers Flood Study 2003*
- *Wollondilly and Mulwaree Rivers Flood Study 2016*

(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.

---

**8 Land reserved for acquisition**

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

No.

---

**9 Contribution plans**

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Local Infrastructure Contributions Plan 2021*

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

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

---

**9A Biodiversity certified land**

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

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

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

---

**10 Biodiversity stewardship sites**

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

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

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

---

**10A Native vegetation clearing set asides**

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

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

---

**11 Bush fire prone land**

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

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

---

**12 Property vegetation plans**

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

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

---

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

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

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

---

**14 Directions under Part 3A**

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

No direction is in force.

---

**15 Site compatibility certificates and conditions for seniors housing**

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

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

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

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

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

---

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

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

No. Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

---

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

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

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



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**SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1562/2122**

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

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

---

**18 Paper subdivision information**

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

Not applicable.

---

**19 Site verification certificates**

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

No. Council is not aware of a current site verification certificate in respect of the land.

---

**20 Loose-fill asbestos insulation**

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

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

---

**21 Affected Building Notices and Building Product Orders**

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

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

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

No. Council is not aware of any building product rectification order that is in force in respect of the land.

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

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

---

**Additional Matters**

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

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

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.

- (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](http://www.legislation.nsw.gov.au).



**Date of Certificate**  
14 June 2022

for Matt O'Rourke  
Acting General Manager  
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.

## ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE

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.

## ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE

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:

- 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.

## **ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE**

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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](mailto:council@goulburn.nsw.gov.au).



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

D'Agostino Solicitors  
Po Box 470  
LIVERPOOL NSW 2170

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

**Receipt No.:** 357250  
**Applicant's Reference:** JD:22315  
**Certificate No:** PLAN/0316/2223

### **DESCRIPTION OF PROPERTY**

**Address:** 457 Crookwell Road KINGSDALE NSW 2580  
**Legal Description:** Lot 73 DP 1006688 Parish Narrangarril

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

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

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

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

#### **Local Environmental Plan (LEP)**

*Goulburn Mulwaree Local Environmental Plan 2009*

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

**Draft Amendments to the *Goulburn Mulwaree Local Environmental Plan 2009***

Nil.

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

*Draft Environment SEPP*

*ISEPP – Amendment – Health Infrastructure*

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

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

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

*Explanation of Intended Effect – State Environmental Planning Policy (Infrastructure) 2007 – Proposed amendment - landscape rehydration infrastructure*

*Explanation of Intended Effect – SEPP (State Environmental Planning Policy (Transport & Infrastructure) - Changes to protect fuel pipelines*

*Explanation of Intended Effect – proposed amendment of SEPP (State Environmental Planning Policy (Transport & Infrastructure) 2021 – Facilitating temporary uses in Future Infrastructure Corridors*

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

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

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

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

*Goulburn Mulwaree Development Control Plan 2009*

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

**2 Zoning and land use under relevant LEP's**

- (a) The identity of the zone is RU6 Transition under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

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

**Zone RU6 Transition**

**1 Objectives of zone**

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

**2 Permitted without consent**

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

**3 Permitted with consent**

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

**4 Prohibited**

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

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

Yes.

There is a minimum allotment size of 10ha for the erection of a dwelling in certain rural and 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](mailto:council@goulburn.nsw.gov.au). An application form for a dwelling entitlement report can be found on Council's website.

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

No. The land does not include or comprise critical habitat.

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

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

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

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

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

Not applicable to the Goulburn Mulwaree Local Government Area.

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**3 Complying development**

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

Housing Code

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

Low Rise Housing Diversity Code

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

Greenfield Housing Code

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

Inland Code

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

The land is unsewered land to which *State Environmental Planning Policy (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 250m<sup>2</sup>).

Rural Housing Code

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

The Inland Code applies to the land.

The land is unsewered land to which *State Environmental Planning Policy (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 250m<sup>2</sup>).

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 250m<sup>2</sup>).

General Development Code

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

The land is unsewered land to which *State Environmental Planning Policy (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 250m<sup>2</sup>).

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

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

Container Recycling Facilities Code

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

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

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

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

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

Not applicable to the Goulburn Mulwaree Local Government Area.

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**5 Mine subsidence**

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

No.

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**6 Road widening and road realignment**

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

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

No.

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

Whether or not the land is affected by Policy:

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

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

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

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**7A 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.

**8 Land reserved for acquisition**

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

No.

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**9 Contribution plans**

The name of each contributions plan applying to the land.

*Goulburn Mulwaree Local Infrastructure Contributions Plan 2021*

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

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

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**9A Biodiversity certified land**

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

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

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

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**10 Biodiversity stewardship sites**

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

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

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

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**10A Native vegetation clearing set asides**

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

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

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**11 Bush fire prone land**

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

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

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**12 Property vegetation plans**

## SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/0316/2223

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

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

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

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

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

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### 14 Directions under Part 3A

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

No direction is in force.

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### 15 Site compatibility certificates and conditions for seniors housing

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

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

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

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

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

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

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

No. Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

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

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

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

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

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

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**18 Paper subdivision information**

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

Not applicable.

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**19 Site verification certificates**

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

No. Council is not aware of a current site verification certificate in respect of the land.

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**20 Loose-fill asbestos insulation**

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

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

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**21 Affected Building Notices and Building Product Orders**

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

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

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

No. Council is not aware of any building product rectification order that is in force in respect of the land.

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

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

**Additional Matters**

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

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

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.

- (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.

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Legislation referred to in this certificate can be found at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).



**Date of Certificate**  
**21 September 2022**

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.

## **ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE**

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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:

- 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

## **ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE**

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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](mailto:council@goulburn.nsw.gov.au).

## 11. Appendix D – Property Owner Survey

### Site History Survey

- 1. Registered property owner? Christopher William & Dorothy Anne Parlett
- 2. Property address? 407 Crookwell Rd. Goulburn
- 3. Period of ownership? 34 years
- 4. Current land use:
  - Agricultural
  - Hobby farm
  - Industrial/Commercial
  - Other (Please explain)

5. Please describe land use activities during your ownership  
Casual Grazing of Cattle and Sheep.

6. Please describe of any known previous land use/history  
Was part of a larger property owned by Tozer family. Purchased property from Greg Tozer. Tozers were sheep and cattle graziers

7. Are you aware of any places on the property where waste, chemical, industrial or agricultural based substances (liquids or solids) of any kind has been stored or disposed of during or before ownership (please describe)?  
No

8. Are you aware of any man made structures on your property that have since been removed/demolished (please describe)?  
Nothing removed or demolished.

9. Are you aware of any material (soil, waste or otherwise) that has been imported onto the property during or before ownership (please describe)?  
Approx. 20 years ago my son had some dirt dumped on site so he could make some mato cross jumps. There was some concrete rubble and steel re-enforcing mixed in with this dirt. This is in a known location in a gully and in paddock next to house

10. Are you aware of any contamination or potential contamination on the property?  
No

Completed by (print name): Chris. Parlett

Signature Chris Parlett

Date 30/08/22

## Site History Survey

1. Registered property owner? Bill Murray
2. Property address? 457 Crookwell Rd, Kingsdale
3. Period of ownership? 1986 - present
4. Current land use:
- Agricultural
  - Hobby farm
  - Industrial/Commercial
  - Other (Please explain)

5. Please describe land use activities during your ownership

Grazing - Hobby Farm

6. Please describe of any known previous land use/history

Onslow Herford Stud

7. Are you aware of any places on the property where waste, chemical, industrial or agricultural based substances (liquids or solids) of any kind has been stored or disposed of during or before ownership (please describe)?

Non

8. Are you aware of any man made structures on your property that have since been removed/demolished (please describe)?

No

9. Are you aware of any material (soil, waste or otherwise) that has been imported onto the property during or before ownership (please describe)?

No

10. Are you aware of any contamination or potential contamination on the property?

No

Completed by (print name):

William John Murray

Signature

Bill Murray

Date

14-9-22