

108 and 114 Rawlinson Street Bega NSW 2550

November 2021

Project Number: 21-822



Document verification

Project Title:	108 and 114 Rawlinson Street Bega NSW 2550
Project Number:	21-822
Project File Name:	21-822 Rawlinson St Bega PSI Final V2 20211123

Revision	Date	Prepared by	Reviewed by	Approved by
Draft V1.0	21/10/2021	Sarah Dale	Will Weir	Will Weir
Draft V1.1	18/11/2021	Sarah Dale	Will Weir	Will Weir
Final V2.0	23/11/2021	Sarah Dale	Will Weir	Will Weir

Certification

Reviewed by	Certification details	Date	Signature
Michael Edwards RPGeo CEnvP (SC Specialist)	Certified Environmental Practitioner - Site Contamination Specialist (No.SC40039)	18.11.21	//h 6
CONTRACTOR			

\bigcirc

W. www.nghconsulting.com.au

BEGA - ACT & SOUTH EAST NSW Suite 11, 89-91 Auckland Street

(PO Box 470) Bega NSW 2550 T. (02) 6492 8333

BRISBANE

T3, Level 7, 348 Edward Street Brisbane QLD 4000 **T.** (07) 3129 7633

CANBERRA - NSW SE & ACT

Unit 8, 27 Yallourn Street (PO Box 62) Fyshwick ACT 2609 T. (02) 6280 5053

GOLD COAST

19a Philippine Parade Palm Beach QLD 4221 (PO Box 466 Tugun QLD 4224) T. (07) 3129 7633 E. ngh@nghconsulting.com.au

NEWCASTLE - HUNTER & NORTH COAST

Level 1, 31-33 Beaumont Street Hamilton NSW 2303 T. (02) 4929 2301

SYDNEY REGION

Unit 17, 21 Mary Street Surry Hills NSW 2010 **T.** (02) 8202 8333

WAGGA WAGGA - RIVERINA & WESTERN NSW

35 Kincaid Street (PO Box 5464) Wagga Wagga NSW 2650 T. (02) 6971 9696

WODONGA

Unit 2, 83 Hume Street (PO Box 506) Wodonga VIC 3690 T. (02) 6067 2533

NSW • ACT • QLD • VIC W. www.nghconsulting.com.au ABN 31 124 444 622 ACN 124 444 622

Table of contents

Acro	nyms ar	nd abbreviationsii	i
Exec	utive su	mmaryiv	/
1.	Introduction1		
1.1	Objectiv	/es1	1
1.2	Scope of	of works1	1
1.3	Project	specific limitations1	1
1.4	Regulat	ory framework2	2
2.	Site det	ails4	1
3.	Site his	tory review5	5
3.1	Historica	al aerial photography review5	5
3.2	Historica	al land title search6	3
3.3	Planning	g Certificate 10.7 and 10.59)
3.4	Databas	se searches10)
	3.4.1	Lotsearch)
	3.4.2	NSW DPIE Planning Portal11	1
	3.4.3	Dial Before You Dig11	1
	3.4.4	Exclusions11	1
4.	Geolog	ical and hydrogeological review12	2
4.1	Landsca	ape and topography12	2
4.2	Soils		2
4.3	Site geo	ology12	2
4.4	Hydroge	eology and groundwater12	2
4.5	Environ	mental sensitive receptors13	3
5.	Previou	is environmental investigations14	1
6.	Site ins	pection15	5
7.	Potential Areas of Environmental Concern20)
8.	Preliminary Conceptual Site Model22		2
9.	Discussion		3
9.1	Data gaps23		3
10.	Conclusion24		1
11.	Recom	mendations25	5
11.1	Stage 2 Detailed Site Investigation25		
11.2	Hazardous materials audit		

Figures

Figure 1-1	Site Locality	.3
Figure 6-1	Site inspection observations	19
Figure 7-1	Areas of Environmental Concern	21

Tables

Table 2-1 Site Details	4
Table 3-1 Historical aerial photography summary	5
Table 3-2 Summary of historic land title search Lot 3 DP1187097	6
Table 3-3 Summary of historic land title search Lot 2 DP516738	8
Table 4-1 Groundwater boreholes within 1km from the site	12
Table 8-1 Preliminary Conceptual Site Model	22

Appendices

Appendix A	Lotsearch report	. A-I
Appendix B	Historical land title search	. B-I
Appendix C	NSW property report	. C-I
Appendix D	DBYD plans	. D-I
Appendix E	Planning Certificate 10.7 and 10.5	E-II

Acronyms and abbreviations

ACM	Asbestos Containing Materials
AEC	Areas of Environmental Concern
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
BTEXN	Benzene, Toluene, Ethylbenzene and Xylene and Naphthalene
CoPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
EPA	Environmental Protection Authority
ha	Hectares
Km	Kilometre
LEP	Local Environmental Plan
LOR	Limit of Reporting
m	Metre
OPP/OCP	Organochloride Pesticide and Organophosphorus Pesticide
PAH	Polycyclic aromatic hydrocarbons
PFAS	Per- and Polyfluoroalkyl Substances
POEO Act 1997	Protection of the Environment Operations Act 1997
PSI	Preliminary Site Investigation
SEPP	State Environmental Planning Policies
SWL	Standing water level
TRH	Total Recoverable Hydrocarbons

Executive summary

Introduction

Southern Cross Housing NSW (the Client) have engaged NGH Pty Ltd (NGH) to prepare a Preliminary Site Investigation (PSI) for vacant land located at 108 and 114 Rawlinson Street Bega NSW 2550 (the site). It is understood that the client is seeking to purchase the land with an existing approved Development Application (DA2015.272). The DA includes the proposed retention and renovation of the old cottage at 108 Rawlinson Street. Prior to purchasing the site, the client has requested a PSI to support the decision.

Objectives and scope of works

The objectives of this PSI report are to inform the Client of any identified potential soil and/or groundwater contamination associated with the site and/or adjoining properties, and to:

- Identify past and present potentially contaminating activities (based on available information)
- Identify potential contamination sources and types
- Discuss the site condition including any external observations of potentially hazardous materials
- Provide a preliminary assessment of potential site contamination
- Assess the need for further investigations.

The scope of work included:

- A site inspection to record visual observations
- A review of historical aerial photographs, previous environmental reports and available databases relating to contaminated land. NGH engaged Lotsearch to provide an Enviro Pro database search report and historical aerial imagery. The results of the search are attached in Appendix A
- Review historical land title searches
- Review available geological and hydrogeological data for the site
- Develop a preliminary Conceptual Site Model (CSM) for the site
- Preparation of this report detailing the results of this scope of works.

Conclusion

The site history review identified the past land use as low density residential with structures that were built during a period where asbestos containing material (ACM) and lead based paint were likely used (pre-1957). The two residential dwellings (one on Lot 2 and one on Lot 3) located in the far northern boundary of the site on Rawlinson Street, the remainder of the property appeared to have been cleared with a suspected market garden pre-1979 along the eastern boundary of Lot 3. Small variations have occurred in the aerial imagery with small buildings/sheds, pasture improvements and rezoning the Lot and DP boundaries/removal of fence lines. The site inspection observed raised mounds across the site, partially in line with the rezoning of the Lot and DP boundaries/removal of fence lines soils.

The PSI identified three potential Areas of Environmental Concern (AECs) with Contaminants of Potential Concern (CoPC) across the site, including:

- AEC1 –The site inspection observed building rubble within surface soils and uneven landscapes with raised mounds across the site, historical aerial images also suggest there has been some variations across the site with suspected market gardens and fence boundary changes. It is suspected that uncontrolled fill material may be present across the site with a complete exposure pathway to onsite receptors if disturbed. Further investigations are required to delineate the extent.
- AEC2 Hazardous building materials such as ACM and lead based paint are considered likely within the residential dwellings located on Lot 2 and Lot 3. Further investigations in soil adjacent these buildings are recommended due to the leachable nature of lead in paint. If the client wishes to disturb or remove any buildings onsite, a hazardous materials audit will be required prior to demolition.

Given there is suspected uncontrolled fill material across the site, the following recommendations would be required to determine whether the land is suitable for the proposed residential land use.

Recommendations

Stage 2 Detailed Site Investigation

This PSI report has identified evidence of uncontrolled fill material that may have contamination impacts to the site for current and future onsite receptors. In accordance with NSW EPA *Consultants Reporting on Contaminated Land – Contaminated Land Guidelines* 2020, additional investigations would be required to suitably characterise and delineate AEC1 (uncontrolled fill material) identified in this PSI report.

As such, NGH recommend a Stage 2 Detailed Site Investigation (DSI) at the site inclusive of a test pitting program for sample and analysis of the CoPC's in AEC1 (refer to Figure 7-1). Additional tests pits within the remainder of the site are also recommended to characterise the soil conditions.

In accordance with the NSW EPA Sampling Design Guidelines 1995, for a 0.96ha size property, the DSI should have a minimum of 21 sampling points (from at least two sampling depths).

In addition to the fill material investigation, NGH recommend collection of surface soil samples adjacent all buildings pre-dating 1957 (outlined in Figure 7-1) and analysed for lead. Regardless of the result from the hazardous materials audit (outlined below), collecting these surface samples will be cost effective during onsite mobilisation.

Hazardous Materials Audit

Prior to renovations of the residential dwelling located on Lot 2 (108 Rawlinson Street) in the far northern boundary of the site on Rawlinson Street, a hazardous materials audit will be required, inclusive of ACM and lead paint.

1. Introduction

Southern Cross Housing NSW (the Client) have engaged NGH Pty Ltd (NGH) to prepare a Preliminary Site Investigation (PSI) for vacant land located at 108 and 114 Rawlinson Street Bega NSW 2550 (the site). It is understood that the client is seeking to purchase the land with an existing approved Development Application (DA2015.272). The DA includes the proposed retention and renovation of the old cottage at 108 Rawlinson Street. Prior to purchasing the site, the client has requested a PSI to support the decision.

1.1 Objectives

The objectives of this PSI report are to inform the Client of any identified potential soil and/or groundwater contamination associated with the site and/or adjoining properties, and to:

- Identify past and present potentially contaminating activities (based on available information)
- Identify potential contamination sources and types
- Discuss the site condition including any external observations of potentially hazardous materials
- Provide a preliminary assessment of potential site contamination
- Assess the need for further investigations.

1.2 Scope of works

The scope of work included:

- A site inspection to record visual observations
- A review of historical aerial photographs, previous environmental reports and available databases relating to contaminated land. NGH engaged Lotsearch to provide an Enviro Pro database search report and historical aerial imagery. The results of the search are attached in Appendix A
- Review historical land title searches
- Review available geological and hydrogeological data for the site
- Develop a preliminary Conceptual Site Model (CSM) for the site
- Preparation of this report detailing the results of this scope of works.

1.3 **Project specific limitations**

- This PSI report has been prepared by NGH for the Client and may only be used and relied on by the Client
- This PSI report is limited to database searches undertaken in October to November 2021, and current and historical information available at the time the report was prepared
- NGH does not accept any responsibility for any contamination that may exist within the site
- This PSI report does not provide a complete assessment of the environmental status of the site and is limited to the scope outlined above
- The site inspection included the areas property and adjoining land identified in Figure 1-1.

1.4 Regulatory framework

The standards that have been used to develop this PSI report are endorsed by the NSW Government and comply with the requirements of the National Environmental Protection Council *National Environmental Protection (Assessment of Contaminated sites) Measure* 2013 (NEPM 2013). The standards include:

- NSW EPA Consultants Reporting on Contaminated Land Contaminated Land Guidelines 2020 (NSW EPA 2020)
- NSW EPA Contaminated Land Management: Guidelines for the NSW site Auditor Scheme 2017 (3rd Edition, NSW EPA 2017)
- NSW EPA Duty to Report Contamination under the *Contaminated Land Management Act* 1997
- NSW Government State of Environmental Planning Policy (SEPP) 55 Remediation of Land 2019
- Bega Valley Shire Council (BVSC) Contaminated Land Policy Version 1 Exhibition Draft



Legend D Site Boundary ---- Roads Lot and DP. Boundaries



Data Attribution © NGH 2021 © Southern Cross NSW 2021 © Metromap, Sixmaps 2021

Ref: 21-822 Workspace 20211021 \ Site locality Author: sarah.m.d Date created: 04.11.2021 Datum: GDA94 / M GA zone 55



Figure 1-1 Site Locality

2. Site details

The site details are presented in Table 2-1.

Table 2-1 Site Details

Item	Detail
Site Address	114 and 108 Rawlinson Street Bega NSW 2550
Lot and DP	Lot 3 DP1187097 (114 Rawlinson Street), Lot 2 DP516738 (108 Rawlinson Street)
Site boundary area	9609 cubic metres (m²) 0.9609 hectares (ha)
Current land use	Vacant cleared land
Proposed land use	Residential
Surrounding land use	North: Residential South: Residential, industrial 70 metres (m) further south East: Residential West: Residential, childhood centre and Princes Highway 190m west from the site
Zoning	R2 – Low Density Residential

3. Site history review

NGH undertook a historical review of the previous land use of the site and the surrounding area which may have contributed to potential site contamination. The following information sources were reviewed and consulted:

- Historical aerial photographs from the period 1957 to 2021
- Government database searches
- Historical land title searches

The accuracy of the information supplied is considered to be of an acceptable quality for the purpose of the review. NGH engaged Lotsearch Pty Ltd to provide an industry standard report and Infotrack Pty Ltd to provide a comprehensive search of historic land titles for the site. NSW Government online resources were additionally used to establish a reputable foundation of the history of the site.

3.1 Historical aerial photography review

Historical aerial photographs were reviewed to provide information on past site uses. The results are presented in Table 3-1 and the historical aerial photographs and included in the Lotsearch report, attached in Appendix A.

The historical aerial photograph review has been undertaken for the site and the immediate surrounds only within the 150m buffer zone.

Table 3-1 Historical aerial photography summary

Year	Description
1957	Site: The site appears to be grassed vacant land with two dwellings on the northern boundary along Rawlinson Street. Approximately three property fences are visible through the site running north to south along boundary lines. Surrounds: The site is surrounded by residential dwellings on all boundaries. A large vacant block is located approximately 50m to the west and industrial buildings approximately 50m to the south of the site. The remaining land use within the buffer are residential properties.
1967	Site: A suspected market garden has appeared in the central portion of the site, from north to south on the eastern boundary of Lot 3 DP1187097. Surrounds: An additional two residential dwellings have appeared on the northern boundary of the site (outside of the site boundary), along Rawlinson Street. A large building and earthworks have appeared in the vacant block to the west of the site (now identified as an early childhood centre).
1979	Site: The suspected market garden has been cleared and vegetation growth across the site has increased. Surrounds: No significant changes have occurred since 1967.
1987	Site: The site has been cleared, including property fences removed with some minor vegetation remaining along the northern boundary. A shed or building has appeared in the south western and south eastern corner of the site Surrounds: No significant changes have occurred since 1967.
1994	Site: The shed or building located in the south western corner has been removed, a few

Year	Description
	smaller sheds have appeared in the central eastern portion of the site and on the north western boundary at the rear of the property located at 116 Rawlinson Street. Some vegetation die-back is evident on the western portion of the site. Surrounds: No significant changes have occurred since 1967.
2003	Site: No significant changes have occurred since 1994, however grass die-back has occurred and larger vegetation growth such as trees have increased slightly. Surrounds: No significant changes have occurred since 1967.
2010	Site: Pasture improvement appears to have occurred in the western portion of the site. Vegetation growth has increased in the eastern portion of the site with all sheds removed. Surrounds: No significant changes have occurred since 1967.
2015	Site: A small shed has appeared in the north western corner of the site. Surrounds: No significant changes have occurred since 1967.
2020	Site: The property located at 116 Rawlinson Street has removed the fence boundary back to the marked up Lot and DP boundary line. Surrounds: No significant changes have occurred since 1967.
2021	Site: The is remains cleared with dense grass growth across the site with minor grass die- back/colour changes in the north western, south western and north eastern boundary. Both residential dwellings remain on the northern boundary on Rawlinson Street. Surrounds:

3.2 Historical land title search

A historic land title search was undertaken by InfoTrack Pty Ltd on 04 November 2021. The historic land title search was undertaken for Lot 3 DP1187097 and Lot 2 DP516738 (the site). A summary of the search is outlined below in Table 3-3, Table 3-3 and attached in Appendix B.

Table 3-2 Summar	of historic land title search Lot 3 DP1187097

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
23.12.1857	Andrew Hickey	Serial 137 Folio 2767 (Portion 72)
21.06.1858	John Maher (Agreement to purchase 13 acres 1 rood nearest to the river)	Book 63 No. 100
12.04.1862	John Maher (Purchase)	Book 77 No. 769
Continued as r	egards to the part comprised in former Lot	t 8 (Lot B DP164351)
21.12.1878	Charles Spindler (Farmer)	Book 195 No. 990 (Lot 8)
0402.1902	John Preo (Farmer)	Book 705 No. 995
04.11.1907	Elizabeth Maud Underhill (Married Woman)	Book 950 No. 260
19.05.1910	John Carroll (Tinsmith) (& his deceased estate)	Book 950 No. 261

108 and 114 Rawlinson Street Bega NSW 2550

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
30.09.1957	Walter Francis Barlow (Plant Operator)	Book 2475 No. 556
1960	D.P. 164351	
15.07.1974	Frances May Barlow (Widow)	Book 3174 No. 451
13.12.1974	Kenneth Lawrence Blyton (Carpet Layer) Glenda Margaret Blyton (Married Woman)	Book 3178 No. 265 Then Vol 12724 Fol 13 Now B/164351
30.08.1990	Robert Roland Butler	B/164351
04.12.1992	Shane Peter McPherson Christine Beryl Edith McPherson	B/164351
21.08.2002	Mollie Kathleen Terry	B/164351
18.12.2003	Stuart Robert White	B/164351
20.07.2005	# Powell & Associates Pty Ltd	B/164351 Now 3/1187097
Continued as r	egards to the part comprised in former Lo	t 7 (Lot 1 DP995140)
04.12.1878	William Ryan (Farmer)	Book 187 No. 127 (Lot 7)
31.08.1907	Luke Attrill (& his deceased estate)	Book 837 No. 243 (part Lot 7)
01.09.1933	Wallace Glass (Labourer)	Book 1671 No. 171
17.12.1937	Walter Gilbert Hillard (Caretaker)	Book 1801 No. 410
02.05.1946	John William Moffitt (Farmer)	Book 1986 No. 569
03.04.1975	Frederick Carpenter (Retired Farmer)	Book 3188 No. 232
22.12.1980	David John Carpenter (Beltman)	Book 3451 No. 114 Now 1/995140
16.12.1993	Christopher John Shearer Jodie Maree Shearer	1/995140
27.05.2006	Diane Elsie Moon	1/995140 Now 3/1187097

108 and 114 Rawlinson Street Bega NSW 2550

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale				
Continued as regards to the part comprised in former Lot 7 (Lot 1 DP196714)						
04.12.1878	William Ryan (Farmer)	Book 187 No. 127 (Lot 7)				
20.06.1923	Norah Ryan (Spinster)	Book 1307 No. 411				
26.04.1929	Michael Coady (Freeholder)	Book 1556 No. 670				
24.02.1949	Briget Coady (Spinster) (& her deceased estate)	Book 2089 No. 360				
29.01.1965	Coralie May Mullaney (& her deceased estate)	Book 2734 No. 328				
20.06.1991	John Adrian McCartney Lynette Marie McCartney	Book 3844 No. 572 Now 1/196714				
13.07.1993	Ariel Endean	1/196714				
30.05.2001	Elfriede Dogs	1/196714				
30.05.2001	Jeanette Heinze	1/196714				
17.12.2002	Jacqueline Lavinia Kinnes Ian Cameron Kinnes	1/196714				
18.12.2003	Stuart Robert White	1/196714				
26.06.2004	Elizabeth Blackmore	1/196714				
01.12.2005	# Powell & Associates Pty Ltd	1/196714 Now 3/1187097				

Table 3-3 Summary of historic land title search Lot 2 DP516738.

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
23.12.1857	Andrew Hickeys	Serial 137 Folio 2767 (Portion 72)
21.06.1858	John Maher (Farmer) (Agreement to purchase 13 acres 1 rood nearest to the river)	Book 63 No. 100
12.04.1862	John Maher (Farmer) (Purchase)	Book 77 No. 769
21.12.1878	James Ryan (Farmer)	Book 196 No. 62

108 and 114 Rawlinson Street Bega NSW 2550

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
	(& his deceased estate)	
05.02.1937	Alfred George Ryan (& his deceased estate)	Book 1771 No. 582
01.08.1946	Ray Fantham (Carrier)	Book 2004 No. 244
13.06.1947	Charles Albert Dibley (Contractor)	Book 2034 No. 222
15.07.1949	Wallace Erle Edwards (Hotel-Keeper)	Book 2092 No. 899
24.09.1954	Thedore Thistleton Handcock (Farmer)	Book 2307 No. 135
24.12.1959	Kevin James Clynch (D.M.R. Employee)	Book 2510 No. 447 Then Vol 13689 Fol 64 Now 2/516738
20.10.1965	DP516738	
11.07.2005	Helen Maree Finucane Francis Ann Wade (Executors of the Estate of Kevin Jams Clynch)	2/516738
21.10.2013	# Eric John Moon # Diane Elsie Moon # Jennifer Sue Harris # Ronald Frederick Powell	2/516738

3.3 Planning Certificate 10.7 and 10.5

A Planning Certificate under Section 10.7(2) and Section 10.7(5) of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) were completed for both Lot 3 DP1187097 and Lot 2 DP516738 (the site). The certificates were completed by Bega Valley Shire Council on the 10 and 16 November 2021 and are attached in Appendix E. The following items relevant to this report our detailed below for both Lot 3 DP1187097 Lot 2 DP516738:

 Bega Valley Shire Council has been identified as a local government area where some residential homes may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

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

• The land (or part of the land) is not subject to matters prescribed by Section 52(2) of the *Contaminated Land Management Act 1997*.

3.4 Database searches

3.4.1 Lotsearch

NGH engaged Lotsearch to complete an Enviro Pro database search report, the dataset listing of the Lotsearch is included on page two of the report. The search was undertaken on 25 November 2021 and identified the following items within a 2km buffer:

Contaminated Land

- List of NSW contaminated sites notified to the EPA search returned with no sites within the buffer
- Contaminated Land Record of Notices search returned with no sites within the buffer.
- No former gasworks are recorded within the buffer.

Waste Management and Liquid Fuel Facilities

- National Waste Management Site Database search returned with no sites within the buffer
- National Liquid Fuel Facilities search returned with one site within the buffer, located 691m south-east of the site. The site is the Caltex Bega, located at 279 Newtown Bega and is classed as a Petrol Station, which is operational.

Per- and Polyfluoroalkyl Substances (PFAS) Investigation and Management Programs

- EPA PFAS program search returned with no records within the buffer
- Defence PFAS Investigation Program search returned with no records within the buffer
- Defence PFAS Management Program search returned with no records within the buffer
- Airservices Australia National PFAS Management Program search returned with no records within the buffer.

EPA Activities

- Licensed activities under the Protection of the Environment Operations Act 1997 (POEO Act 1997) search returned with no records within the buffer
- Delicensed activities still regulated by the EPA returned with one site located 286m north east of the site. Bega District Hospital, located at McKee Street Bega with activity listed as Hazardous, Industrial or Group A Waste Generation or Storage
- Former licensed activities under the POEO Act 1997 now revoked or surrendered returned with three sites within the buffer. All three sites are for application of herbicides for waterways throughout NSW, all located 154m west of the site.

Historic Business Directories

- Business Directory Records 1950-1991 Premise or Road Intersection Matches returned no sites within the buffer
- Business Directory Records 1950-1991 Road or Area Matches returned with six road matches
- Dry cleaners, motor garages and service station road or area matches returned with two road matches, 121m and 242m east of the site. The business activities were listed as motor garages and service stations dated from 1950 to 1970.

3.4.2 NSW DPIE Planning Portal

A search of the NSW Planning Portal was undertaken on 2 November 2021. The Property Report was undertaken for Lot 3 DP1187097 and Lot 2 DP516738 (the site). The search identified that State Environmental Planning Policies (SEPP) that apply to the development of the land, including Bega Valley Local Environmental Plan (LEP) 2013, for the list of relevant SEPPs refer to the Property Report attached in Appendix C.

A summary of the Lot and DP report findings is below:

- The site located on land zoned R2 Low Density Residential
- The site may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45
- The Local Aboriginal Land Council is Bega
- The regional plan boundary is South East and Tablelands

3.4.3 Dial Before You Dig

An enquiry was lodged on 2 November 2021 for Dial Before You Dig (DBYD) plans for the site. Asset owners listed below were notified:

- Bega Valley Shire Council
- Essential Energy
- NBN Co NswAct
- Telstra NSW South

Bega Valley Shire Council has mapped a sewer gravity pipeline running east to west along the northern boundary is the site. There are two manholes and sewer junctions located in nine locations along this pipeline.

The DBYD search was undertaken to identify underground services that may be a preferential pathway for contamination sources, and any environmental management plans that may exist onsite. Refer to the DBYD plans attached in Appendix D.

3.4.4 Exclusions

A site search for schedule 11 hazardous chemicals on premises (SafeWork NSW) was not undertaken. The likelihood of schedule 11 hazardous chemicals being stored at the site is considered low based on the historical land use. Historical use of herbicides and pesticides is common for pastoral activities and may be stored/or may have been stored on-site.

4. Geological and hydrogeological review

4.1 Landscape and topography

The site is mapped within the Lower Brogo soil landscape (1b) with typical landscapes of rolling to undulating low hills on granodiorite. Local relief 30–110 m, slopes gently to moderately inclined (8–32%). Elevation 10-210m. Minor bedrock outcrop and cleared.

4.2 Soils

According to the Atlas of Australian Soils, the soils on site are classified as Dermosols. Characteristics of Dermosols are Hilly with some steep slopes and small graded valleys: moderately steep rounded hills of brown and red friable earths (Gn3.21 and Gn3.22 and Gn3.11 and Gn3.12) in association with less rounded hill slopes of hard acidic yellow mottled soils (Dy3.41), hard acidic red soils (Dr2.21), and yellow leached earths (Gn3.54), and also other hill slopes of loamy soils having an A2 horizon (Um4.2) with yellow-brown earths (Gn2.44); stream valleys of various soils including (Dy4.41), (Dy5.41), and (Um6.11).

The site is not mapped within an area of acid sulphate soils or dryland salinity.

4.3 Site geology

The site is mapped within granodiorite of the Brogo Suite, from the Palaeozoic age.

The site is not mapped within an area of naturally occurring asbestos within the geological units.

4.4 Hydrogeology and groundwater

The site is mapped within porous, extensive highly productive aquifers. Fractured or fissured, extensive aquifers of low to moderate productivity is located 721m south-east of the site.

There are five registered groundwater boreholes within 1km from the site. Only one of the five boreholes recorded depth of the bore, located 590m south and drilled to 18m BGL. There are 44 registered groundwater boreholes within 2km from the site, with various bore depths ranging from 8-62m BLG and standing water level ranging from 2.3-12.0m BGL.

Refer to Table 4-1 for further details.

Bore ID	Туре	Bore Depth (m)	Drilled Date	Salinity	Water Level (m BGL)	Distance to site
GW108334	Domestic	Unknown	22/08/2007	Unknown	Unknown	163m west
GW070241	Private	18.00	29/04/1992	Good	Unknown	590m south
21910102	Unknown	Unknown	Unknown	Unknown	Unknown	786 north east
21910023	Unknown	Unknown	Unknown	Unknown	Unknown	921m west

Table 4-1 Groundwater boreholes within 1km from the site

Refer to Appendix A for the Lotsearch report for further details of groundwater bores within 2km from the site.

4.5 Environmental sensitive receptors

An unnamed water body (small lake/pond) is located approximately 380m south-west of the site. The Bega River is located approximately 820m west of the site and flows 14kms east towards Tathra into Boulder Bay. There are no National Parks, State Forests or Reserves located in proximity to the site.

5. Previous environmental investigations

No previous environmental investigations were supplied to NGH.

6. Site inspection

NGH Senior Environmental Manager Jane Love, attended the site on 28 October 2021. The site inspection involved a walkover across the entire site and was limited to external and accessible areas and adjacent surroundings. Observations identified during the site inspection are outlined below:

- The site appeared to have significant grass coverage; pasture improved.
- Raised/tiered mound was observed in the north-western corner of the site
- Sewer line running from east to west along the northern boundary
- Minor depressions and disturbances from historic property boundaries/fences, including suspected buried fence posts
- Building rubble of concrete slabs and PVC pipe visible in surface soils on the central northern boundary
- Raised mound running through the centre of the site.
- Small stockpile of rubbish located in the north-eastern corner of the site containing scrap metal
- No suspected asbestos containing materials (ACM) were observed

Refer to Image 1 to Image 7 for the site inspection photographs and Figure 6-1 for the location references.



Image 1 Site facing north west.



Image 2 Site facing south west.



Image 3 Site facing south east.



Image 4 Stockpiled building materials, north eastern corner of the site



Image 5 Stockpiled rubbish/building materials, north eastern corner of the site



Image 6 Broken PVC pipe in surface soils



Image 7 Concrete slab in surface soils



Figure 6-1 Site inspection observations

7. Potential Areas of Environmental Concern

The site history review and site inspection identified the following potential Areas of Environmental Concern (AEC) and Contaminants of Potential Concern (CoPC), refer to Figure 7-1 for the location of the AEC's.

AEC1: Uncontrolled fill material

The site inspection identified raised mounds and uneven landforms suggesting earthworks and potential for uncontrolled fill material (refer to Figure 6-1). The site inspection observed PVC piping and a broken concrete slab within the surface soils. Historical aerial photographs also identified variations in the site with a suspected market garden and small buildings/sheds that may have been demolished and buried onsite.

The following CoPC have been included based on the site inspection and the history of the site and are discussed in the Preliminary CSM in section 8.

- Uncontrolled fill:
 - o Heavy Metals
 - o BTEX and Naphthalene (BTEXN)
 - o TRH
 - o PAH
 - o PCBs
 - o Phenols
 - o Organochloride Pesticide (OCP) and Organophosphorus Pesticide (OPP)
 - o Asbestos

AEC2: Hazardous Building Materials

The residential dwellings in the northern portion of the site were built pre-1957 as observed in the aerial images. Buildings that were constructed between 1940's and the 1980's may have ACM, and paint containing high levels of lead were used in homes in Australia between 1950's and 1970's therefore the following CoPC have been included based on the history of the site and are discussed in the Preliminary CSM in section 8.

- Asbestos (bonded, non-bonded and fibrous)
- Lead in paint



Figure 7-1 Areas of Environmental Concern

8. Preliminary Conceptual Site Model

The site history review, database searches and site inspection identified AEC's with potential contaminating pathways. A preliminary CSM has been prepared to develop an understanding of the contamination risk to the site (refer to Table 8-1).

 Table 8-1 Preliminary Conceptual Site Model

Potential Source of Contamination	Potential Contaminants of Concern	Transport Mechanisms	Potential Exposure Pathways	Potential Receptors
AEC 1: Uncontrolled fill material	 Asbestos (bonded, non- bonded and fibrous) Heavy metals TRH BTEX PAH PCBs Phenols OCP/OPP 	 Disturbance - airborne release Importation of undocumented fill, leachability into surficial and sub soils and transport via shallow groundwater flow or preferential pathways 	 Inhalation of dust Ingestion Dermal contact 	 Human receptors: Current site occupants (residents), future site occupants (construction workers, intrusive maintenance workers, future residents) Off-site human receptors: Adjacent land users, groundwater users and recreation water users
AEC2: Hazardous Building Materials	 Asbestos (bonded, non- bonded and fibrous) Heavy metals 	 Disturbance - airborne release Leachable metals into surficial and sub soils 	 Inhalation of dust Ingestion Dermal contact 	 Environmentally sensitive receptors: Terrestrial organisms and plants and freshwater ecology in neighbouring water systems: Unnamed water body (380m south-west) Bega River (820m west)

9. Discussion

9.1 Data gaps

Based on the findings of the PSI, the following data gaps have been identified:

- The site inspection was limited to external and accessible areas of the site only.
- The overall composition of the fill material across the site is unknown.
- The history of the site is limited to the information provided in sources described herein.

10. Conclusion

The site history review identified the past land use as low density residential with structures that were built during a period where ACM and lead based paint were likely used (pre-1957). The two residential dwellings (one on Lot 2 and one on Lot 3) located in the far northern boundary of the site on Rawlinson Street, the remainder of the property appeared to have been cleared with a suspected market garden pre-1979 along the eastern boundary of Lot 3. Small variations have occurred in the aerial imagery with small buildings/sheds, pasture improvements and rezoning the Lot and DP boundaries/removal of fence lines. The site inspection observed raised mounds across the site, partially in line with the rezoning of the Lot and DP boundaries/removal of fence lines including PVC piping and concrete slab within the surface soils.

The PSI identified three potential AECs with CoPC across the site, including:

- AEC1 –The site inspection observed building rubble within surface soils and uneven landscapes with raised mounds across the site, historical aerial images also suggest there has been some variations across the site with suspected market gardens and fence boundary changes. It is suspected that uncontrolled fill material may be present across the site with a complete exposure pathway to onsite receptors if disturbed. Further investigations are required to delineate the extent.
- AEC2 Hazardous building materials such as ACM and lead based paint are considered likely within the residential dwellings located on Lot 2 and Lot 3. Further investigations in soil adjacent these buildings are recommended due to the leachable nature of lead in paint. If the client wishes to disturb or remove any buildings onsite, a hazardous materials audit will be required prior to demolition.

Given there is suspected uncontrolled fill material across the site, the following recommendations would be required to determine whether the land is suitable for the proposed residential land use.

11. Recommendations

11.1 Stage 2 Detailed Site Investigation

This PSI report has identified evidence of uncontrolled fill material that may have contamination impacts to the site for current and future onsite receptors. In accordance with NSW EPA *Consultants Reporting on Contaminated Land – Contaminated Land Guidelines* 2020, additional investigations would be required to suitably characterise and delineate AEC1 (uncontrolled fill material) identified in this PSI report.

As such, NGH recommend a Stage 2 Detailed Site Investigation (DSI) at the site inclusive of a test pitting program for sample and analysis of the CoPC's in AEC1 (refer to Figure 7-1). Additional tests pits within the remainder of the site are also recommended to characterise the soil conditions.

In accordance with the NSW EPA Sampling Design Guidelines 1995, for a 0.96ha size property, the DSI should have a minimum of 21 sampling points (from at least two sampling depths).

In addition to the fill material investigation, NGH recommend collection of surface soil samples adjacent all buildings pre-dating 1957 (outlined in Figure 7-1) and analysed for lead. Regardless of the result from the hazardous materials audit (outlined below), collecting these surface samples will be cost effective during onsite mobilisation.

11.2 Hazardous materials audit

Prior to renovations of the residential dwelling located on Lot 2 (108 Rawlinson Street) in the far northern boundary of the site on Rawlinson Street, a hazardous materials audit will be required, inclusive of ACM and lead paint.

Appendix A Lotsearch report



Date: 25 Oct 2021 17:18:11 Reference: LS025711 EP Address: 108 & 114 Rawlinson Street, Bega, NSW 2550

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)		No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	30/06/2021	30/06/2021	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	13/10/2021	11/10/2021	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	08/10/2021	08/10/2021	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	11/08/2021	11/10/2017	Quarterly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/05/2021	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	13/07/2012	Annually	1000m	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority	27/09/2021	28/04/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	28/09/2021	28/09/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	28/09/2021	28/09/2021	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	08/10/2021	08/10/2021	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/08/2021	19/08/2021	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	02/02/2021	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	27/09/2021	27/09/2021	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	27/09/2021	27/09/2021	Monthly	1000m	0	0	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	27/09/2021	27/09/2021	Monthly	1000m	0	0	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	14	53
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	8
Points of Interest	NSW Department of Finance, Services & Innovation	19/08/2021	19/08/2021	Quarterly	1000m	0	0	27
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/08/2021	19/08/2021	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/08/2021	19/08/2021	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Finance, Services & Innovation	19/08/2021	19/08/2021	Quarterly	1000m	0	1	10
State Forest	Forestry Corporation of NSW	25/02/2021	14/02/2021	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	22/01/2021	11/12/2020	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000m	1	1	2
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	26/10/2020	21/02/2018		1000m	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000m	0	0	44

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	1	1	2
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	1	1
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	14/10/2020	27/07/2020	Annually	1000m	1	1	7
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	19/08/2021	28/06/2021	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	19/08/2021	05/08/2021	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	28/09/2021	28/09/2021	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	28/09/2021	28/09/2021	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	28/09/2021	28/09/2021	Monthly	1000m	3	3	3
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	19/08/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	19/08/2021	13/08/2021	Monthly	1000m	1	2	32
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	19/08/2021	25/06/2021	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	19/08/2021	13/08/2021	Monthly	1000m	0	2	51
Bush Fire Prone Land	NSW Rural Fire Service	21/10/2021	19/10/2021	Weekly	1000m	0	0	2
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	24/02/2021	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	0	0	5
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	0	0	8
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	18/10/2021	18/10/2021	Weekly	10000m	-	-	-
Site Diagram





Contaminated Land

108 & 114 Rawlinson Street, Bega, NSW 2550

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Contaminated Land

108 & 114 Rawlinson Street, Bega, NSW 2550

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

 $\ensuremath{\mathbb{C}}$ State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities





Waste Management & Liquid Fuel Facilities

108 & 114 Rawlinson Street, Bega, NSW 2550

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia

Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4967	Caltex	Caltex Bega	279 Newtown Road	Bega	Petrol Station	Operational		25/07/2011	Premise Match	691m	South East

National Liquid Fuel Facilities Data Source: Geoscience Australia

Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

PFAS Investigation & Management Programs

108 & 114 Rawlinson Street, Bega, NSW 2550

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

108 & 114 Rawlinson Street, Bega, NSW 2550

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

108 & 114 Rawlinson Street, Bega, NSW 2550

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- · James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

EPA Activities

108 & 114 Rawlinson Street, Bega, NSW 2550

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Lotsearch Pty Ltd ABN 89 600 168 018

Delicensed & Former Licensed EPA Activities





EPA Activities

108 & 114 Rawlinson Street, Bega, NSW 2550

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
10921	GREATER SOUTHERN AREA HEALTH SERVICE	BEGA DISTRICT HOSPITAL	McKEE STREET	BEGA	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	286m	North East

Delicensed Activities Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	154m	West
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	154m	West
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	154m	West

Former Licensed Activities Data Source: Environment Protection Authority

 $\ensuremath{\mathbb{C}}$ State of New South Wales through the Environment Protection Authority

Historical Business Directories



Historical Business Directories

108 & 114 Rawlinson Street, Bega, NSW 2550

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Business Directory Records 1950-1991 Road or Area Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	SCHOOLS &/OR COLLEGES- PRIVATE &/OR PUBLIC	Bega West Public School., Rawlinson St	136378	1991	Road Match	0m
	SCHOOLS &/OR COLLEGES - PRIVATE &/OR PUBLIC	Bega West Public School, Rawlinson St., Bega	146445	1982	Road Match	0m
	FIRE FIGHTING EOUIPMENT MFRS. &/OR DISTS	Begafex. (Bega Fire Extinguisher Service), Rawlinson St., Bega	146257	1982	Road Match	0m
	SCHOOLS & COLLEGES- PRIVATE & PUBLIC	Bega West Primary School, Rawlinson St. Bega	571201	1970	Road Match	0m
2	BUILDERS & BUILDING CONTRACTORS	Walden, H. S., Spindler St. Bega	139545	1950	Road Match	36m
3	SCHOOLS &/OR COLLEGES- PRIVATE &/OR PUBLIC	Bega Primary School., Ravenswood St	136376	1991	Road Match	38m
	PAINTERS, PAPERHANGERS &/OR DECORATORS.	Redman D., Ravenswood St	136347	1991	Road Match	38m
	SCHOOLS &/OR COLLEGES - PRIVATE &/OR PUBLIC	Bega Primary School. Ravenswood St., Bega	146443	1982	Road Match	38m
	PAINTERS, PAPERHANGERS &/OR DECORATORS	Redman, D., Ravenswood St., Bega	146417	1982	Road Match	38m
	SCHOOLS & COLLEGES- PRIVATE & PUBLIC	Bega Primary School, Ravenswood St., Bega	187300	1961	Road Match	38m
	CARRIERS & CARTAGE CONTRACTORS	Black, W. & Sons, Ravenswood St., Bega	186994	1961	Road Match	38m
	PLUMBERS, GASFITTERS & DRAINLAYERS	Glass, W. B., Ravenswood St., Bega	187280	1961	Road Match	38m
	SHEET METAL WORKERS	Glass, W. B., Ravenswood St., Bega	187309	1961	Road Match	38m
	BUILDERS & BUILDING CONTRACTORS	J.Finucane Ring Bega 180 Ravenswood Bega	139539	1950	Road Match	38m
4	ELECTRICAL CONTRACTORS- LICENSED	Crowley, J. M., Blomfield Ave., Bega	187053	1961	Road Match	102m
5	CAMPING GROUNDS &/OR CARAVAN PARKS	Bega Caravan Park, Princes Hghwy. Bega	570877	1970	Road Match	121m
	MOTOR OIL &/OR SPIRIT DEPOTS	British Petroleum (Aust.) Ltd., Princes Hghwy. Bega	571122	1970	Road Match	121m
	STEEL FABRICATORS	Curtis, Stan Pty. Ltd., Princes Hghwy. Bega	571219	1970	Road Match	121m
	AGRICULTURAL MACHINERY REPAIRERS	Curtis, Stan Pty. Ltd., Princes Hghwy., North Bega Bega	570776	1970	Road Match	121m
	BOILERMAKERS	Curtis, Stan Pty. Ltd., Princes Hghwy., North Bega Bega	570842	1970	Road Match	121m
	ENGINEERS-FABRICATING	Curtis, Stan Pty. Ltd., Princes Hghwy., North Bega Bega	570931	1970	Road Match	121m
	ENGINEERS-GENERAL &/OR MFRG. &/OR MECHANICAL	Curtis, Stan Pty. Ltd., Princes Hghwy., North Bega Bega	570934	1970	Road Match	121m
	ENGINEERS-STRUCTURAL	Curtis, Stan Pty. Ltd., Princes Hghwy., North Bega Bega	570937	1970	Road Match	121m
	WELDERS-ELECTRIC & OXY	Curtis, Stan Pty. Ltd., Princes Hghwy., North Bega Bega	571254	1970	Road Match	121m
	WROUGHT IRON WORKERS	Curtis, Stan Pty. Ltd., Princes Hghwy., North Bega Bega	571263	1970	Road Match	121m
	MOTELS	Grand Motel, Princes Hghwy. Bega	571079	1970	Road Match	121m
	RESTAURANTS	Grand Motel, Princes Hghwy. Bega	571191	1970	Road Match	121m
	GOVERNMENT DEPARTMENTS	Post Office, Princes Hghwy. Bega	570977	1970	Road Match	121m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
5	MOTELS	Princes Motel, Princes Hghwy. Bega	571080	1970	Road Match	121m
	RESTAURANTS	Princes Motel, Princes Hghwy. Bega	571192	1970	Road Match	121m
	SAWS-GENERAL-SALES &/OR SERVICE	Saphhire Service Station (TheJ, Princes Hghwy. Bega	571198	1970	Road Match	121m
	MOTOR SERVICE STATIONS- PETROL, OIL, ETC.	Sapphire Service Station (The), Princes Hghwy. Bega	571138	1970	Road Match	121m
	CAFES, TEA ROOMS & COFFEE LOUNGES	Sapphire Service Station, The, Princes Hghwy. Bega	570870	1970	Road Match	121m
	MOTOR ACCESSORIES SPARE PARTS DEALERS	Sapphire Service Station, The, Princes Hghwy. Bega	571086	1970	Road Match	121m
	MIXED BUSINESSES	Sapphire Service Station, The, Princes Mghwy. Bega	571077	1970	Road Match	121m
	MIXED BUSINESSES	Slater, M., Princes Hghwy, North Bega. Bega	571078	1970	Road Match	121m
	BEGA CO-OPERATIVE SOCIETY LTD AUCKLAND ST.	Slater, M., Princes Hghwy., North Bega Bega	570985	1970	Road Match	121m
	CARRIERS & CARTAGE CONTRACTORS	Slater, M., Princes Hghwy., North Bega Bega	570891	1970	Road Match	121m
	MOTOR SERVICE STATIONS- PETROL, OIL, ETC.	Slater, M., Princes Hghwy., North Bega Bega	571139	1970	Road Match	121m
	CAMPING GROUNDS &/OR CARAVAN PARKS	Willow's Caravan Park, Princes Hghwy. Bega	570878	1970	Road Match	121m
	HOLIDAY ACCOMMODATION	Willow's Caravan Park, Princes Hghwy. Bega	571006	1970	Road Match	121m
	MOTOR GARAGES & ENGINEERS	Bega Service Station, Princes Highway., Bega	187223	1961	Road Match	121m
	MOTOR SERVICE STATIONS- PETROL, OIL, ETC.	Bega Service Station, Princes Highway., Bega	187253	1961	Road Match	121m
	BUILDERS & CONTRACTORS	Worthy, J. H., Newtown, Bega	186971	1961	Road Match	121m
	BUILDERS & BUILDING CONTRACTORS	Diley, C. A., Newtown Rd. Bega	139529	1950	Road Match	121m
	BUILDERS & BUILDING CONTRACTORS	Easdown, M. L., Newtown Rd. Bega	139530	1950	Road Match	121m
	FUNERAL DIRECTORS	Momsen, W. J., Newtown Rd. Bega	139679	1950	Road Match	121m
	SAWMILLERS	Wright, H. J., Newton Bega	139934	1950	Road Match	121m
	TIMBER MERCHANTS	Wright, H. J., Newton Bega	139964	1950	Road Match	121m
6	SOFT DRINK &/OR CORDIAL MFRS. &/OR DISTS	Coca Cola, Maher St., Bega	146455	1982	Road Match	126m
	SOFT DRINKS & CORDIAL MANUFACTURERS	Sapphire Cordials, Maher St. Bega	571209	1970	Road Match	126m
	AERATED WATER & CORDIAL MANUFACTURERS	Sapphire Cordials, Maher St. Bega	186962	1961	Road Match	126m
	AERATED WATER & CORDIAL MANUFACTURERS	Sapphire Cordials, Maher St., Bega	186897	1961	Road Match	126m

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Dry Cleaners, Motor Garages & Service Stations





Historical Business Directories

108 & 114 Rawlinson Street, Bega, NSW 2550

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer					

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Sapphire Service Station (The), Princes Hghwy. Bega	571138	1970	Road Match	121m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Slater, M., Princes Hghwy., North Bega Bega	571139	1970	Road Match	121m
	MOTOR GARAGES & ENGINEERS	Bega Service Station, Princes Highway., Bega	187223	1961	Road Match	121m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Bega Service Station, Princes Highway., Bega	187253	1961	Road Match	121m
2	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS	Balmain Bros., Auckland St., Bega	146380	1982	Road Match	242m
	MOTOR GARAGES &/OR ENGINEERS	Hergenham, E. C. & Sons, 142 Auckland St. Bega	571113	1970	Road Match	242m
	MOTOR GARAGES & ENGINEERS	Hergenhan, E. and Son, Auckland St. Bega	139831	1950	Road Match	242m
	MOTOR SERVICE STATIONS	Hergenhan, E. and Son, Auckland St. Bega	139860	1950	Road Match	242m

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Aerial Imagery 2020 108 & 114 Rawlinson Street, Bega, NSW 2550





































Topographic Map 2015





Historical Map 1979









108 & 114 Rawlinson Street, Bega, NSW 2550

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
10013	SES Facility	BEGA SES	152m	South East
10849	Firestation - Bush	BEGA HEADQUARTERS RFB	152m	South
10848	Firestation - Bush	BEGA VALLEY FIRE CONTROL CENTRE	152m	South
10260	Park	SISTER BERNICE MEMORIAL PARK	243m	South
10516	Child Care Centre	BEGA PRE-SCHOOL ASSOCIATION INC	271m	North East
10328	Community Medical Centre	BEGA COMMUNITY HEALTH CENTRE	358m	North
10024	Helipad	Helipad	394m	North East
11611	Park	LIONS PARK	404m	North
10169	Tourist Park / Home Village	BEGA CARAVAN PARK	501m	South East
10399	Park	GIRRAWEEN PARK	512m	North East
11613	Park	Park	539m	North
11223	Place Of Worship	BAPTIST CHURCH	631m	North
11614	TAFE College	BEGA TAFE COLLEGE	633m	East
10267	Park	LYNJOHN DRIVE	674m	South East
11608	Sports Field	OVAL	681m	North East
10962	Primary School	THOMAS MORE CHRISTIAN MONTESSORI SCHOOL	735m	South East
11612	Park	Park	742m	North
10515	University	UNIVERSITY OF WOLLONGONG BEGA CAMPUS	760m	North East
10787	High School	BEGA HIGH SCHOOL	772m	North East
11609	Place Of Worship	CATHOLIC CHURCH	808m	North East
10404	Police Station	BEGA POLICE STATION	852m	North East
10791	Primary School	ST PATRICK'S PRIMARY SCHOOL	855m	North East
11595	Sports Field	OVAL	889m	North East
10393	Place Of Worship	UNITING CHURCH	923m	North East
10398	Nursing Home	HILLGROVE HOUSE	926m	North
9988	Park	COLUMBINE PARK	930m	East
11218	Club	BEGA RSL CLUB	965m	North East
		A contract of the second se		1

Topographic Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

108 & 114 Rawlinson Street, Bega, NSW 2550

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer? Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
172901	Water	Operational		22/12/2000	823m	North East

Tanks Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120109083	Primary	Undefined		98m	West
120116844	Primary	Undefined		114m	South
120116855	Primary	Undefined		203m	North West
120109421	Primary	Undefined		215m	North West
120120743	Primary	Undefined		395m	South
179696278	Primary	Right of way	variable	496m	South East
166187464	Primary	Right of way	variable width	673m	East
120120371	Primary	Undefined		834m	North West
120116487	Primary	Undefined		885m	South West
180704390	Primary	Right of way	20m & Var.	984m	South

Easements Data Source: © Land and Property Information (2015)

Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

108 & 114 Rawlinson Street, Bega, NSW 2550

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en **Elevation Contours (m AHD)**





Hydrogeology & Groundwater

108 & 114 Rawlinson Street, Bega, NSW 2550

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site
Fractured or fissured, extensive aquifers of low to moderate productivity	721m	South East

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes




Hydrogeology & Groundwater

108 & 114 Rawlinson Street, Bega, NSW 2550

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)		Elev (AHD)	Dist	Dir
GW108 334	10BL600 874	Bore		Domestic			22/08/2007							163m	West
GW070 241		Bore open thru rock	Private		Domestic, Stock		29/04/1992	18.00		Good				590m	South
219101 02					UNK								51.36	786m	North East
219100 23					UNK								11.48	921m	West
219102 18					UNK								27.58	1055m	North East
GW114 733	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	8.00	8.00		5.90			1102m	North East
GW114 734	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	8.00	8.00		4.80			1109m	North East
GW033 545		Bore open thru rock	Private		Domestic, Stock		01/11/1968	22.90	22.90	Fresh				1112m	South
GW110 604	10BL603 131	Bore	Private	Monitoring Bore	Monitoring Bore		27/05/2009	13.50	13.50					1112m	North East
GW114 737	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	7.50	7.50		4.00			1114m	North East
GW114 735	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	8.00	8.00		3.90			1122m	North East
GW110 602	10BL603 131	Bore	Private	Monitoring Bore	Monitoring Bore		27/05/2009	12.00	12.00		12.0 0			1133m	North East
GW114 736	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	8.00	8.00		3.70			1134m	North East
GW114 738	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	8.00	8.00		4.20			1134m	North East
GW110 603	10BL603 131	Bore	Private	Monitoring Bore	Monitoring Bore		27/05/2009	9.00	9.00					1135m	North East
GW114 741	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	8.00	8.00		6.00			1141m	North East
GW114 740	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	13.00	13.00		11.8 0			1143m	North East
219101 04					UNK								11.71	1145m	North West
GW114 739	10BL605 259	Bore	Private	Monitoring Bore	Monitoring Bore		26/09/2012	13.50	13.50		11.2 0			1147m	North East
GW039 001		Bore	NSW Office of Water		Monitoring Bore	Bega Borefield The Ranch	24/07/1969	18.90	19.80				11.73	1252m	North West
GW100 458	10BL157 449, 10WA10 2303	Bore	Private	Domestic	Domestic		17/01/1996	24.00	24.00	Good	8.00	0.310		1264m	North West
GW101 420	10BL157 796, 10WA10 2304	Bore	Private	Domestic	Domestic		08/02/1997	18.00	18.00	Good	6.00	0.480		1287m	North West
GW111 389	10BL604 435	Bore	Private	Test Bore	Recreation (groundwate r)		25/02/2011	37.50	37.50	good	3.50			1294m	North East
GW051 895	10BL106 847	Bore	Local Govt	Test Bore	Test Bore		01/05/1977	15.00	15.00					1296m	North West

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)		Elev (AHD)	Dist	Dir
GW109 377	10BL600 754	Bore	Private	Test Bore	Test Bore		02/10/2008	11.00	11.00					1319m	North East
GW039 002		Bore	NSW Office of Water		Monitoring Bore	Bega Borefield The Ranch Bore #2	01/07/1969	23.00	23.01				11.84	1330m	North West
GW110 531	10BL603 295, 10BL603 532	Bore	Private	Industrial, Test Bore	Industrial		21/10/2009	62.00	62.00		8.00	1.120		1357m	North East
GW047 896	10BL106 852, 10BL110 486	Bore	Local Govt	Test Bore, Town Water Supply	Town Water Supply		01/01/1979	21.50	21.50	0-500 ppm			12.10	1382m	North West
GW047 895	10BL106 851, 10BL110 485	Bore	Local Govt	Test Bore, Town Water Supply	Town Water Supply		01/01/1979	21.50	21.50	0-500 ppm			12.10	1408m	North West
GW047 894	10BL106 850, 10BL110 484	Bore	Local Govt	Test Bore, Town Water Supply	Town Water Supply		01/01/1978	21.30	21.80	0-500 ppm			11.70	1421m	North West
GW047 893	10BL106 849, 10BL110 483	Bore	Local Govt	Test Bore, Town Water Supply	Town Water Supply		01/01/1978	22.00	22.50	0-500 ppm			10.80	1447m	North West
GW047 892	10BL106 848, 10BL110 482	Bore	Local Govt	Test Bore, Town Water Supply	Town Water Supply		01/01/1978	21.20	21.20	0-500 ppm			10.50	1461m	North West
GW107 934	10BL165 939	Bore	Private	Domestic, Stock	Domestic, Stock		29/01/2006	43.50	43.50		2.30	0.550		1632m	South West
219100					UNK								11.00	1670m	North
GW105 486	10BL159 713	Bore		Industrial	Industrial		17/12/2003	9.00	9.00		9.00	0.500		1678m	North East
219900					UNK								11.49	1700m	North
GW103 592	10BL137 672, 10WA10 1755	Bore	Private	Industrial	Industrial		19/04/1996	25.20	27.00					1703m	North
GW100 590	10BL157 995, 10WA10 1755	Bore	Private	Industrial	Industrial		26/09/1996	23.60	27.00		5.90			1717m	North
GW110 475	10BL602 698	Bore	Private	Monitoring Bore	Test Bore		28/10/2009	8.50						1775m	North
GW039 006		Bore	NSW Office of Water		Monitoring Bore	Bega Borefield Tarraganda Lane #1	01/08/1969	14.60	22.70	501- 1000 ppm			9.05	1778m	North East
GW110 474	10BL602 698	Bore	Private	Monitoring Bore	Test Bore		28/10/2009	8.50						1792m	North
GW110 473	10BL602 698	Bore	Private	Monitoring Bore	Test Bore		23/08/2009	8.50						1814m	North
GW039 011		Bore	NSW Office of Water		Monitoring Bore	Bega Borefield Allawah	01/09/1969	11.70	16.60	0-500 ppm			6.40	1910m	East
GW075 048		Bore - Nested (2)	NSW Office of Water		Monitoring Bore	GROUND WATER BORE AT RIVERSID E PARK #01	02/06/1999	35.00	36.00	174.08	4.00		7.63	1938m	North

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Hydrogeology & Groundwater

108 & 114 Rawlinson Street, Bega, NSW 2550

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
GW114733	0.00m-1.50m FILL 1.50m-8.00m GRAVEL	1102m	North East
GW114734	0.00m-8.00m GRAVEL	1109m	North East
GW033545	0.00m-0.30m Topsoil 0.30m-4.57m Clay Black 4.57m-5.18m Granite Decomposed Water Supply 5.18m-21.03m Granite 21.03m-22.86m Granite Some Bands	1112m	South
GW110604	0.00m-5.00m CLAY 5.00m-13.50m GRANITE / CLAY	1112m	North East
GW114737	0.00m-5.50m FILL 5.50m-7.00m GRAVEL 7.00m-7.50m GRANODIORITE	1114m	North East
GW114735	0.00m-4.50m FILL 4.50m-8.00m GRAVEL	1122m	North East
GW110602	0.00m-6.00m CLAY 6.00m-12.00m GRANITE CLAY	1133m	North East
GW114736	0.00m-0.80m FILL 0.80m-8.00m GRAVEL	1134m	North East
GW114738	0.00m-4.00m FILL 4.00m-8.00m SANDY GRAVEL	1134m	North East
GW110603	0.00m-5.00m CLAY 5.00m-9.00m GRANITE / CLAY	1135m	North East
GW114741	0.00m-1.00m FILL 1.00m-8.00m CLAY	1141m	North East
GW114740	0.00m-4.00m FILL 4.00m-13.00m SANDY GRAVEL	1143m	North East
GW114739	0.00m-4.00m FILL 4.00m-12.50m SANDY GRAVEL 12.50m-13.50m GRANODIORITE	1147m	North East
GW100458	0.00m-0.60m SOIL 0.60m-17.00m DECOMPOSED GRANITE 17.00m-24.00m GRANITE	1264m	North West
GW101420	0.00m-0.80m SOIL 0.80m-2.00m CLAY 2.00m-12.00m GRANITE, DECOMPOSED 12.00m-18.00m GRANITE	1287m	North West
GW111389	0.00m-0.60m TOPSOIL 0.60m-7.60m SOFT,DECOMPOSED GRANITE 7.60m-13.10m GRANITE WEATHERED 13.10m-33.00m BLUE GRANITE,SOME FAULTED ZONES 33.00m-37.50m BLUE GRANITE	1294m	North East
GW051895	0.00m-3.00m Loam Grey Sandy 3.00m-3.50m Sand Black Silty 3.50m-6.85m Clay Sandy 6.85m-12.30m Sand Coarse Water Bearing 12.30m-14.57m Gravel Fine Water Bearing 14.57m-15.00m Shale 15.00m-15.01m Granite	1296m	North West
GW109377	0.00m-2.00m TOPSOIL 2.00m-4.00m SILTY SAND 4.00m-6.00m COARSE SAND 6.00m-8.00m SILTY MUD 8.00m-9.00m GREY SANDY CLAY 9.00m-11.00m GREY SAND AND GRAVEL,WB,ROCK BOTTOM	1319m	North East

Groundwater No	Drillers Log	Distance	Direction
GW039002	0.00m-1.52m BLACK SOIL 1.52m-4.57m VERY FINE SANDY SOIL, CLAY 4.57m-9.14m FINE SANDY GREY SOIL 9.14m-10.67m FINE GREY SAND 10.67m-20.12m GREY SAND, COARSE GRAVEL - Water Bearing 20.12m-20.73m GREY ROCK 20.73m-22.86m GREY LARGE GRAVEL 22.86m-23.01m GRANITE	1330m	North West
GW110531	0.00m-1.00m TOPSOIL 1.00m-8.50m CLAY SANDY 8.50m-15.00m WHITE SAND 15.00m-18.00m WEATHERED GRANITE 18.00m-62.00m GRANITE ROCK	1357m	North East
GW047896	0.00m-4.00m Loam Silty 4.00m-8.00m Silt Sandy Water Supply 8.00m-12.00m Sand Coarse Water Supply 12.00m-21.50m Gravel Coarse Water Supply	1382m	North West
GW047895	0.00m-4.00m Loam Silty 4.00m-10.00m Sand Coarse Water Supply 10.00m-12.00m Gravel Coarse Water Supply 12.00m-21.50m Gravel Water Supply	1408m	North West
GW047894	0.00m-2.00m Loam Silty 2.00m-8.00m Sand Fine Water Supply 8.00m-12.00m Gravel Water Supply 12.00m-20.00m Gravel Coarse Water Supply 20.00m-21.75m Gravel Coarse Rock	1421m	North West
GW047893	0.00m-2.00m Loam Silty 2.00m-8.00m Sand Fine Water Supply 8.00m-9.00m Sand Water Supply 9.00m-12.00m Sand Coarse Water Supply 12.00m-16.00m Gravel Water Supply 16.00m-22.00m Gravel Coarse Water Supply 22.00m-22.50m Clay Black	1447m	North West
GW047892	0.00m-2.00m Loam Silty 2.00m-8.00m Sand Fine Water Supply 8.00m-10.00m Sand Coarse Water Supply 10.00m-14.00m Gravel Water Supply 14.00m-20.00m Gravel Coarse Water Supply 20.00m-21.20m Rock Solid	1461m	North West
GW107934	0.00m-5.40m clay, sandy 5.40m-7.60m granite, deocomposed 7.60m-15.50m granite, weathered 15.50m-28.90m granite, blue 28.90m-38.10m granite, blue some faulted bands 38.10m-43.50m granite, blue	1632m	South West
GW103592	0.00m-9.70m DARK SILT AND LOAM 9.70m-12.80m RED MED. SAND AND GRAVEL 12.80m-19.80m GREY MED. SAND WITH SILT BANDS 19.80m-24.20m GREY COARSE SAND 24.20m-27.00m SILTY GREY SAND	1703m	North
GW100590	0.00m-9.70m DARK SILT AND LOAM 9.70m-12.80m RED MEDIUM SAND AND GRAVEL 12.80m-19.60m GREY MEDIUM SANDSTONE WITH SILT BANDS 19.60m-22.60m GREY COARSE SAND 22.60m-27.00m SILTY GREY SAND	1717m	North
GW039006	0.00m-1.52m Loam Black 1.52m-4.57m Loam Grey Sandy 4.57m-6.10m Sand Fine Dry 6.10m-10.67m Sand Medium Dry 10.67m-12.50m Sand Grey Fine Water Bearing 12.50m-13.72m Sand Grey Coarse Water Bearing 13.72m-14.63m Sand Grey Medium Water Bearing 14.63m-20.42m Sand Grey Medium Water Bearing 14.63m-20.42m Sand Grey Fine Clay 20.42m-21.03m Sand Grey Coarse Clay 21.03m-22.25m Rock Green Decomposed 22.25m-22.56m Clay Light Brown 22.56m-22.71m Granite	1778m	North East
GW039011	0.00m-0.30m Topsoil Grey 0.30m-1.52m Soil Black 1.52m-3.05m Dirt Grey 3.05m-4.57m Loam Grey Sandy 4.57m-6.10m Sand Fine 6.10m-9.14m Sand Coarse 9.14m-12.19m Sand Grey Fine-medium Water Bearing 12.19m-13.72m Sand Grey Fine Silty 13.72m-16.15m Sand Grey Clay 16.15m-16.46m Shell Clay Sand 16.46m-16.61m Granite	1910m	East

Groundwater No	Drillers Log	Distance	Direction
GW075048	0.00m-3.00m 3.00m-7.00m SILTY SAND & GRAVEL 7.00m-11.00m GRAVEL 11.00m-18.00m SILTY TO CLAYEY GRAVEL 18.00m-35.50m SILTY SAND & GRAVEL 35.50m-36.00m GRANITE	1938m	North

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Geology 108 & 114 Rawlinson Street, Bega, NSW 2550





Geology

108 & 114 Rawlinson Street, Bega, NSW 2550

Geological Units 1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dist	Dir
Dgrb	Granodiorite	Brogo Granodiorite	Brogo Suite		Palaeozoic	0m	On-site
Qa	Alluvium, fluvial deposits: gravel, sand, silt and clay	undifferentiated			Cainozoic	725m	West

Geological Structures 1:250,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Distance	Direction
N/A	No records in buffer				

Geological Data Source : NSW Department of Industry, Resources & Energy

 $\ensuremath{\mathbb{C}}$ State of New South Wales through the NSW Department of Industry, Resources & Energy

Naturally Occurring Asbestos Potential

108 & 114 Rawlinson Street, Bega, NSW 2550

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Atlas of Australian Soils





Soils

108 & 114 Rawlinson Street, Bega, NSW 2550

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Me1	Dermosol	Hilly with some steep slopes and small graded valleys: moderately steep rounded hills of brown and red friable earths (Gn3.21 and Gn3.22 and Gn3.11 and Gn3.12) in association with less rounded hill slopes of hard acidic yellow mottled soils (Dy3.41), hard acidic red soils (Dr2.21), and yellow leached earths (Gn3.54), and also other hill slopes of loamy soils having an A2 horizon (Um4.2) with yellow-brown earths (Gn2.44); stream valleys of various soils including (Dy4.41), (Dy5.41), and (Um6.11).	Om	On-site

Atlas of Australian Soils Data Source: CSIRO

Creative Commons 4.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/au/deed.en

Soil Landscapes of Central and Eastern NSW





Soils

108 & 114 Rawlinson Street, Bega, NSW 2550

Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
<u>8824lb</u>	Lower Brogo	0m	On-site
<u>8824ps</u>	Penooka Swamp	367m	West
<u>8824nb</u>	Numbugga-Buckajo Swamps	409m	South
<u>8824br</u>	Bega River	661m	West
<u>8824tr</u>	Towamba River	688m	East
<u>8824psb</u>	Penooka Swamp variant b	823m	North
<u>8824psa</u>	Penooka Swamp variant a	933m	South West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment Creative Commons 4.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/4.0/au/deed.en

Acid Sulfate Soils

108 & 114 Rawlinson Street, Bega, NSW 2550

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

NSW Crown Copyright - Planning and Environment

Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

Atlas of Australian Acid Sulfate Soils





Acid Sulfate Soils

108 & 114 Rawlinson Street, Bega, NSW 2550

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
В	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Dryland Salinity

108 & 114 Rawlinson Street, Bega, NSW 2550

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

108 & 114 Rawlinson Street, Bega, NSW 2550

Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Mining & Exploration Titles



Mining

108 & 114 Rawlinson Street, Bega, NSW 2550

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

108 & 114 Rawlinson Street, Bega, NSW 2550

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL1820	BALHOIL NOMINEES PTY LIMITED	01 Mar 1982	01 Mar 1984	MINERALS	Au	0m	On-site
EL7723	TELLUS RESOURCES LTD	15 Mar 2011	15 Mar 2013	MINERALS	Au	0m	On-site
EL0169	ELCOR AUSTRALIA PTY LIMITED	01 May 1969	01 May 1970	MINERALS	U	0m	On-site

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

108 & 114 Rawlinson Street, Bega, NSW 2550

State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

EPI Planning Zones





Environmental Planning Instrument

108 & 114 Rawlinson Street, Bega, NSW 2550

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Bega Valley Local Environmental Plan 2013	21/05/2021	21/05/2021	21/05/2021	Amendment No 35	0m	On-site
IN2	Light Industrial		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		50m	South
SP2	Infrastructure	Classified Road	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		108m	South West
RU2	Rural Landscape		Bega Valley Local Environmental Plan 2013	16/02/2018	16/02/2018	21/05/2021	Amendment No 25	196m	South West
B1	Neighbourhood Centre		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		209m	North
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		216m	South
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		296m	North
R3	Medium Density Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		393m	South East
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		401m	North
B4	Mixed Use		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		421m	North East
R3	Medium Density Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		429m	East
SP3	Tourist		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		437m	South East
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		462m	South East
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		472m	North East
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		500m	North
R5	Large Lot Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		532m	South East
R2	Low Density Residential		Bega Valley Local Environmental Plan 2013	04/12/2015	04/12/2015	21/05/2021	Amendment No 15	568m	North
R2	Low Density Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		611m	North West
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		619m	South East
R3	Medium Density Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		628m	North
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		633m	North
IN2	Light Industrial		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		661m	East
R3	Medium Density Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		694m	North East
SP2	Infrastructure	Water Supply System	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		801m	North East
RU1	Primary Production		Bega Valley Local Environmental Plan 2013	21/05/2021	21/05/2021	21/05/2021	Amendment No 35	815m	West
R3	Medium Density Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		883m	North East
B4	Mixed Use		Bega Valley Local Environmental Plan 2013	13/02/2015	13/02/2015	21/05/2021	Amendment No 4	891m	North
B2	Local Centre		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		892m	North East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		931m	North
RE1	Public Recreation		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		940m	East
RU4	Primary Production Small Lots		Bega Valley Local Environmental Plan 2013	21/05/2021	21/05/2021	21/05/2021	Amendment No 35	960m	West
R2	Low Density Residential		Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	21/05/2021		996m	North

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

Heritage Items





Heritage

108 & 114 Rawlinson Street, Bega, NSW 2550

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

National Heritage List

What are the National Heritage List Items located within the dataset buffer? Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
1581	Victorian Georgian styled residence Cranbrook	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	40m	East
1580	Dick Rixon's House	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	100m	East
1574	Weatherboard Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	156m	East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
1573	Slab and Batten Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	281m	East
1582	Weatherboard cottage - blue walls	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	310m	South East
1578	Bismark House	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	387m	North East
1583	Federation dwelling Narroon	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	430m	South East
1577	Brick residence and garden setting	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	539m	South East
1572	Police Barracks former	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	593m	North East
1571	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	658m	North East
1514	Weatherboard Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	724m	North East
1010	St Patrick's Church and Presbytery	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	729m	North East
1644	Memorial Garden Bega High School	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	733m	North
1516	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	739m	North East
1624	Granite Kerb and Gutter	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	751m	North East
1624	Granite Kerb and Gutter	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	766m	North East
1515	Weatherboard cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	767m	North East
C681	Upper Street	Conservation Area - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	772m	North
1608	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	772m	North
1609	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	772m	North
1560	Dwelling	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	774m	North East
1517	Weatherboard Cottage-red roof	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	785m	North East
1487	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	795m	North East
1606	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	808m	North
1512	Weatherboard dwelling	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	810m	North East
1625	Salvation Army Hall and Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	814m	North East
1664	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	823m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
1513	Weatherboard Dwelling	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	827m	North East
l618	cottage 1100639	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	852m	North
1621	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	852m	North
l617	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	853m	North
1025	Bega Uniting Church	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	853m	North East
l615	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	855m	North
l614	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	857m	North
C682	Peden Street	Conservation Area - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	858m	North
1599	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	858m	North
1624	Granite Kerb and Gutter	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	862m	North
1662	Street Trees	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	865m	North
1662	Street Trees	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	869m	North
1595	St Joseph's Convent	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	892m	North East
1491	Picturesque Gothic Dwelling	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	894m	North East
1598	House	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	906m	North
1624	Granite Kerb and Gutter	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	918m	North
1082	House and Garden	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	922m	North
1624	Granite Kerb and Gutter	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	924m	North East
1590	Cottage	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	927m	North East
1558	Presbyterian Church Former	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	950m	North East
1087	Boer War Memorial and Bega Park	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	957m	North East
1624	Granite Kerb and Gutter	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	977m	North East
1624	Granite Kerb and Gutter	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	980m	North East
1556	Fire Station	Item - General	Local	Bega Valley Local Environmental Plan 2013	02/08/2013	02/08/2013	22/05/2020	982m	North East

Heritage Data Source: NSW Crown Copyright - Planning & Environment Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

Natural Hazards - Bush Fire Prone Land





Natural Hazards

108 & 114 Rawlinson Street, Bega, NSW 2550

Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	129m	South West
Vegetation Category 3	159m	South West

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints

108 & 114 Rawlinson Street, Bega, NSW 2550

Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints - Groundwater Dependent Ecosystems Atlas





Ecological Constraints

108 & 114 Rawlinson Street, Bega, NSW 2550

Groundwater Dependent Ecosystems Atlas

Туре	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic	Moderate potential GDE - from national assessment	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Wetland	Fractured rock	400m	South West
Terrestrial	Low potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		492m	West
Terrestrial	High potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		701m	North
Terrestrial	Moderate potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		819m	West
Aquatic	High potential GDE - from national assessment	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	River		891m	West

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Ecological Constraints - Inflow Dependent Ecosystems Likelihood



Ecological Constraints

108 & 114 Rawlinson Street, Bega, NSW 2550

Inflow Dependent Ecosystems Likelihood

Туре	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic	10	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Wetland	Fractured rock	400m	South West
Terrestrial	4	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		492m	West
Terrestrial	10	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		539m	North West
Terrestrial	7	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		626m	North West
Terrestrial	6	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		701m	North
Terrestrial	5	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		726m	North
Terrestrial	9	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		819m	West
Aquatic	9	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	River		891m	West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Ecological Constraints

108 & 114 Rawlinson Street, Bega, NSW 2550

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black- Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco hypoleucos	Grey Falcon	Endangered	Category 2	Not Listed	
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy- possum	Vulnerable	Not Sensitive	Not Listed	
Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
----------	----------	---	------------------------------------	----------------------------	--------------------------	--------------------------------	---------------------------------
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent- winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Potorous tridactylus	Long-nosed Potoroo	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad- nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Sminthopsis leucopus	White-footed Dunnart	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia georgensis	Bega Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Astrotricha sp. Wallagaraugh	Merimbula Star- hair	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Gentiana baeuerlenii	Baeuerlen's Gentian	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Lysimachia vulgaris var. davurica	Yellow Loosestrife	Endangered	Category 3	Not Listed	

Data does not include NSW category 1 sensitive species. NSW BioNet: $\ensuremath{\mathbb{C}}$ State of NSW and Office of Environment and Heritage

Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

USE OF REPORT - APPLICABLE TERMS

The following terms apply to any person (End User) who is given the Report by the person who purchased the Report from Lotsearch Pty Ltd (ABN: 89 600 168 018) (Lotsearch) or who otherwise has access to the Report (Terms). The contract terms that apply between Lotsearch and the purchaser of the Report are specified in the order form pursuant to which the Report was ordered and the terms set out below are of no effect as between Lotsearch and the purchaser of the Report.

- 1. End User acknowledges and agrees that:
 - (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
 - content provided to Lotsearch by third party content suppliers with whom Lotsearch has contractual arrangements or content which is freely available or methodologies licensed to Lotsearch by third parties with whom Lotsearch has contractual arrangements (Third Party Content Suppliers); and
 - (ii) content which is derived from content described in paragraph (i);
 - (b) Neither Lotsearch nor Third Party Content Suppliers takes any responsibility for or give any warranty in relation to the accuracy or completeness of any Third Party Content included in the Report including any contaminated land assessment or other assessment included as part of a Report;
 - (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**) and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
 - (d) Reports are generated at a point in time (as specified by the date/time stamp appearing on the Report) and accordingly the Report is based on the information available at that point in time and Lotsearch is not obliged to undertake any additional reporting to take into consideration any information that may become available between the point in time specified by the date/time stamp and the date on which the Report was provided by Lotsearch to the purchaser of the Report;
 - (e) Reports must be used or reproduced in their entirety and End User must not reproduce or make available to other persons only parts of the Report;
 - (f) Lotsearch has not undertaken any physical inspection of the property;
 - (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
 - (h) the Report does not include any information relating to the actual state or condition of the Property;
 - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
 - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
 - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
- 2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
- 3. Neither Lotsearch (nor any of its officers, employees or agents) nor any of its Third Party Content Suppliers will have any liability to End User or any person to whom End User provides the Report and End User must not represent that Lotsearch or any of its Third Party Content Suppliers accepts liability to any such person or make any other representation to any such person on behalf of Lotsearch or any Third Party Content Supplier.
- 4. The End User hereby to the maximum extent permitted by law:
 - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any of its Third Party Content Supplier have any liability to it under or in connection with the

Report or these Terms;

- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
- (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
- 5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
- 6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
- 7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
- 8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
- 9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
- 10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
- 11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
 - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,

irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.

12. These Terms are subject to New South Wales law.

Appendix B Historical land title search



ABN: 36 092 724 251 Ph: 02 9099 7400 (Ph: 0412 199 304) Level 14, 135 King Street, Sydney Sydney 2000 GPO Box 4103 Sydney NSW 2001 DX 967 Sydney

Report

Address: - Bega

Description: - Lot 2 D.P. 516738 & Lot 3 D.P. 1187097 (Forming part of Original Portion 72, also known as Suburban Allotment 72)

As regards Lot 2 D.P. 516738

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
23.12.1857	Andrew Hickeys	Serial 137 Folio 2767 (Portion 72)
21.06.1858	John Maher (Farmer) (Agreement to purchase 13 acres 1 rood nearest to the river)	Book 63 No. 100
12.04.1862	John Maher (Farmer) (Purchase)	Book 77 No. 769
21.12.1878	James Ryan (Farmer) (& his deceased estate)	Book 196 No. 62
05.02.1937	Alfred George Ryan (& his deceased estate)	Book 1771 No. 582
01.08.1946	Ray Fantham (Carrier)	Book 2004 No. 244
13.06.1947	Charles Albert Dibley (Contractor)	Book 2034 No. 222
15.07.1949	Wallace Erle Edwards (Hotel-Keeper)	Book 2092 No. 899
24.09.1954	Thedore Thistleton Handcock (Farmer)	Book 2307 No. 135
24.12.1959	Kevin James Clynch (D.M.R. Employee)	Book 2510 No. 447 Then Vol 13689 Fol 64 Now 2/516738
20.10.1965	D.P. 516738	
11.07.2005	Helen Maree Finucane Francis Ann Wade (Executors of the Estate of Kevin Jams Clynch)	2/516738
21.10.2013	# Eric John Moon # Diane Elsie Moon # Jennifer Sue Harris # Ronald Frederick Powell	2/516738

Denotes current Registered Proprietors.



ABN: 36 092 724 251 Ph: 02 9099 7400 (Ph: 0412 199 304) Level 14, 135 King Street, Sydney Sydney 2000 GPO Box 4103 Sydney NSW 2001 DX 967 Sydney

As regards Lot 3 D.P. 1187097

23.12.1857Andrew Hickey21.06.1858John Maher (Agreement to purchase 13 acres 1 r12.04.1862John Maher (Purchase)21.12.1878Charles Spindler (Farmer)0402.1902John Preo (Farmer)0402.1902John Carroll (Tinsmith)19.05.1910(& his deceased estate)30.09.1957Walter Francis Barlow (Plant Opera 19601960D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W Slows 200230.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part cor (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)03.04.1975Frederick Carpenter (Retired Farmer)21.21.21878John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)16.12.1993Christopher John Shearer Jodie Maree Shearer	pations where available Reference to Title at Acquisition and sale
21.06.1838 (Agreement to purchase 13 acres 1 in 12.04.1862 John Maher (Purchase) Continued as regards the part conthere (Lot 10.10.10.10.10.10.10.10.10.10.10.10.10.1	Serial 137 Folio 2767 (Portion 72)
12.04.1862John Maher (Purchase)Continued as regards the part co (Lot B D.P. 164351)21.12.1878Charles Spindler (Farmer)0402.1902John Preo (Farmer)04.11.1907Elizabeth Maud Underhill (Married John Carroll (Tinsmith)19.05.1910(& his deceased estate)30.09.1957Walter Francis Barlow (Plant Opera 196019.05D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W Shane Peter McPherson 	Book 63 No. 100
(Purchase)Continued as regards the part con (Lot B D.P. 164351)21.12.1878Charles Spindler (Farmer)0402.1902John Preo (Farmer)04.11.1907Elizabeth Maud Underhill (Married John Carroll (Tinsmith)19.05.1910(& his deceased estate)30.09.1957Walter Francis Barlow (Plant Opera 19601960D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W Shane Peter McPherson Christine Beryl Edith McPherson04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry 18.12.200320.07.2005# Powell & Associates Pty LtdContinued as regards the part con (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer) 1.uke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker) 0.005.194602.05.1946John William Moffitt (Farmer) 0.304.197516.12.1993Christopher John Shearer Jodie Maree Shearer	Book 77 No. 769
21.12.1878Charles Spindler (Farmer)0402.1902John Preo (Farmer)04.11.1907Elizabeth Maud Underhill (Married John Carroll (Tinsmith)19.05.1910(& his deceased estate)30.09.1957Walter Francis Barlow (Plant Opera 196019.05.1910(& his deceased estate)13.09.1957Walter Francis Barlow (Widow)13.12.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry Stuart Robert White20.07.2005# Powell & Associates Pty Ltd20.07.2005Luke Attrill (& his deceased estate)04.12.1878William Ryan (Farmer)11.08.1907Luke Attrill (& his deceased estate)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	
0402.1902John Preo (Farmer)04.11.1907Elizabeth Maud Underhill (Married John Carroll (Tinsmith)19.05.1910(& his deceased estate)30.09.1957Walter Francis Barlow (Plant Opera 19601960D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W30.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty Ltd04.12.1878William Ryan (Farmer)11.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker) 03.04.197503.04.1975Frederick Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	Book 195 No. 990 (Lot 8)
04.11.1907Elizabeth Maud Underhill (Married John Carroll (Tinsmith)19.05.1910(& his deceased estate)30.09.1957Walter Francis Barlow (Plant Opera 19601960D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W Shane Peter McPherson Christine Beryl Edith McPherson04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry 18.12.200320.07.2005# Powell & Associates Pty LtdContinued as regards the part con (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker) 03.04.197503.04.1975Frederick Carpenter (Retired Farme 22.12.198016.12.1993Christopher John Shearer Jodie Maree Shearer	Book 705 No. 995
John Carroll (Tinsmith)19.05.1910(& his deceased estate)30.09.1957Walter Francis Barlow (Plant Opera1960D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W30.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part con (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker) John William Moffitt (Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	
30.09.1957Walter Francis Barlow (Plant Opera1960D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W30.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty Ltd04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker) 03.04.197502.5.1946John William Moffitt (Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	Book 950 No. 261
1960D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W30.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part con (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	
1960D.P. 16435115.07.1974Frances May Barlow (Widow)13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W30.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part con (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	tor) Book 2475 No. 556
13.12.1974Kenneth Lawrence Blyton (Carpet I Glenda Margaret Blyton (Married W30.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part con (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker) 02.05.194603.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	
13.12.1974 Glenda Margaret Blyton (Married W 30.08.1990 Robert Roland Butler 04.12.1992 Shane Peter McPherson Christine Beryl Edith McPherson Christine Beryl Edith McPherson 21.08.2002 Mollie Kathleen Terry 18.12.2003 Stuart Robert White 20.07.2005 # Powell & Associates Pty Ltd Continued as regards the part corry (Lot 1 D.P. 995140) 04.12.1878 William Ryan (Farmer) 31.08.1907 Luke Attrill (& his deceased estate) 01.09.1933 Wallace Glass (Labourer) 17.12.1937 02.05.1946 John William Moffitt (Farmer) 03.04.1975 Frederick Carpenter (Retired Farmer) 22.12.1980 David John Carpenter (Beltman) 16.12.1993 Christopher John Shearer	Book 3174 No. 451
13.12.1974Glenda Margaret Blyton (Married W30.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part cor (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	Book 3178 No. 265
15.12.1974 Glenda Margaret Blyton (Married W 30.08.1990 Robert Roland Butler 04.12.1992 Shane Peter McPherson Christine Beryl Edith McPherson Christine Beryl Edith McPherson 21.08.2002 Mollie Kathleen Terry 18.12.2003 Stuart Robert White 20.07.2005 # Powell & Associates Pty Ltd Continued as regards the part corry (Lot 1 D.P. 995140) 04.12.1878 William Ryan (Farmer) 31.08.1907 Luke Attrill (& his deceased estate) 01.09.1933 Wallace Glass (Labourer) 17.12.1937 02.05.1946 John William Moffitt (Farmer) 03.04.1975 Frederick Carpenter (Retired Farmer) 22.12.1980 David John Carpenter (Beltman) 16.12.1993 Christopher John Shearer	Then
30.08.1990Robert Roland Butler04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part cor (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	
04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty Ltd20.07.2005Use Associates Pty Ltd21.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John ShearerJodie Maree ShearerJohn Waree Shearer	Now
04.12.1992Shane Peter McPherson Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty Ltd20.07.2005Use Associates Pty Ltd21.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John ShearerJodie Maree ShearerJohn Waree Shearer	B/164351
04.12.1992Christine Beryl Edith McPherson21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part cor (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	B/164351
21.08.2002Mollie Kathleen Terry18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part cor (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	B/164351
18.12.2003Stuart Robert White20.07.2005# Powell & Associates Pty LtdContinued as regards the part con (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	B/164351
20.07.2005# Powell & Associates Pty LtdContinued as regards the part con (Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	B/164351
Continued as regards the part continued as regards	B/164351 Now
(Lot 1 D.P. 995140)04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	3/1187097
04.12.1878William Ryan (Farmer)31.08.1907Luke Attrill (& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer	mprised in former Lot 7
31.08.1907(& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John ShearerJodie Maree ShearerJohn Shearer	Book 187 No. 127 (Lot 7)
(& his deceased estate)01.09.1933Wallace Glass (Labourer)17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John ShearerJodie Maree ShearerJohn Carpenter (Beltman)	Book 837 No. 243
17.12.1937Walter Gilbert Hillard (Caretaker)02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	(part Lot 7)
02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	Book 1671 No. 171
02.05.1946John William Moffitt (Farmer)03.04.1975Frederick Carpenter (Retired Farmer)22.12.1980David John Carpenter (Beltman)16.12.1993Christopher John Shearer Jodie Maree Shearer	Book 1801 No. 410
22.12.1980 David John Carpenter (Beltman) 16.12.1993 Christopher John Shearer Jodie Maree Shearer	Book 1986 No. 569
22.12.1980 David John Carpenter (Beltman) 16.12.1993 Christopher John Shearer Jodie Maree Shearer	r) Book 3188 No. 232
16.12.1993 Christopher John Shearer Jodie Maree Shearer	Book 3451 No. 114
Jodie Maree Shearer	Now 1/995140
Jodie Maree Shearer	1/995140
27.05.2006 Diane Elsie Moon	1/995140 Now 3/1187097
24.02.2014 # Powell & Associates Pty Ltd	3/1187097



ABN: 36 092 724 251 Ph: 02 9099 7400 (Ph: 0412 199 304) Level 14, 135 King Street, Sydney Sydney 2000 GPO Box 4103 Sydney NSW 2001 DX 967 Sydney

Continued as regards Lot 3 D.P. 1187097

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
	Continued as regards the part comprised in former Lot 7	
	<u>(Lot 1 D.P. 196714)</u>	
04.12.1878	William Ryan (Farmer)	Book 187 No. 127 (Lot 7)
20.06.1923	Norah Ryan (Spinster)	Book 1307 No. 411
26.04.1929	Michael Coady (Freeholder)	Book 1556 No. 670
24.02.1949	Briget Coady (Spinster) (& her deceased estate)	Book 2089 No. 360
29.01.1965	Coralie May Mullaney (& her deceased estate)	Book 2734 No. 328
20.06.1991	John Adrian McCartney Lynette Marie McCartney	Book 3844 No. 572 Now 1/196714
13.07.1993	Ariel Endean	1/196714
30.05.2001	Elfriede Dogs	1/196714
30.05.2001	Jeanette Heinze	1/196714
17.12.2002	Jacqueline Lavinia Kinnes Ian Cameron Kinnes	1/196714
18.12.2003	Stuart Robert White	1/196714
26.06.2004	Elizabeth Blackmore	1/196714
01.12.2005	# Powell & Associates Pty Ltd	1/196714 Now 3/1187097

<u># Denotes current Registered Proprietor</u>

Yours Sincerely, Mark Groll 4 November 2021



Copyright © Crown in right of New South Wales, 2017

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

Page 1 of 3

VSW LRS HLRV/137 2767 1857/2014-05-28 05:58:24/Thu Nov 04 2021 10:38:31 GMT+1100 (Australian Eastern Daylight Time)/Seq.No:1/2

App- 36962 Pt ADDA 58940 pt. [1.] NEW SOUTH WALES. County AuchlandA. LAND PURCHASE. Parish la HOTOREA, by the Grace of God, of the United Ringdom of Date of Great Britain and Freland, Queen, Defender of the Faith, Purchase and so forth :-Area TO AUL to whom these Presents shall come, Greeting :-WHEREAS in conformity with the Regulations now it force for the Sale of Crown Lands in Our Territory of NEW South Wales, Andrew has become the Purchasor of the Land hereinafter described, for the Sum of Auece Lew d Sterling; now know De, That for and in consideration of the said Sum for and on Our behalf, well and truly paid into the Colonial Treasury of Our said Territory, before these Presents are issued, And in further consideration of the Quit-Rent hereinafter Reserved, WE, with the advice of OUR Executive Council of NEW South WALES, HAVE GRANTED, for Us, Our Heirs and Successors, DO HEREBY GRANT unto the said Uud her Heirs and Assigns, Subject to the several and respective Reservations, hereinafter mentioned, ALL THAT Piece or Parcel of Land in Our said Territory, containing by Admeasurement ducent Rei be the same more or less, situated in the County of ver there e belonging To Mold unto the the Bights and Appurtenance brew G hes Heirs and Assigns ich for ever, YIELDING and Paying therefore Yearly unto Us, Our Heirs and Successors, the Quit-Rent of One Peppercorn for

for ever, YIELDING and Paying therefore Yearly unto Us, Our Heirs and Successors, the Quit-Rent of One Peppercorn for ever, if demanded; **Probibed Rebertheless**, AND WE DO HEREBY RESERVE Unto Us, Our Heirs and Successors, all such parts and so much of the said Land as may hereafter be required for making Public Ways, Canals, or Railroads, in, over, and through the same, to be set out by Our Governor for the time-being of Our said Territory, or some person by him authorised in that respect; AND ALSO, all Sand, Clay, Stone, Gravel, and Indigenous Timber, and all other Materials, the natural produce of the said Land, which may be required at any time or times hereafter, for the construction and repair of any Public Ways, Bridges, Canals, and Railroads, or any Fences, Embankments, Dams, Sewers, or Drains, necessary for the same, together with the right of taking and removing all such Materials; AND WE DO HEREBY FURTHER RESERVE unto Us, Our Heirs and Successors, the right of full and free ingress, egress, and regress, into, out of, and upon the said Land, for the several purposes aforesaid: **JN Testimony Tellpercof**, We have caused this Our Grant to be Sealed with the Seal of Our said Territory.

> WITNESS Our Trusty and Well-beloved SIE WILLIAM THOMAS DENISON, Knight Commander of the Most Honorable Order of the Bath, Governor General in and over all Our Colonies of NEW SOUTH WALES, TASMANIA, VICTORIA, SOUTH AUSTRALIA, and WESTERN AUSTRALIA, and Captain General and Governor-in-Chief of Our Territory of NEW SOUTH WALES and is Dependencies, at Government House, Sydney, in NEW SOUTH WALES aforesaid, this is control third day of the centre in the Incent for Year of Our Reign; And in the Year of Our Lord One Thousand eight hundred and fifty cent

> > (Signed) Mercone

L.S.

						stem Dayight Time/Ocq.iv		
Book. No. Las. APPN No.36962]							
Ser 152 2367 Gt. Andrew BICKEY. 23.12.1857 / Hor 72.2622. ex. rd. 100 wills (black)			ROAD			100	WIDE	
C3. 100. And J.MARER. half of albet 72 nearest the River - 262.2 c. por. 72. 723.399 c. AFEDDISON x 283<7766	See annex. to sh 17 pps . Ph 36362 for dimensions of lady in Stres. 123.4 in 5 W car of Grant. ROAD BAVENEWOOD 100 5" by anothe Sh VI. WIDE	1 00 2 123-176 3 2 123-176 3 Resorv 1 52 3 2 5 3 2 1 222 1 222	195-990 187- DEC. 4 54 5 6 24 5 7 24 7	Image: Second	11 12 12 12 12 12 12 12 12 12 12 12 12 1	$\begin{array}{c} 2000 \\ & & & \\ & $	1 1 2 3 1 2 333 4 333 1 4 333 4 333 1 4 5 335 4 1 4 5 335 4 1 4 5 335 6 1 4 5 335 6 1 4 5 335 6 1 5 5 7 10 1 5 5 7 10 1 5 5 7 10 1 5 5 7 10 1 5 5 7 10 1 5 5 7 10 10 1 1 1 1 10 10 10	R010 100 WIDE

NSW LRS HLRV/PASS 36962/2018-09-17 11:20:34/Thu Nov 04 2021 10:39:22 GMT+1100 (Australian Eastern Daylight Time)/Seq.No:1/1

InfoTrack



/Pr /Pgs:ALL ega NGH LRS f:Bee -Nov-1992 /NSW c:INFOTRACK /Re ö :17. /Sre /Rev: P d 0516738 strar-Ge /Doc:DP the Regi Req:R840775 © Office of



RG 2/62

FIRST SCHEDULE (continued)	•			
REGISTERED PROPRIETOR	INSTRUM NATURE	ENT NUMBER	REGISTERED	Signature of Registrar Genera
 OANOLAND.				
 SEE AUTO FULIO				· · · · · ·
 · · · · · · · · · · · · · · · · · · ·		1		

© Office

of the

-Jan-2011 NFOTRACK

/NSW LRS /Pgs /Ref:Bega NGH

Γ	SECOND SCHEDULE (continued)						
	INSTRUM NATURE	ENT NUMBER	PARTICULARS REGISTER	ED Signature of Registrar General	CANCELLATION		
	NATURE	NUMBER					
\vdash		<u> </u>					
		· · · · · ·					
-							
-							
-							
-	· · · · · · · · · · · · · · · · · · ·						
┢							
					· · · · · · · · · · · · · · · · · · ·		
<u>.</u> -							
i							
2							

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







NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE ------4/11/2021 10:29AM

FOLIO: 2/516738

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13689 FOL 64

LAND

REGISTRY

SERVICES

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/6/1998	5059778	TRANSFER	
17/6/1998	5059779	REQUEST	EDITION 1
11/7/2005	AB614880	TRANSMISSION APPLICATION	EDITION 2
19/5/2008	AD962623	CAVEAT	
26/9/2008	AE237226	WITHDRAWAL OF CAVEAT	
21/10/2013	AI101736	TRANSFER	EDITION 3

*** END OF SEARCH ***

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

0111	ce of the Registrar-General / RP13	OFFICE OF STATE PLOYER 5059778 W OFFICE OF STATE PLOYER 5059778 W OFFICE OF STATE PLOYER 5059778 W OFFICE OF STATE PLOYER 1000 W OFFICE OF STATE PLOYER PS NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT PS
(A)	LAND TRANSFERRED Show no more than 20 References to Title. If appropriate, specify the share transferred.	VOLUME 13689 FOLIO 64 NOW BEING FOLIO IDENTIFIER 2/516738
(B)	LODGED BY	L.T.O. Box
(C)	TRANSFEROR	.R.T.A. STAFF. CREDIT. UNION LIMITED
(D) (E) (F) (G)	and as regards the land specified above subject to the following ENCUMBRANC TRANSFEREE	on of Discharge of Mortgage transfers to the transferee an estate in fee simple CES 1. Q160000 2. 3. AMES CLYNCH as joint tenants/tenants in common
(H)	We certify this dealing correct for the p	urposes of the Real Property Act, 1900. DATE OF EXECUTION 10 June 1998
	Signed in my presence by the transferor	who is personally known to me. STAFF. OREDIN affilzed under the Teksov the Bend Verbit sectors and
	Signed in my presence by the transferee	who is personally known to me.
	Signature of Witness	
	Name of Witness (BLOCK LET	TERS)
13	Address of Witness	Solicitor for Signature of Transferee Alan John Clark 11/6/98 ARDAVAILABLE FROM THE LAND TITLES OFFICE CHECKED BY (office use only) OFF RX Q (60000

P DUTY		New South Wales Section 93 Real Property Act	ADUITUUUI
	PRIVACY NOTE: this infor Office of State Revenue u	mation is legally required and winse only	Office of State Revenue NSW Treasury Cherri No: 35111466 1158 Duty: #10:00 Trans No: 2779885 Asst details:
	Torrens Title 2/516738		
TERED NG	Number	Тог	rrens Title
ED BY	BOX SERV	Iress or DX and Telephone /ICE FIRST REGISTRATION 89 SYDNEY 2233 1014 FAX 0233 2878	
ASED Stered Rietor	KEVIN JAMES CLYN	СН	DE
ICANT	HELEN MAREE FINU	CANE and FRANCIS ANN WA	DE
died on (ed on 23 certifie used registe	May 2005 to He	rsuant to probate elen Maree Finucane and h is lodged herewith) applies to be	e estate of the deceased registered proprietor No. 106149/05 Francis Ann Wade e registered as proprietor of the estate or interest of the
ify that the personally	person(s) signing opposite acquainted or as to whose ied, signed this instrument	identity I am Prope	ied correct for the purposes of the Real erty Act 1900 by the Applicant.
ature of wi	iness:	Signa	ature of Applicant:
e of witnes ress of witr		·····	H. 1-
	XECUTOR, ADMINISTRATO		ed proprietor, hereby consent to this application.
e of witne ress of wit	ss: ness:		Signature of
atur e of ress	e of wi witne: of witi	e of witness: witness: of witness: writing must be in block capitals	of the deceased register e of witness: S witness:







NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH _____

FOLIO: 2/516738

LAND

SERVICES

SEARCH DATE	TIME	EDITION NO	DATE
29/10/2021	8:22 PM	3	21/10/2013

LAND ____

LOT 2 IN DEPOSITED PLAN 516738 LOCAL GOVERNMENT AREA BEGA VALLEY PARISH OF BEGA COUNTY OF AUCKLAND TITLE DIAGRAM DP516738

FIRST SCHEDULE _____

ERIC JOHN MOON DIANE ELSIE MOON AS JOINT TENANTS IN 1/2 SHARE JENNIFER SUE HARRIS RONALD FREDERICK POWELL AS JOINT TENANTS IN 1/2 SHARE AS TENANTS IN COMMON

(T AI101736)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS _____

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

벗

50

15:

2021

40



Req:R843592 /Doc:DP 1187097 P /Rev:27-Nov-2013 /NSW LRS /Pgs:ALL /Prt:04-Nov-2021 15:50 /Seq:2 of 3 © Office of the Registrar-General /Src:INFOTRACE /Ref:Begg NGH.ead to rejection ePlan

DEPOSITED PLAN A	OMINISTRATION SHEET Sheet 1 of 2 sheet(s)
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create	Office Use Only
easements, restrictions on the use of land and positive covenants	DP1187097
IN ACCORDANCE WITH SECTION 88B OF THE CONVEYANCING ACT IT IS INTENDED TO CREATE:-	
I. EASEMENT TO DRIAN SEWAGE 3 WIDE II. EASEMENT TO DRAIN SEWAGE OVER APPROXIMATE POSITION OF EXSIITING LINE	Registered:26.11.2013Office Use OnlyTitle System:TORRENS
OF PIPE	Purpose: SUBDIVISION
Diane Moors.	PLAN OF SUBDIVISION OF LOT B DP164351, LOT 1 DP196714 AND LOT 1 DP995140
STORTY LIMITED	
(Solution) Sol	LGA: BEGA VALLEY
a a a a a a a a a a a a a a a a a a a	Locality: BEGA
DIRECTOR 1	Parish: BEGA
DIRECTOR	County: AUCKLAND
Kanald Howell	Survey Certificate
DIRECTOR	of KLEVEN SPAIN P/L PO BOX 1150 COOMA NSW 2630
If space is insufficient use PLAN FORM 6A annexure sheet Crown Lands NSW/Western Lands Office Approval Iin approving this plan certify	a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on:17 NOVEMBER 2011
(Authorised Officer) that all necessary approvals in regard to the allocation of the land	The survey relates toLOTS 1,2 & 3
chown herein have been given	(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)
Date: File Number:	Signature Dated: 1/7/2013 Surveyor registered under the Surveying and Spatial Information Act 2002
Subdivision Certificate	Datum Line: 'A' - 'B'
I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:	Type: Urban/ Rural
the proposedsubdivision	Plans used in the preparation of survey/compilation-
(insert 'subdivision' or 'new road') $P \cap A A A$	2-2321, DP3493, DP165351, DP516738, DP519267,
* Authorised Person/*General Manager/*Accredited Certifier	DP522270, DP529595, DP601351, DP615953, DP606398, DP86962, DP1048351
Consent Authority: Bega. Valley. Shi re. Council Date of Endorsement: 24/1/2013 Accreditation no:	
Subdivision Certificate no:	
	If space is insufficient use PLAN FORM 6A annexure sheet
* Strike through inapplicable parts.	Surveyor's Reference: BE97

© Office of the Registrar-General /Src:INFOTRACK /Ref:Bega NGH PLAN FORM 6A WARNING: Creasing or folding will lead to rejection ePlan DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheet(s) Office Use Only PLAN OF SUBDIVISION OF LOT B DP164351, LOT 1 DP196714 AND LOT 1 DP995140 DP1187097 Office Use Only 26.11.2013 Registered: 24/1/2013 Subdivision Certificate No.: 30/12 Date of Endorsement: Signed for and on behalf of WESTPAC BANKING CORPORATION ABN 33 007 457 141 Elizabeth Ann by its Attorney Area Barnes TIEN 3 Attorney Power of Attorney registered at Land and Property Information NSW Book 4299 No. 332 I certify that the applicant, with whom I am personally acquainted or as to whose Identity I am otherwise satisfied, signed this application in my presence. Elena lvetti Verbi Signature of Witness: Name of Witness: 25 Pierson Street LOCKLEYS SA 5032 Address of Witness: Daytime telephone number of Witness 1300 738 895 CONSENT TO THE DEFINITION OF THE BOUNDARY FROM REGISTERED PROPRIETORS OF 6/527498,7/998637,8/744635,2/516738 & 1/516738 FURNISHED.

Req:R839410 /Doc:DP 0164351 P /Rev:06-Mar-2019 /NSW LRS /Prt:04-Nov-2021 11:07 /Seq:1 of 2 © Office of the Registrar-General /Src:INFOTRACK /Ref:Bega NGH

FP164351 MPS (05) H504416 Plan Form No. 6 (for transfers, leases, etc.) MAN Municipality of Bega Shire of PLAN of subdivision of Lot 8 of a subdivision of part of Portion 72, being the land in Conveyance 261 Book 950 parties to be made in this margin. Parish of Bega County of Auckland 80 feet Scale to an Inch. (O.S.) 5 Signatures of lawlinsor (A1.12.42.12) (1803 90 04 125 60 133'251 130 A V.O. Pal. fe 6 た 5 220 (GG Wide) 60 270' 39 2% This margin to be left free from notation Anthendelichtet delichtet G 8 280 Ravenswood 80 B 3r. 172p. 80 0 260 80 V. O. Pal. fe 80 -560 Pal. 10" GGOCC 656 270 20 62 3 G Sec. 2 HALL SHILL OSI Prospect (41'7" Wind St. оет овт от, оо5 овт от, 2005 от, 2005 от, 2005 от, 2006 от, 2007 ... 4 referred Victor Paul Caddey Approved by the Council and Certified in accord-Tathra 11 ance with the Provisions of Section 327 of the a surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey ed Local Government Act, 1919. (1) by me (2) INT I mark ion in accordance with the Survey Practice Regulations, 1933, and was completed 3rd February 1960 + 60 Subdivision No. plan Dated. MP Caddey (Signature) Council Clerk the Surveyor registered under the Surveyors Act, 1929-46. s. Datum Line of Azimuth. A-B This * Strike out either (1) or (2). † Insert date of survey. Copy of plan filed as 599



77



معارفه الارتيانية والالا





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

FIRST SCHEDU					-	C07025
REGISTERED PROPRIETOR	NATURE	INST RUMENT	DATE	ENTERED	Signature of Registror General	597925
nneth Lawrence Blyton and Glenda Margaret Blyton as joint tenants by Transfer T					k	-
						716-3095
		-				- 203
PRNCELLED						T188234
UANUELLEU						Y21,980
				414 p (0.191) - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	namen ing an a a said that in the second state and	
					ang	-
		a a anna fhair an a fhairrinnean				-

/Rev:21-Dec-2010 /NSW LRS /Pgs /Src:INFOTRACK /Ref:Bega NGH

eq:

N

[•••••••	SECOND SCHEDULE (continued)					
	NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	C/	NCELLATION	
mś	T164202 ⁹ Mort	gage to State	Bank of New	/ South Wales. Registered 30-11-1982.		Burney .			
mγ	T188234 P Mort	age to Austr	alia and New	Zealand Banking Group Limited. Registered 30-11-1982. Wiam O'Brien. Registereol 16.3.1989		Brancis			
×	Y249803°C	aveat by	Lesley H	Wiam O'Brien. Registereol 16.3.1489					
	n namen mengarinten yang mengembahasi keter bertakan pendar pendara namen di bertakan pendara keter bertakan b					,			
						·····			
		·							· · · · · · · · · · · · · · · · · · ·
	·								-
ges)						_			
2 pag									
2 of	······································	<u> </u>							
age	an and a state of the state of a state of the								
Ë,									
	Tablada da sha gan sa Basan ya Gaya Sha a Bibi ing ya singilia dan 1993 a								

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







NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

FOLIO: B/164351

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12724 FOL 13

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/11/1989 20/11/1989		DISCHARGE OF MORTGAGE MORTGAGE	EDITION 1
30/8/1990 30/8/1990 30/8/1990		DISCHARGE OF MORTGAGE DISCHARGE OF MORTGAGE TRANSFER	EDITION 2
<mark>4/12/1992</mark> 4/12/1992	E951491 E951492	TRANSFER MORTGAGE	EDITION 3
21/8/2002 21/8/2002	8885322 8885323	DISCHARGE OF MORTGAGE	EDITION 4
14/8/2003	9879385	CAVEAT	
7/11/2003	9908653	WITHDRAWN - APPLICATION FOR PREPARATION OF LAPSING NOTICE	
18/12/2003	AA25101	TRANSFER	
18/12/2003 18/12/2003	AA25102 AA269528	MORTGAGE WITHDRAWAL OF CAVEAT	EDITION 5
20/7/2005	AB639349	DISCHARGE OF MORTGAGE	
20/7/2005	AB639350	TRANSFER	EDITION 6
11/8/2005	AB690072	DEPARTMENTAL DEALING	EDITION 7
11/5/2007	AD77698	TRANSFER GRANTING EASEMENT	
26/11/2013	DP1187097	DEPOSITED PLAN	FOLIO CANCELLED
	* * *	END OF SEARCH ***	

Bega NGH

PRINTED ON 4/11/2021

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

	2:DL Z202130 /Rev:21-Jul-2010 /NSW LRS /Pgs:ALL /Prt:04-Nov-2021 16:24 /Seq:1 of 1 Registrar-General /Src:INFOTRACK /Ref:Bega NGH STAMP DUTY J-OO
170890 9406 04 00 DESCRIPTO 1124808/03 DESCRIPTO 1124808/03	TRANSFER T 3 3 7 R3 REAL PROPERTY ACT, 1900 T \$ 47 \$ Torrens Title Reference If Part Only, Delete Whole and Give Details Location FOLIO WHOLE PARISH OF BEGA IDENTIFIER B/164351 WHOLE
TRANSFEROR Note (b)	KENNETH LAWRENCE BLYTON and GLENDA MARGARET BLYTON
ESTATE • Note (c)	(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 81,500.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE
TRANSFÉREE Note (d)	ROBERT ROLAND BUTLER of Spring Creek Road Springvale OFFICE USE ONLY Via Bega New South Wales
TENANCY Note (e)	as joint tenants/tenants in common
PRIOR ENCUMBRANCES Note (I)	Subject to the following PRIOR ENCUMBRANCES 1. 2
EXECUTION M≏le (g)	DATE 10 ⁻⁰⁰ Augusto 1990. We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900. Signed in my presence by the transferor who is personally known to me Signed in my presence by the transferor who is personally known to me Signed in Mitrices Signed in Mitrices Signed in Mitrices Name of Witness (BLOCK LETTERS) Augusto
Note (g)	12.7 CARP STREET Support Address and occupation of Witness Signature of Witness Signature of Witness Signature of Witness Signature of Witness Signature of Witness Name of Witness (BLOCK LETTERS) Witness (BLOCK LETTERS) Witness
TO BE COMPLETED BY LODGING PARTY Noles (h) and (i)	Address and occupation of Witness 's Solicitor W G TAYLOR Date: 07/08/90 LODGED BY REED HANIGAN & TURNER LAW STATION 35 60 - 70 ELIZ/JETH ST., SYDIEY 2000 60 - 70 ELIZ/JETH ST., SYDIEY 2000 BY BY BY BY BY BY BY BY BY BY
OFFICE USE ONLY	Ref: In L.T.O. with Delivery Box Number Produced by Checked Passed REGISTERED 19 Secondary In L.T.O. with
	Bigned Extra Fee Signed Sugned Extra Fee Signed Extra Fee Sugned Sugned Sugned

	B	TRANSFER Recir Property Act. 1900 951491 T
•		Office of State Revenue use only
·** · · ·		
	1	051135 9002 0+ 001++3833503 \$\$
~45		
. (A)	LAND TRANSFERRED Show no more than 20 References to Title. If appropriate, specify the share transferred.	Identifier B/164351
	at a second s	J
•		
(B)	LODGED BY	LT.O. Box Name, Address or DX and Telephone COMMONWEALTH SAVINGS BANK 398 GEORGE ST., SYDNEY, N.S.W. UX No. 1020 SYDNEY. PHONE 227-7576
	en an an an Arrange ann an Arrange an Arrange ann a Arrange ann an Arrange	250% 3% 405 REFERENCE (max. 15 characters):
(C)	TRANSFEROR	ROBERT ROLAND BUTLER
	and and a second se Second second	<u></u>
	acknowledges receipt of the consideration of	of \$80,000.00
(D)		
(U)	and as regards the land specified above tran	asfers to the transferee an estate in fee simple
(D) (E)		asfers to the transferee an estate in fee simple
	and as regards the land specified above trans subject to the following ENCUMBRANCES	asfers to the transferee an estate in fee simple
(E)	and as regards the land specified above trans subject to the following ENCUMBRANCES TRANSFEREE SHANE PL	asfers to the transferee an estate in fee simple 1. 2. 3.
(E)	and as regards the land specified above trans subject to the following ENCUMBRANCES TRANSFEREE SHANE PL	asfers to the transferee an estate in fee simple 1
(E)	and as regards the land specified above trans subject to the following ENCUMBRANCES TRANSFEREE SHANE PL	ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON
(F) (P)	and as regards the land specified above trans subject to the following ENCUMBRANCES TRANSFEREE SHANE PL	asfers to the transferee an estate in fee simple 1
(F) (P)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purport	Asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cs joint tenants/tenants in comment oses of the Real Property Act, 1900. DATE OF EXECUTION 3.0
(F) (F) (G)	and as regards the land specified above trans subject to the following ENCUMBRANCES TRANSFEREE SHANE PL both of	Asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cs joint tenants/tenants in comment oses of the Real Property Act, 1900. DATE OF EXECUTION 3.0
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor whe	Asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cs joint tenants/tenants in comment oses of the Real Property Act, 1900. DATE OF EXECUTION 3.0
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor whe	Asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cs joint tenants/tenants in comment oses of the Real Property Act, 1900. DATE OF EXECUTION 3.0
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor wh C.S. Standard Signature of Witness TERMY STEWACT	asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cas joint tenants/tenants in semmer.
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor wh C.S. Standard Signature of Witness TERMY STEWACT	asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cas joint tenants/tenants in semmer.
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor whe	asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cas joint terrants/tenants in common Oses of the Real Property Act, 1900. DATE OF EXECUTION 30. 11. 9.2 to is personally known to me. Source of the Real Property Act, 1900. DATE OF EXECUTION 30. 11. 9.2
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor wh C.S. Standard Signature of Witness TERMY STEWACT	asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cas joint tenants/tenants in semmer.
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor whe <i>L.S. Standart</i> Signature of Witness <i>TEAMY STEWART</i> Name of Witness (BLOCK LETTER <i>Spen Bropo Rd Via Chera</i> Address of Witness	asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cas joint tenants/tenante-in-common Oses of the Real Property Act, 1900. DATE OF EXECUTION 30. 1/. 9.2 to is personally known to me. Signature of Transferor
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor wh C.S. Standard Signature of Witness TERMY STEWACT	asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cas joint tenants/tenante-in-common Oses of the Real Property Act, 1900. DATE OF EXECUTION 30. 1/. 9.2 to is personally known to me. Signature of Transferor
(F) (F) (G)	and as regards the land specified above trans subject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purper Signed in my presence by the transferor whe C.S. Standard Signature of Witness TEAMY STEWART Name of Witness (BLOCK LETTER Mark Bropp Lo Ling Check Address of Witness Signed in my presence by the transferce whe	asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cu joint tencints/tenants in common Oses of the Real Property Act, 1900. DATE OF EXECUTION <u>3.0.</u> (9.2) to is personally known to me. Signature of Transferor to is personally known to me.
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor whe <i>L.S. Standart</i> Signature of Witness <i>TEAMY STEWART</i> Name of Witness (BLOCK LETTER <i>Spen Bropo Rd Via Chera</i> Address of Witness	asfers to the transferee an estate in fee simple 1. 2. 3. ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega cu joint tencints/tenants in common Oses of the Real Property Act, 1900. DATE OF EXECUTION <u>3.0.</u> (9.2) to is personally known to me. Signature of Transferor to is personally known to me.
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purper Signed in my presence by the transferor wh CLS Standard Signature of Witness TEAMY STEWHT Name of Witness (BLOCK LETTER Spex Bropp Pl Jia Data Address of Witness Signed in my presence by the transferce wh	asfers to the transferee an estate in fee simple 1 2 3 ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega as joint tenants/tenants in common Oses of the Real Property Act, 1900. DATE OF EXECUTION 30. //9.2 to is personally known to me.
(F) (F) (G)	and as regards the land specified above trans subject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purper Signed in my presence by the transferor whe C.S. Stand Signature of Witness TEAMY STEWAST Name of Witness (BLOCK LETTER Mark Bropp Les Ma Chana Address of Witness Signed in my presence by the transferce whe Signature of Witness Name of Witness (BLOCK LETTER	asfers to the transferee an estate in fee simple 1 2 3 ETER McPHERSON and CHRISTINE BERYL EDITH McPHERSON 8 Park Lane, Bega as joint terants/tenents
(F) (F) (G)	and as regards the land specified above transubject to the following ENCUMBRANCES TRANSFEREE SHANE Pl both of We certify this dealing correct for the purpor Signed in my presence by the transferor whe <i>L.S. Stand</i> Signature of Witness <i>TEMMY STEWAT</i> Name of Witness (BLOCK LETTER <i>Jpen Bropo Rd Vig Chest</i> Address of Witness Signed in my presence by the transferce who Signature of Witness	asfers to the transferee an estate in fee simple 1 2 3 ETER MCPHERSON and CHRISTINE BERYL EDITH MCPHERSON 8 Park Lane, Bega as joint tenants/tenants in common Oses of the Real Property Act, 1900. DATE OF EXECUTION 30. //9.2 to is personally known to me.

Ausdoc Commercial and Law Stationers 1991

	8885323 /Rev:23-Aug-2002 /NSW LRS /Pgs:AL strar-General /Src:INFOTRACK /Ref:Bega NG	
Form: 01T Licence: 01-05-02 Licensee: Griffiths	Tierney New South Wales Real Property Act 190	
STAMP DUTY	PRIVACY NOTE: this information is legally required and a Office of State Bryane OF STATE REVENUE CLIENT No. 2703635 STAME STAMP DUTY. \$2-00 SIGNATRANSACTION No. 02330.3 DATE ASSESSMENT DETAILS:	NO. 466 Accullet
(A) TORRENS TITLE	If appropriate, specify the part transferred FOLIO IDENTIFIER B/164351	
(B) LODGED BY	Delivery BoxName, Address or DX and Telephone BOU GALLCOMMAY S39UGALLCOMMAY SPhone: (02) 9233 1011 Fax. (62) 9DX340. SYDNE: 1.1.0. Deliver Reference (optional):	_ JZ ()40 (
(C) TRANSFEROR	SHANE PETER MCPHERSON AND CHRISTINI	E BERYL EDITH MCPHERSON
(D) CONSIDERATION	The transferor acknowledges receipt of the consideration	
(E) ESTATE	the land specified above transfers to the transferee an e	estate in fee simple.
(F) SHARE TRANSFERRED	WHOLE	_
(G)	Encumbrances (if applicable) 1.	2. 3.
(H) TRANSFEREE	MOLLIE KATHLEEN TERRY	
(I)	TENANCY:	
DATE	15 August 2002	
personally acqu	the person(s) signing opposite, with whom I am ainted or as to whose identity I am otherwise satisfied, ument in my presence.	Certified correct for the purposes of the Real Property Act 1900 by the transferor. $\sum \Delta A$
Signature of wit		Signature of transferor: Mare MPlenon
Name of witnes Address of witn	s: Y Penny Raynes	Ame Phonston
	WAGGA WAGGA N.S.L. 2650	Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.
		Signature:
		Signatory's name: DAVID SIMON GRIFFITHS

Page 1 of _____ number additional pages sequentially

Req:R8 © Offi	44075 /Doc:DL A ce of the Regis Licence: 01-05-02 Licensee: Griffiths	strar-Gene 5	Rev:24-Dec-200 ral /Src:INFO	03 /NSW LRS /PG IRACK /Ref:Bega I KANSI New South W Real Property Ad	a NGH FER ales	t:04-Nov-2021 1		
	STAMP DUTY		State Revenile use i	on-is-legally-require 5nlWATE REVENU -00 1547146	JE 🧖 (N	S.W. TREASU		
(A)	TORRENS TITLE		ate, specify the pa DENTIFIER B/16					
(B)	LODGED BY	Delivery Box	Name, Address of Reference (option	or DX and Telephor onal):	NA1#3%A 1\$/ -4	H AUSTRALIA BAN Hispect Highway Hillis NSW 2147 Fax: 8825 0404	K	CODES T TW (Sheriff)
(C)	TRANSFEROR	MOLLIE	KATHLEEN TE	RRY		3CQ 04	10-2	
(E) (F) (G)	CONSIDERATION ESTATE SHARE TRANSFERRED	The land spo WHOLE	+	eceipt of the conside sfers to the transfer 1.	ee an estate in	0,000.00 and as rega fee simple. 2.	ards 3.	
(H) ~ (I)	TRANSFEREE	TENANCY:		E				
(J)		transferor,	with whom I am	personally acquain is instrument in my		Certified correct fo Property Act 1900		
1979 1979 1979	Signature of with	ess: Aarc	ey West	T reet Bega		Signature of transf	-	- stande
						Certified correct i Property Act 1900 signature appears Signature: Signatory's nar GRIFFITHS Signatory's cap Transferee	0 by the person below. ne: DAVID S	a whose SIMON

LX 9908653

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Page 1 of <u>1</u>____ number additional pages sequentially

•		<pre>strar-General /Src:INFOTRACK /Ref:Be [] /</pre>		
	Form: 01T	TRANS	FER INTERNET	
	Release: 2.1 www.lpi.nsw.go	v.au New, South V		50F
	1 0	Real Property / PRIVACY NOTE: this information is legally require	ed and wm upcome part of the public re	cord
	stamp duty	Office of State Revenue NSW Treasury Crient No: 2703635 486 VENDOR DUTY ENDORSED	Client No: 85111466 Duty: 02-00 Trans No: Asst details:	1158
(A)	TORRENS TITLE	Folio Identifier B/164351		
(B)	LODGED BY	Delivery Box BCX BCX Reference: Reference:	BTRATION COMPANY	CODES T TW
(C)	TRANSFEROR	Stuart Robert WHITE	Children Child I Unico	(Sheriff)
(D) (E) (F)	ESTATE SHARE	The transferor acknowledges receipt of the consideration the land specified above transfers to the transferee		and as rega
ദ്രാ	TRANSFERRED	Encumbrances (if annlicable):		、 · · · ·
(G) (H)		Encumbrances (if applicable): Powell & Associates Pty Ltd AC	N 078688936	· · · ·
			N 078688936	
(H)		Powell & Associates Pty Ltd AC	N 078688936	· · · ·
(H) (I)	TRANSFEREE DATE I certify that the I am personally	Powell & Associates Pty Ltd AC	N 078688936 Certified correct for the purposes of the Property Act 1900 by the transferor.	e Real
(H) (I)	TRANSFEREE DATE I certify that the I am personally otherwise satisfi Signature of wit	Powell & Associates Pty Ltd AC TENANCY: II July 2005 e person(s) signing opposite, with whom acquainted or as to whose identity I am ied, signed this instrument in my presence. these:	Certified correct for the purposes of the	e Real
(H) (I)	TRANSFEREE DATE I certify that the I am personally otherwise satisfi	Powell & Associates Pty Ltd AC TENANCY: 11 July 2005 person(s) signing opposite, with whom acquainted or as to whose identity I am fied, signed this instrument in my presence. tness: Y S: P KIM TERESA WHITE	Certified correct for the purposes of the Property Act 1900 by the transferor.	e Real
(H) (I)	TRANSFEREE DATE I certify that the I am personally otherwise satisfi Signature of with	Powell & Associates Pty Ltd AC TENANCY: 11 July 2005 person(s) signing opposite, with whom acquainted or as to whose identity I am ied, signed this instrument in my presence. tness: 7 KIM TERESA WH (TE	Certified correct for the purposes of the Property Act 1900 by the transferor.	roperty Act
(H) (I)	TRANSFEREE DATE I certify that the I am personally otherwise satisfi Signature of with	Powell & Associates Pty Ltd AC TENANCY: 11 July 2005 person(s) signing opposite, with whom acquainted or as to whose identity I am ied, signed this instrument in my presence. tness: 7 KIM TERESA WH (TE	Certified correct for the purposes of the Property Act 1900 by the transferor. Signature of transferor. X SW	roperty Act

Page 1 of <u>1</u> number additional pages sequentially

All handwriting must be in block capitals.







NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE ------4/11/2021 7:37PM

FOLIO: 1/995140

First	Title(s):	OLD SYSTEM
Prior	Title(s):	CA60866

Recorded	Number	Type of Instrument	C.T. Issue
19/10/1993	 CA60866	CONVERSION ACTION	FOLIO CREATED EDITION 1
16/12/1993	I883166	DISCHARGE OF MORTGAGE	
16/12/1993	I883167	TRANSFER	
16/12/1993	1883168	MORTGAGE	EDITION 2
6/8/1997	3297938	DISCHARGE OF MORTGAGE	
6/8/1997	3297939	MORTGAGE	EDITION 3
27/5/2006	AC338363	DISCHARGE OF MORTGAGE	
27/5/2006	AC338364	TRANSFER	
27/5/2006	AC338365	MORTGAGE	EDITION 4
11/5/2007	AD77698	TRANSFER GRANTING EASEMENT	
26/11/2013	DP1187097	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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

OIII	ce of the Registrar-Generation 97-01T		TRANSFER Real Property Act, 1900	I 883167 F
		\$5*00		965100 ZI 0186 26ZIZO
(A)	LAND TRANSFERRED Show no more than 20 References to Title. If appropriate, specify the share transferred.	Folic) Identifier 1/	995140
(B)	LODGED BY	L.T.O. B	ox Name, Address or DX	and Telephone
		39	LAW STA	HANIGAN & TURNER ATIONERS SYDNEY SYDNEY, PH.: 232 1465 Scharacters):
(C)	TRANSFEROR	DAVII	D JOHN CARPENTE	
(D) (E)	acknowledges receipt of the consider and as regards the land specified abor subject to the following ENCUMBR	ove transfers to the	\$91,000.00 he Transferee an estate in t	fee simple 3.
(F) (G)	TRANSFEREE	<u>CHRIS</u> SHEAD	RER both of 112	<u>SHEARER</u> and <u>JODIE MAREE</u> 2 Rawlinson Street, Bega
~~ ~			- D	DATED 10 NOVEMBER 1993.
(H)	We certify this dealing correct for the Signed in my presence by the Trans	-		
a A A	Signature of Witne			
	STEVEN JAMES CLA Name of Witness (BLOCK 104 AUCKLAND ST.,			and I Confirmate
	Address of Witne			Signature of Transferor
	Signed in my presence by the Trans	feree who is pers	onally known to	
	Signature of Witne	2SS	······	
	Name of Witness (BLOCK	LETTERS)		A A
	Address of Witne	ss	S.J. Cla	rk -Soligitofigoruyehinterees 5/11/93
	INSTRUCTIONS FOR FILLING OUT THIS F			







NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH _____

> SEARCH DATE -----4/11/2021 7:37PM

FOLIO: 1/196714

First Title(s): OLD SYSTEM Prior Title(s): CA50896

SERVICES

Recorded	Number	Type of Instrument	C.T. Issue
28/11/1991		CONVERSION ACTION	FOLIO CREATED EDITION 1
13/7/1993	I478857	TRANSFER	
13/7/1993	I478858	MORTGAGE	EDITION 2
18/5/2001	7622963	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 3
30/5/2001	7653483	DISCHARGE OF MORTGAGE	
30/5/2001		TRANSFER	
30/5/2001		TRANSFER	
30/5/2001	7653486	MORTGAGE	EDITION 4
17/12/2002	9224187	DISCHARGE OF MORTGAGE	
17/12/2002	9224188	TRANSFER	EDITION 5
28/8/2003	9921649	REQUEST	EDITION 6
18/12/2003	AA25100	TRANSFER	
18/12/2003	AA25102	MORTGAGE	EDITION 7
26/6/2004	AA752644	DISCHARGE OF MORTGAGE	
26/6/2004	AA752645	TRANSFER	
26/6/2004	AA752646	MORTGAGE	EDITION 8
1/12/2005	AB955567	DISCHARGE OF MORTGAGE	
1/12/2005	AB955568	TRANSFER	EDITION 9
11/5/2007	AD77698	TRANSFER GRANTING EASEMENT	
26/11/2013	DP1187097	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

PRINTED ON 4/11/2021

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

	RP13	TRANSFER Red Property Act. 1900 478857 N	
		Office of ! 5304632 5951 27 5002632268\02 EHb \$5.00	
(A)	LAND TRANSFERRED Show no more than 20 References to Title. If appropriate, specify the share transferred.	Folio Identifier 1/196714 Town of Bega	
(B)	LODGED BY	L.T.O. Box Name, Address or DX and Telephone Westphere	
		374. REFERENCE (max. 15 characters): 2682 015421	
(C)	TRANSFEROR	JOHN ADRIAN McCARTNEY and LYNETTE MARIE McCARTNEY	
(0)	- I Is does movint of the consider	ation of\$53,000.00	
(D) (E)		ve transfers to the transferee an estate in fee simple	
	and as regards the land specified above subject to the following ENCUMBRA	ve transfers to the transferee an estate in fee simple	
(E) (F)	and as regards the land specified above subject to the following ENCUMBRA	ve transfers to the transferee an estate in fee simple NCES 1	
(E)	and as regards the land specified above subject to the following ENCUMBRA	ve transfers to the transferee an estate in fee simple NCES 1.	
(E) (F)	and as regards the land specified above subject to the following ENCUMBRA TRANSFEREE	ve transfers to the transferee an estate in fee simple NCES 1. 2. 3. ENDEAN of 114 Rawlinson Street Bega as joinf tenants/lenants in common e purposes of the Real Property Act, 1900. DATE OF EXECUTION	
(E) (F) (G)	and as regards the land specified above subject to the following ENCUMBRA TRANSFEREE ARIEL We certify this dealing correct for the	ve transfers to the transferee an estate in fee simple NCES 1. 2. 3. ENDEAN of 114 Rawlinson Street Bega as joint tenants/tenants in common e purposes of the Real Property Act, 1900. DATE OF EXECUTION ror who is personally known to me.	
(E) (F) (G)	and as regards the land specified above subject to the following ENCUMBRA TRANSFEREE ARIEL We certify this dealing correct for the Signed in my presence by the transfer	ve transfers to the transferee an estate in fee simple NCES 1	
(E) (F) (G)	and as regards the land specified above subject to the following ENCUMBRA TRANSFEREE ARIEL We certify this dealing correct for the Signed in my presence by the transfer We certify this dealing correct for the	ve transfers to the transferee an estate in fee simple INCES 1. 2. 3. ENDEAN of 114 Rawlinson Street Bega as joint tenants/tenants in common ENDEAN of 114 Rawlinson Street Bega as joint tenants/tenants in common e purposes of the Real Property Act, 1900. DATE OF EXECUTION or who is personally known to me. Same <i>Marketter</i> MIRROWEG <i>Marketter</i>	
(E) (F) (G)	and as regards the land specified above subject to the following ENCUMBRA TRANSFEREE ARIEL ARIEL We certify this dealing correct for the Signed in my presence by the transfer Monte of Witness (BLOCK L (6) OBX RD	ve transfers to the transferee an estate in fee simple INCES INCES	
(E) (F) (G)	and as regards the land specified above subject to the following ENCUMBRA TRANSFEREE ARIEL ARIEL We certify this dealing correct for the Signed in my presence by the transfer Signature of Witness Signature of Witness Name of Witness (BLOCK L (61 ORX RD) Address of Witness	ve transfers to the transferee an estate in fee simple NCES 1. 2. 3. ENDEAN of 114 Rawlinson Street Bega cs joint tenants/lenants in common e purposes of the Real Property Act, 1900. DATE OF EXECUTION ror who is personally known to me. State March Contracts s Signature of Transferor ree who is personally known to me. Signature of Transferor	
(E) (F) (G)	and as regards the land specified above subject to the following ENCUMBRA TRANSFEREE ARIEL ARIEL We certify this dealing correct for the Signed in my presence by the transfer Signature of Witness CARMEL BO Name of Witness (BLOCK L 161 OAX RD Address of Witness	ve transfers to the transferee an estate in fee simple INCES INCES	
	Re	New South Wales eal Property Act 1900	
--	--	--	--
STAMP DUTY	Office of State Revenue use only		- XEW-SOUTH WALES DUTY 30-11-2000 0000477742-001 SECTION 80(1)-TRANSFER FIRST HOME PLUS NO DUTY PAYABLE CONTRACT CONSIDERATION \$ #3###45,000.00
(A) TORRENS TITLE	If appropriate, specify the part or s Folio Identifier 1/196714	hare transferred	CONTRY PRIVATE DWELLING
(B) LODGED BY	LTO Box Name, Address or DX a	21/2000	CODES T TS (s713) TW (Sheriff)
(C) TRANSFEROR	ARIEL ENDEAN	· · · · · · · · · · · · · · · · · · ·	
(D)	The transferor acknowledges receipt of above	the consideration of \$45,0	000.00 and as regards the land specified
(E) 1	transfers to the transferee an estate in fe	e simple.	
(F) I	Encumbrances (if applicable) 1.	2.	3.
(G) TRANSFEREE	ELFRIEDE DOGS		
(H)	TENANCY:		
Signed in my presen Signature of witnes			
	MARCUS MICHOLLS		
	E to T 3 BATHORST ST nee by the transferee who is personally k		2326 Mall
Signature of witness:		Signature of transfered Solicitor For The Tra	
Address of witness	:		feree's behalf by a solicitor or licensed the signatory's full name and capacity below:

Req:R845251 /Doc:DL 76 © Office of the Regist Form: 97-01T Licence: 015CN/ Edition: 9812	rar-General	/src:INFOTRACK /Ref	/Pgs:ALL /Prt: :Bega NGH ANSFEF ew South Wales Property Act 190(76534	_
STAMP DUTY	OLS STA TRA	eQEVIGE OF GIATE RE NT No. 2703635 MP DUTY	STAMP No. 4		
(A) TORRENS TITLE		te, specify the part or sha fier 1/196714	re transferred		
(B) LODGED BY	LTO Box	Name, Address or DX and へい <i>Z</i> REFERENCE (optional):	-	006412	CODES T TS (s713) TW (Sheriff)
(C) TRANSFEROR (D)	ELFRIEDE The transferor	DOGS	consideration of \$4	5 000 00 and as regard	ds the land specified
(E) (F) TRANSFEREE	above transfers Encumbrances JEANNETT	to the transferee an estate i (if applicable) 1.	n fee simple.		3.
Signed in my prese Signature of witnes Name of witness: Address of witnes	nce by the trans C = R + A + C S = R + A + C B = C + C + C + C B = C + C + C + C + C B = C + C + C + C + C + C + C + C + C + C	the purposes of the Real Pro feror who is personally kno	wn to me. Signature of transfe	rree:	ame and capacity below:

Checked by (LTO use).

		Prt:04-Nov-2021 19:39 /Seq	:1 of 1
•	PRIVACY NOTE: this information is legally required and will b	9224188	R
STAMP DUTY	Office of State Revenue use only	NEW SOUTH WALES DUTY	
		SECTION 18(2)	1216425-001
(A) TORRENS TITLE	If appropriate, specify the part transferred 1/196714		
(B) LODGED BY	DX /	TELLE & WHITE Solicitors 4925 MERIMBULA 1: (084) 95-1122 1083L	CODES T TW (Sheriff)
(C) TRANSFEROR	JEANNETTE HEINZE	· ·	
 (D) CONSIDERATION (E) ESTATE (F) SHARE TRANSFERRED (G) 	The transferor acknowledges receipt of the consideration of S The land specified above transfers to the transferee an estate Encumbrances (if applicable) 1.		
(H) TRANSFEREE	JACQUELINE LAVINIA KINNES and IAN CAMERO	ON KINNES	
(1)	TENANCY: JOINT TENANTS		
DATE	loth December 2002.		
(J) whose identity	the transferor, with whom I am personally acquainted or as Δ am otherwise satisfied, signed this instrument in my presence.	to Certified correct for the purpo Property Act 1900 by the tran	
Signature of with	mess: XO Janan	Signature of transferor:	
Name of witnes	s: Rebecca Manavan ess: 21 Canning Street BEGA-NISW 2550	Man	<i>§</i>
		Certified correct for the purpo Property Act 1900 by the pers signature appears below.	

Signature: l

Signature: Signature: Signatory's name: Mark Tobin Signatory's capacity: Solicitor for Transferee

.

Page 1 of <u>1</u> number additional pages sequentially

.

Ð

ffice of the Reg 'Licence: 01-05-(Licensee: Griffith	istrar-Gene)25	ral /Src:INFO	03 /NSW LRS /Pgs TRACK /Ref:Bega 1 TKANSFI				
Licensee. Quintin	s Herney		New South Wale Real Property Act 1		1 4 2 5 1		
STAMP DUTY	Office of S CLIEN STAM TRAN	GterRevenue use	ion is legally required a 해상 REVENUE 설설 Stamp 6 역기 4 DATE	nd will become (N.S.W. TR	EASURY)		
(A) TORRENS TITLE	If appropri	ate, specify the patentiate the patentiate of th	art transferred	tenen ageren kommen in Andre Arabiert	J		
(B) LODGED BY	Delivery Box	Name, Address	197 I Seve	AL AUSTRALI/ Prospect High n Hills NSW 2 Fax: 8825	vay 147	ר . ר	ODES T TW Sherif
(C) TRANSFEROR	JACQUE	LINE LAVINIA	KINNES AND IAN C	AMERON KI	NNES 53CQ09	01	
 (D) CONSIDERATION (E) ESTATE (F) SHARE TRANSFERRED (G) (H) TRANSFEREE 	The land spe WHOLE Encumbranc	_	eceipt of the considerat sfers to the transferee a 1. E	-	•	ds 3.	
(I) DATE () ස්	TENANCY:						
(D) I certify that the	am otherwise : ness: XAAA s: KILL.IAM	with whom I am satisfied, signed th	personally acquainted is instrument in my pre	esence. Pro	perty Act 1900 ł	the purposes of to by the transferor.	
Signature of Name of witne Address of wi	witness: ss: state tness: 4	Con Denis Dision Sis An Casar Agente	nature of trans	feror:	Certified correct fo Property Act 1900 signature appears b Signature:	or the purposes of th by the person whos below. e: DAVID SIMO	e

	L AA752645 /Rev:05-Jul-2004 /NSW LRS /Pgs:ALL gistrar-General /Src:INFOTRACK /Ref:Bega NGH	/Prt:04-Nov-2021 19:39 /Seq:1 of 1
Form: ~ 01T Licence: 01-05-(
Licensee: Griffith	Real Property Act 1900	A A 757615C
	PRIVACY NOTE: this information is legally required and w	AA752645C
Clent No: 27030	36 466	Craft No. 2703635 ERADOR LINETY 43
Assi detaila: <u> </u>		Thans No: Not Liable
(A) TORRENS TITLE	If appropriate, specify the part transferred FOLIO IDENTIFIER 1/196714	55 - 78 20 43
(B) LODGED BY	Delivery Box	CODES T TW
	Reference (optional): CUSH-BLACK M	ر (Sheriff)
(C) TRANSFEROR	STUART ROBERT WHITE	
 (D) CONSIDERATION (E) ESTATE (F) SHARE TRANSFERRED 	The land specified above transfers to the transferee an estate WHOLE	
(G)	Encumbrances (if applicable) 1.	2. 5.
(H) TRANSFEREE	ELIZABETH BLACKMORE	
	TENANCY:	
(I)	17 June 200 7-1	
DATE	rivarie 2001	
(J) whose identity	the transferor, with whom I am personally acquainted or as I am otherwise satisfied, signed this instrument in my presence.	to Certified correct for the purposes of the Real Property Act 1900 by the transferor.
Signature of w	itness: Kewelte-	Signature of transferor:
Name of witne	SS: KENNETH JAMES WALTON	
Address of wit	ness: 55 Awby Poole Dz	
. <u> </u>	TATHAN NS- 2550	
whose identity	te transferee, with whom I am personally acquainted or as to I am otherwise satisfied, signed this instrument in my presence.	Certified correct for the purposes of the Real Property Act 1900 by the transferee.
Signature of w	itness pracy Mast	Signature of the transferee:
Name of withe	ss: "TRACEY WEST	
Address of wit	itness pracy Moet iss: TRACEY WEST iness: 21 Canning St. Begg.	

Page 1 of <u>1</u> number additional pages sequentially

€-

•







NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE -----4/11/2021 10:29AM

FOLIO: 3/1187097

		t Title(s): r Title(s):		1/196714	
Record	led	Number	Type of Inst	rument	C.T. Issue
26/11/2	2013	DP1187097	DEPOSITED PL	AN	FOLIO CREATED EDITION 1
24/2/2 24/2/2		AI369593 AI369594	DISCHARGE OF TRANSFER	MORTGAGE	EDITION 2

*** END OF SEARCH ***

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

© Offic	e of the Regist Form: 01T Licence: 01-05-025 Licensee: LEAP Leg Firm name: Clark Ride PRIVACY NOTE: Sec by this form for th the Register is made a STAMP DUTY	Dax Real Property Act 1900 AI369594D on 31B of the Real Property Act 1900 (RP Act) authorises the Resentation and maintenance of the Real Property Act Registor. Section 96B RP Act requires that ailable to any person for search upon payment of a fee, if any. Office of State Revenue use only Office of State Revenue use only Office of State Revenue use only Client No: 85111466 1158 Duty: Sci 7 : 50 Trans No. 1464405 col
(A)	TORRENS TITLE	3/1187097 that part being formerly in 1/995140
(B)	LODGED BY	Document Collection Box 582W Reference: 12101270x - POWEM
(C)	TRANSFEROR	Diane Elsie Moon
(D) (E) (F) (G)	CONSIDERATION ESTATE SHARE TRANSFERRED	The transferor acknowledges receipt of the consideration of \$45,000.00 and as regards the abovementioned land transfers to the transferee Encumbrances (if applicable):
(U) (H)	TRANSFEREE	Powell & Associates Pty Limited ACN 078 688 936
(I) (J) OFFICE 0 (N.S.) 8511146 ALTERA	I certify that I am a signed this dealing [See note* below] Signature of witnes F STATE REVENUE WITHEASURY Name of witness:	
(K)	eNOS ID No.	citor certifies that the eNOS data relevant to this dealing has been submitted and stored under <u>C3668</u> Full name: <u>Steven James Clark</u> Signature: Signature: Steven James Clark Signature:

- -

.

Req:R845264 /Doc:DL AI369594 /Rev:27-Feb-2014 /NSW LRS /Pgs:ALL /Prt:04-Nov-2021 19:51 /Seq:2 of 3 © Office of the Registrar-General /Src:INFOTRACK /Ref:Bega NGH



Australia's First Bank

Westpac Banking Corporation ABN 33 007 457 141

The Mortgage Centre GPO Box 2755 Adelaide SA 5001 Telephone No: 132 558 Facsimile No: 08 81522346 Our Ref: Z20286010/LB Txn800010479937/Con Your Ref:

The Director Land and Property Information NSW Queens Square Sydney 2000

30 January, 2014

Dear Sir/Madam,

Certificate of Title 3/1187097

Please take this as authority from Westpac Banking Corporation to allow Clark Rideaux Solicitors to lodge the following documents:

- Transfer from Diane Elsie Moon to Powell & Associates Pty Ltd of the part formerly in 1/995140
- Partial Discharge of mortgage no AC338365 of the part formerly in 1/995140
- •
- We also give authority for the Certificate of Title for 3/1187097 to issue to the Lodging Party, Former Title 1/995140 has been produced by our Agents, Scott Ashwood Pty Ltd on our behalf to enable registration of Deposit Plan 1187097.

If you have any further queries regarding this matter, please feel free to contact our Call Centre on 132 558 for assistance, Monday to Saturday.

Yours sincerely,

Juno

per Jason Yetton General Manager, Retail Banking Retail & Business Banking For and on behalf of Westpac Banking Corporation

Pope 2 of 3

Req:R845264 /Doc:DL AI369594 /Rev:27-Feb-2014 /NSW LRS /Pgs:ALL /Prt:04-Nov-2021 19:51 /Seq:3 of 3 © Office of the Registrar-General /Src:INFOTRACK /Ref:Bega NGH

, · · ·

L.P.1, I how thill give my. authority for use of 3/1187037 for descharge - transfor A1363593=A1369594 & to delives tatte to Box 582 W

21/2/14

RELO	DDGED
21	FEB 2014
TIME:	1630

Pope 3 of 3

.





NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH _____

FOLIO: 3/1187097

LAND

SERVICES

SEARCH DATE	TIME	EDITION NO	DATE
29/10/2021	8:22 PM	2	24/2/2014

LAND

LOT 3 IN DEPOSITED PLAN 1187097 AT BEGA LOCAL GOVERNMENT AREA BEGA VALLEY PARISH OF BEGA COUNTY OF AUCKLAND TITLE DIAGRAM DP1187097

FIRST SCHEDULE _____

POWELL & ASSOCIATES PTY LIMITED

(T AI369594)

SECOND SCHEDULE (6 NOTIFICATIONS)

RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) 1

2	AD77698	EASEMENT TO DRAIN WATER 5 METRE(S) WIDE APPURTENANT
		TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE
		DESIGNATED (A) IN PLAN WITH AD77698
3	AD77698	EASEMENT TO DRAIN SEWAGE 5 METRE(S) WIDE
		APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE
		SITE DESIGNATED (B) IN PLAN WITH AD77698
4	AD77698	EASEMENT FOR SERVICES 5 METRE(S) WIDE APPURTENANT
		TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE
		DESIGNATED (C) IN PLAN WITH AD77698
5	DP1187097	EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AFFECTING
		THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
6	DP1187097	EASEMENT TO DRAIN SEWAGE OVER APPROXIMATE POSITION OF
		EXISTING LINE OF PIPE AFFECTING THE PART(S) SHOWN SO
		BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

Appendix C NSW property report



Property Report

108 RAWLINSON STREET BEGA 2550



Property Details

Address:	108 RAWLINSON STREET BEGA 2550
Lot/Section /Plan No:	2/-/DP516738
Council:	BEGA VALLEY SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Bega Valley Local Environmental Plan 2013 (pub. 15-5-2020)
Land Zoning	R2 - Low Density Residential: (pub. 21-5-2021)
Height Of Building	10 m
Floor Space Ratio	0.5:1
Minimum Lot Size	550 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.



Property Report

108 RAWLINSON STREET BEGA 2550

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Excluded (pub. 17-9-2021)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)



Property Report 108 RAWLINSON STREET BEGA 2550

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	BEGA
Regional Plan Boundary	South East and Tablelands



Property Report

114 RAWLINSON STREET BEGA 2550



Property Details

Address:	114 RAWLINSON STREET BEGA 2550
Lot/Section /Plan No:	3/-/DP1187097
Council:	BEGA VALLEY SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Bega Valley Local Environmental Plan 2013 (pub. 15-5-2020)
Land Zoning	R2 - Low Density Residential: (pub. 21-5-2021)
Height Of Building	10 m
Floor Space Ratio	0.5:1
Minimum Lot Size	550 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.



Property Report

114 RAWLINSON STREET BEGA 2550

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Excluded (pub. 17-9-2021)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)



Property Report 114 RAWLINSON STREET BEGA 2550

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	BEGA
Regional Plan Boundary	South East and Tablelands

Appendix D DBYD plans



Job No 30818672

Caller I	Details				
Contact: Company:	Sarah Dale NGH	Caller Id:	3069585	Phone:	0420 692 608
Address:	54 Hudson Street Hamilton NSW 2303	Email:	sarah.m.d@nghco	nsulting.com.au	1
D' O'					

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- · For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days.

Additional time should be allowed for information issued by post. It is <u>your responsibility</u> to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is <u>your responsibility</u> to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
204773738	Bega Valley Shire Council	(02) 6499 2222	NOTIFIED
204773737	Essential Energy	13 23 91	NOTIFIED
204773736	NBN Co NswAct	1800 687 626	NOTIFIED
204773735	Telstra NSW South	1800 653 935	NOTIFIED

END OF UTILITIES LIST

То:	Sarah Dale
Phone:	Not Supplied
Fax:	Not Supplied
Email:	sarah.m.d@nghconsulting.com.au

Dial before you dig Job #:	30818672	
Sequence #	204773736	YOU DIG
Issue Date:	02/11/2021	www.1100.com.au
Location:	114 and 108 Rawlinson Street, Bega, NSW, 2550	

Indicative Plans

·+·	LEGEND nbn ()		
34	Parcel and the location		
3	Pit with size "5"		
25	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.		
	Manhole		
\otimes	Pillar		
2 PO - T- 25.0m P40 - 20.0m 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.		
-0 10.0m	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.		
-0	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.		
-0	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.		
-0	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.		
BROADWAY ST	Road and the street name "Broadway ST"		
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m		



Working near **nbn**™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Nondestructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.



Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.



Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

Working near nbmcablesImage: Constraint of the state of the state

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**[™] network facility damages must be reported online <u>here</u>. For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate. **nbn** will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co. Impleteness of the information contained herein and must not use this document other than with the consent of nbn co. Copyright © 2021 nbn co limited. All rights reserved.





Emergency Contacts

You must immediately report any damage to the **nbn**[™] network that you are/become aware of. Notification may be by telephone - 1800 626 329.







Index Sheet

Plans generated 02/11/21 (valid for 28 days)

Plans generated by SmarterWX™ Automate







Plans generated 02/11/21 (valid for 28 days)

Plans generated by SmarterWX™ Automate













Plans generated 02/11/21 (valid for 28 days)







Plans generated 02/11/21 (valid for 28 days)

Plans generated by SmarterWX™ Automate



Date: Tuesday, 2 November 2021

To: Sarah Dale

Company: NGH

Address: 54 Hudson Street Hamilton NSW 2303

ELECTRICAL CABLE LOCATION

Dear Sarah Dale

With reference to your enquiry:

- Location: 114 and 108 Rawlinson Street Bega NSW 2550
- Sequence No: 204773737
- Dial Before You Dig Job No: 30818672
- Dial Before You Dig Customer No: 3069585



CRITICAL UNDERGROUND ASSETS IN AREA – DO NOT COMMENCE EXCAVATION BEFORE CALLING TECHNICAL ENQUIRIES ON 13 23 91.



CABLE/PIPE LOCATION Assets were found in the search area

COMPANY NAME:	NGH
ATTENTION:	Sarah Dale
SEARCH LOCATION:	114 and 108 Rawlinson Street Bega NSW 2550
SEQUENCE NO:	204773737
DATE:	Tuesday, 2 November 2021

Provision of Plans:

Please find enclosed plans depicting approximate locations of **Essential Energy** assets in the search location. *The excavator must not assume that there may not be assets owned by <u>other</u> network operators in the search location.*

Underground assets searched for	Underground assets found
Essential Energy Electrical	
Essential Energy Water & Sewerage	

Plans are updated from time to time to record changes to underground assets and may be updated by Essential Energy without notice. In the event that excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained.

The excavator must retain the plans on site for the duration of the works.

The excavator shall report all damage made to Essential Energy assets immediately. Note that damage includes gouges, dents, holes and gas escapes.

IN CASE OF EMERGENCY OR TO REPORT DAMAGE: PHONE 13 20 80

DISCLAIMER

Please be aware that plans may **not** reflect alterations to surface levels or the position of roads, buildings, fences etc. **Cable and pipe locations are approximate** and the plans are **not** suitable for scaling purposes. *Essential Energy* does not retain plans for privately-owned underground electrical or water & sewerage assets located on private property. **Privately-owned underground electrical assets located on private property are the responsibility of** <u>the owner</u>.

The plans have been prepared for Essential Energy's sole use and benefit. **Essential Energy cannot and does not** warrant the accuracy or completeness of the plans. Essential Energy supplies them at no cost with the object of reducing the serious risk of unintentional damage being caused to its cables and pipes. **Essential Energy does not** accept any responsibility for any omissions, inaccuracies or errors in the plans, or any reliance place on the material. Any reliance placed on any plan provided in response to your request is at your own risk.

Page 1 of 2



Essential Energy retains all intellectual and industrial property rights which exists or may exist in or with respect to the plan(s). The material provided is not to be copies or distributed beyond you.

You release Essential Energy from and against all claims, demands, actions and proceedings arising out of or in any way related to the use of the provided material.

Location of Assets on Site:

The plans indicate only that cables and pipes may exist in the general vicinity – they do not pinpoint the exact location of the cables and pipes.

If it is found that the location of cables or pipes on the plans can be improved, please notify Essential Energy on 13 23 91 (or fax 1800 354 636).

All individuals have a duty of care they must observe when working in the vicinity of underground cables and pipes. It is the excavator's responsibility to visually expose the underground cables and pipes manually, ie. by using hand-held tools and non-destructive pot-holing techniques prior to any mechanical excavation. The excavator will be held responsible for all damage caused to the Essential Energy network or cables and pipes, and for the costs associated with the repair of any such damage. The excavator will also be held responsible for all damage caused to any persons.

When digging in the vicinity of underground assets, persons should observe the requirements of the applicable Codes of Practice published by the NSW Work Cover Authority or Safe Work Australia, and any amendments from time to time by the Authorities, including although not limited to:

- Excavation Work
- Managing Electrical Risks in the workplace
- How to manage and control asbestos in the workplace

(Please refer to https://www.workcover.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice).

When digging in the vicinity of **electrical assets** persons should observe the requirements of the **Electricity Supply Act 1995.**

Persons excavating near live underground electrical reticulation and/or earthing cables **must exercise extreme** caution at all times and adhere to the requirements of Essential Energy's Electrical Safety Rules. (These are available on our website: <u>http://www.essentialenergy.com.au/content/safety-community</u> and include • Work near Essential Energy's Underground Assets:

- <u>http://www.essentialenergy.com.au/asset/cms/pdf/contestableWorks/CEOP8041.pdf</u> , and
 Asbestos Fact Sheet:
 - http://www.essentialenergy.com.au/asset/cms/pdf/safety/AsbestosFactSheet.pdf

In some situations these procedures call for work to be performed by authorised staff.

Should there be any doubt as to the exact location of any underground electrical assets, and the potential for conflict with live underground cables caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit by an Essential Energy representative. No construction or mechanical excavation work is to commence prior to this on-site visit and approval being obtained.

When digging in the vicinity of water or sewer assets persons should observe the requirements of the Water Management Act 2000.

Should there be any doubt as to the exact location of any underground water and sewer assets, and the potential for conflict with underground water and sewer pipes caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit. No construction or excavation work is to commence prior to this on-site visit and approval being obtained.

Prior Notification:

Please note that for excavation depths greater than 250mm near power poles and stays you should allow for **advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out the inspection at the site a **minimum of fourteen (14) working days prior to work commencing**. This service may incur a fee and this can be negotiated with the local Area Coordinator at the time of making the appointment. Failure to give reasonable notice to the local Area Coordinator may result in disruption to Essential Energy's planned works program in the district and could incur an extra charge over and above the normal rate for this service.

For further information please call 13 23 91.



Telstra DBYD Data Extraction

For non-ground breaking activities -

*Planning and design, conveyancing, tendering, educational or research, other data gathering

Note - The supply of any Telstra data for non ground breaking activities is at Telstra's discretion. Data supply may be refused on commercial, privacy, security or other reasons.

*Planning and design requests submitted by identified utilities intending works on their own assets ***may** be exempt from the \$120 (GST inc) extraction fee for Standard Telstra Responses for non ground breaking activities. This is at Telstra's discretion and conditions may apply. Data extraction fees for all non standard responses however will still apply. Eg for large projects or non standard formats.

The supply of any data for non ground breaking activities is not subject to a 48hr response time; however Telstra will endeavour to respond within 48hrs for all standard responses. Please contact us directly for any urgent requests.

Standard Telstra Response - for non ground breaking activities \$120 (GST inc)

Criteria - Each request only requires a single delivery from Telstra (as in 1 request 1 Delivery). A single delivery is either -

• **1 x Email with 1 x PDF map file** containing one or two A3 map pages (depending on network). *Covers areas up to approx 500m in size.*

or-

• **1 x Email with 1 x DWF map file**. Covers areas up to approx 3km in size.

or-

• **1 x *Posted delivery**.- (*only if email unavailable or at Telstra's discretion)

Posted is either -

- Posted softcopy of standard response on disk
- or-
- Posted printed hardcopy maximum of 2 x A3 sheets only.

Non-Standard Response – for non ground breaking activities (fees apply)

Data Use Agreement (required for DXF format) **\$360** (GST inc)

Projects - If a response takes more than 30mins to extract data in any format will be at an hourly rate (\$240 per hour GST inc).

- Projects that take 1 day or longer will be quoted individually.
- (All data will be provided in softcopy only not printed).

Note - Multiple part requests through DBYD for one project will be amalgamated and considered a single project for data extraction charging purposes. Posted responses cannot be delivered within 48hrs, allow several days for delivery. Postage is by Australia Post standard delivery. Express delivery at additional cost. All prices and specifications are subject to change.

TELSTRA CORPORATION LIMITED (ABN 33 051 775 556) || TELSTRA PLAN SERVICES | June 2017)



Telstra DBYD Data Extraction

For ground breaking activities -

*Manual or mechanical excavation, horizontal boring, vertical boring, blasting

Standard Telstra Response – for ground breaking activities cost to requestor - \$nil

- **Criteria** Each request only requires a single delivery from Telstra (as in 1 request 1 delivery). A single delivery is defined as either -
 - **1 x Email with 1 x PDF map file** containing one or two A3 map pages (depending on network). *Covers up to approx 500m.*

or-

• 1 x Email with 1 x DWF map file. Covers up to approx 3km.

or-

- 1 x *Posted delivery for customers requesting a response for their principal place of residence only, (and only when email delivery is unavailable or at Telstra's discretion).
 Either -
 - Posted printed hardcopy (A3 sheets only- at Telstra's discretion)

Non-Standard Telstra Response – for ground breaking activities (fees apply)

An extraction fee is incurred if the response exceeds a standard response i.e. -

- Use of data requires a data use agreement (for example DXF format)
- o If an individual job or project requires more than a single delivery (as defined above)
- Specific printing and/or posting of requests that are not for the principle place of residence
- Any other response other than a Standard Telstra Response for ground breaking activities

Data extraction costs for ground breaking activities -

- Posted <u>hardcopy</u> of standard response i.e. when not principle place of residence max of 2 x A3 sheets (at legible scale) \$120 GST inc. Note large areas will not be printed and posted.
- Requires Data Use Agreement i.e. requirement for DXF files **\$360** (GST inc)
- Non standard response over 30 mins extraction time for softcopy will be at an hourly rate (\$240 per hour GST inc).
- Projects that take 1 day or longer will be quoted individually.

Note - Multiple part requests through DBYD for one project will be amalgamated and considered a single project for data extraction charging purposes. Printing/posting fee exemptions may be provided at Telstra's discretion. Postage is by Australia Post standard delivery. All posted plans will normally be extracted within 48 hrs; time in transit through post is additional and may take several days Express delivery at additional cost. All prices and specifications are subject to change. Data extraction fees are based on various criteria including the principal excavation activity selected by the customer on the DBYD website. Telstra reserves the right to vary its fees in circumstances where the principal excavation activity is varied or misrepresented by the customer.

TELSTRA CORPORATION LIMITED (ABN 33 051 775 556) || TELSTRA PLAN SERVICES | June 2017)

То:	Sarah Dale
Phone:	Not Supplied
Fax:	Not Supplied
Email:	sarah.m.d@nghconsulting.com.au

Dial before you dig Job #:	30818672	
Sequence #	204773736	YOU DIG
Issue Date:	02/11/2021	www.1100.com.au
Location:	114 and 108 Rawlinson Street, Bega, NSW, 2550	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results	
Communications	Asset identified	
Electricity	No assets	

In this notice **nbn™ Facilities** means underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by **nbn™**

Location of **nbn™** Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- nbn's records indicate that there <u>ARE</u> nbn[™] Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above.You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate nbn[™]

Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** <u>Commercial Works</u> website to complete the online application form. If you are planning to excavate and require further information, please email <u>dbyd@nbnco.com.au</u> or call 1800 626 329.

Notes:

- 1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
- 2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
- 3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

- nbn does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate nbn[™] Facilities during any activities you carry out on site).
- 2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
- 3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
- 4. In carrying out any works in the vicinity of **nbn™** Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
- 5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as nbn[™] fibre optic,copper and coaxial cables,and power cable feed to nbn[™] assets).Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
- 6. You must take all reasonable precautions to avoid damaging **nbn™** Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
- The safety of the public and other workers must be ensured.
- All excavations must be undertaken in accordance with all relevant legislation and regulations.
- 7. You will be responsible for all damage to **nbn™** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
- 8. You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone 1800 626 329.
- 9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

State/Territory	Documents
	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
National	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric
	Lines (Draft)
	Occupational Health and Safety Act 1991
	Electricity Supply Act 1995
NSW	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
WA I	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

Thank You,

nbn DBYD

Date: 02/11/2021

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

Copyright © 2021 nbn co Limited. All rights reserved.



When working near underground electrical infrastructure

NSW legislation requires people who are planning to do excavation work to obtain copies of underground electricity cable plans through Dial Before you Dig (Phone 1100) and to make sure that the plans are no more than 30 days old when excavation commences.

The aim of the legislation is to ensure that when workers dig or drive items near underground electricity cables, ducting, and pipes, they will establish the exact location of the cables and thus avoid coming into contact with them or damaging them. These items carry vital services such as electricity, water, gas and communications, and establishing their location before digging will help ensure worker safety and prevent damage to the network which may cause disruption of essential services to local communities.

Excavate safely and protect underground assets

Dial Before You Dig (DBYD) is the first step to excavating safely. You should use DBYD when you will be undertaking (but not restricted to) the following:

- Any excavation using machinery digging deeper than 150mm. This includes but is not restricted to back hoes, excavators, borers & kanger hammers (ploughing or ripping activities)
- Any excavation using hand tools deeper than 300mm which includes shovels, spades and crow bars
- Any vertical or horizontal boring.

Note: The above examples are general and may not cover all situations in the regulations where a DBYD would be required e.g. driving metal posts in the ground.

Regardless of the size of your project you should lodge an enquiry with DBYD before commencing work. This applies to small tasks like backyard landscaping, driving items into the ground as well as heavy work such as directional boring or directional drilling. DBYD strive to respond to enquiries within two business days.

Dial Before You Dig

- > Phone 1100
- > Web <u>www.1100.com.au</u>
- Download the DBYD iPhone app



The Essential First Step

When a DBYD has been obtained, contact Essential Energy on **13 23 91** to identify any underground pipes and/or cables in the vicinity of excavation works to be carried out. Allow at least **two weeks or 10 working days advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out an onsite inspection if required. This service may incur a fee & should be stated at the time of making the appointment.

In the event the excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained. The excavator **must** retain the plans on site for the duration of the excavation works.

Your responsibility

All individuals have a duty of care they must observe when working in the vicinity of underground cables, ducts and pipes. Be aware of the requirement set out in the latest WorkCover Codes of Practice 'Work near Underground Assets Guideline' and 'Work near Overhead Powerlines' which can be viewed at **www.workcover.nsw.gov.au** or you can purchase a copy of the Code of Practice by contacting WorkCover on 1300 799 003.

You should also be familiar with Essential Energy's operational procedures 'Work near Essential Energy's underground assets' CEOP8041 and 'Construction work near electricity network' CEOP1116, which can be found at essentialenergy.com.au/construction

- Employers: If you're an employer or employing someone to excavate, complete construction or drive items into the ground even at home you have a legal obligation to ensure their safety
- Excavators: It is the excavator's responsibility to visually expose the underground pipes and cables manually before any construction begins.

Note – when excavating involving high pressure water or compressed air to break up the ground, which is then removed by a powerful vacuum unit to expose critical utilities after they have been electronically located to confirm identity, size, number of services and depth, checks should be carried out to ensure the pressure is acceptable for all cables and other assets which may be found prior to commencing pot holing by this method. Warning: CONSAC cables shouldn't be potholed by this method and must be de-energised before any work carried out near them. It's recommended to only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi).

Be safe, because they need you

No Go Zone for powered excavation

Extract from WorkCover "Work near Underground Assets"

TABLE 1: Types of assets and limits of underground approach

Assets	Clearances	No Go Zone for Powered Excavation	Controls	Typical Depths
Low voltage electricity cables – voltages less than or equal to 1000V (1kV)	Close proximity with the use of hand tools	300 mm	Must contact asset owner for specific conditions	450 – 750 mm
Electricity conductors from 11,000V (11kV) up to 33,000V (33 kV)	Close proximity with the use of hand tools	600 mm	Must contact asset owner for specific conditions	900 mm
Underground sub-transmission cables 33,000V up to 132,000V (132 kV)	Must contact asset owner	Must contact asset owner	Must be carried out under the supervision of the asset owner	900 mm
High Voltage Electricity cables – voltages from 1000V (1kV) up to (33 kV)	Close proximity with the use of hand tools	Must contact asset owner	Must contact asset owner for specific conditions	600 - 1000 mm
Extra High Voltage Electricity Transmission cables – voltages above (132 kV) and 330,000V (330 kV)	Must contact asset owner	Must contact asset owner	Work must be carried out under the supervision of the asset owner	800 - 1200 mm

How to expose cables or pipes

Location plans provide an indication of the presence of underground assets only; they do not pinpoint the exact location. This is why manual exposure is required, which can be done by potholing. Underground assets must first be exposed by pot-holing with non-conductive tools to identify their location. Excavation with hand tools shall be carried out carefully up to, but not closer than, the minimum distances specified in Table 1. Several potholes may need to be dug manually to determine and satisfy yourself of the exact locations of cables or pipes to avoid any mishaps. Manual pot-holing needs to be undertaken with extreme care, common sense and while employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable. Look out for sand, plastic strips or specially marked bricks when excavating, which signal the presence of underground cables.

Only once all underground assets have been located, marked and protected against damage can the excavation proceed with caution.

No Go Zone for powered excavation

Directional boring is powered excavation and contact with the asset owner must be made before excavation takes place. For directional boring across the line of an asset a minimum clearance of **300 mm** from the asset shall be maintained. When boring across the line of an underground asset, the location of the asset/s shall be positively proven by hand digging (pot-holing) or by another approved method and a safety observer appointed.

Note: Where the risk assessment identifies a potential risk of making contact with either underground assets, safety observer/s would be required. The safety observer's responsibility is to ensure that approach distances from underground and overhead assets are maintained.

For boring under electricity cables, the only true way of knowing where the directional drill is, is to "see" it. It is necessary to excavate a slit trench at right angles to the approaching drill and 500mm deeper than the asset being protected and beside the cables to confirm the depth of the cables and ensure the drill is not within the minimum approach distance of the cable (specified in Table 1).

For directional boring parallel to the asset and at the level of the asset, a clearance of **500 mm** shall be maintained from the edge of the nearest asset and pot holed at 10m intervals to ensure clearances are maintained with a safety observer appointed.

The four Ps of safe excavation

- Plan Plan your job. Use the Dial Before You Dig service before your job is due to begin to help keep your project safe. Contact Essential Energy on 13 23 91 to identify any underground pipes and/or cables in the vicinity
- Pothole Potholing (digging by hand) is a method to assist in establishing the exact location of all underground infrastructure. Only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi)
- 3. Protect Protecting and supporting exposed infrastructure is the excavator's responsibility. Always erect safety barriers in areas at risk to protect underground networks
- 4. Proceed But ONLY when you have <u>planned</u>, <u>potholed</u> and put the <u>protective</u> measures in place.

Be safe, because they need you



Digging safely

You cannot be too careful when it comes to safe excavation. Avoiding underground ducting pipe and cable damage is as simple as having the right tools, the right skills and the right information.

- Study the plans you receive from asset owners thoroughly
- > Check to see if they relate to the area you requested and make sure you understand them. If you are unclear about what the symbols mean or how to proceed, contact the relevant network owner
- > Check the work area for other forms of electrical equipment, including street lights, ground substations, phone boxes or traffic lights – all good indicators that underground cables will be present
- Remember underground cables can also be present even if overhead powerlines have been identified
- Never assume the depth or alignment of pipes and cables. Installed networks assets may not have been installed in a straight line
- Always observe any instructions stated on the plans provided by the asset owner
- Remember, plans and maps identifying the location of underground cables and depths can alter after road upgrades or developments and underground assets may be as little as a few millimetres below the surface
- Other service lines (for example gas mains (pipes) and communication cables) can also be present.
 Shared trenches are frequently used on underground runs to premises
- New electrical cables are sometimes laid using existing old conduits
- > Various methods of protecting underground cables may be utilised (for example electrical bricks, conduits, concrete or flat PVC barriers) or may be direct buried or installed by under-boring methods which may have no visual disturbance of the ground
- Ensure overhead & electrical structures aren't undermined during excavation.

Earth cables

Earth cables are an important part of all electrical installations and have two main purposes:

- > To safeguard against the possibility of danger to life
- To maintain the good working order of the electrical network.

They can have potentially dangerous electrical current flowing through them. Usually they have a green and yellow covering but could be a bare cable buried directly in the ground.

Even if the map provided does not show underground cables, earth cables may be present. These earth cables are usually associated with electrical equipment located on the pole such as transformers, switching equipment, permanent earthing points or Padmount / kiosk subs.

It's recommended that if any excavation is to take place within **10m** of a power pole with a cable running down it into the ground, contact is made with Essential Energy on **13 23 91** to have the earthing system located. While an effort is made to install the earthing under the powerline and guy if installed, sometimes circumstances may require a variation to this, so done assume where they are installed. The distance and configuration that the earthing cable is installed varies due to the soil conditions and system type (e.g. Single wire earth return (SWER)).

Additional earthing electrodes stakes may be installed to ensure the required earthing reading is obtained.

WARNING:SWER installations

- > Contacting SWER earthing can be deadly
- > Voltage is present on SWER transformer earthing systems either at 12.7 kV or 19.1kV
- > NO excavation is allowed within 10 metres of a SWER transformer pole.

Excavating around electrical poles

Anyone intending to excavate around any electrical item risks serious injury or death as a result of contact with underground cables or the earthing system.

Assets around poles

For excavation depths greater than 250mm near power poles and stays you must arrange for an Essential Energy representative to attend the worksite 2 weeks prior to work commencing. Call Essential Energy on 13 23 91. More information is available in Essential Energy's operational procedure, 'Work near Essential Energy's underground assets: CEOP8041' which can be found at essentialenergy.com.au/construction

Unless otherwise agreed, underground assets and other obstructions around poles are to be kept a minimum distance of 300mm from the periphery of the pole, to allow inspections by the asset owner employees.

No excavation within 10 metres of a SWER transformer pole is to occur without the approval of the local electricity asset owner. It should be noted that the NSW Service and Installation Rules require a sketch of the underground service/consumers mains to be marked inside the switchboard.

The risks are higher for those earthing systems of the SWER constructions as the earthing is utilised as the return path.

Be safe, because they need you



Typically any electrical item installed on a pole will have an earth wire running down the pole into the ground, which includes:

- > Transformers in urban and rural situations
- Isolation, protection and regulation items. >

Transformers located on the ground (padmount and kiosk), besides having underground electrical cables, will have an earthing system installed around them.

Damaged earthing

If an earth cable has been damaged, maintain a clearance of eight (8) meters and contact Essential Energy on 13 23 91. DONT ATTEMPT to re-join the cable - this will place you at serious risk.

Operating near underground cables and earths

- Underground cables should never be moved or relocated unless under the express authority of the organisation or person responsible for the powerlines
- The excavator shall report all damage made to Essential Energy assets immediately. Damage includes: gouges, dents, holes and gas escapes
- Never undermine poles, cables, earthing cable, padmount and kiosk substations.



Above: Poles with become unstable if undermined

Make sure it can't go wrong

You should ensure that people at work, their equipment (tools and plant) or materials do not come within close proximity to underground powerlines unless:

- A written risk assessment has been completed and a > safe system of work implemented
- The relevant safety precautions and worker training requirements, including WorkCover Codes of Practice and Essential Energy's requirements, have been implemented and complied with.

If working in close proximity to underground cables is unavoidable and the risk assessment has been completed, the following should be considered to control the risks and ensure work safety:

- Have the power switched off by Essential Energy >
- Consider all conductors as live unless it is positively > known they have been de-energised
- Where appropriate, provide ground markings to > identify location and warn workers of the presence of underground power and other assets.

Emergency situations

In the event that contact with an underground powerline occurs or cables are exposed or damaged, remembering the following points could help save a life:

- If the situation is at all life threatening, immediately contact the Emergency Services on 000 (triple zero)
- Call Essential Energy's 24-hour supply interruptions > line - 13 20 80 to switch off the power if required or report damage or exposure cables / conduits
- If any other underground assets are damaged you should contact the affected asset owners immediately



- Treat underground cables as alive, even if they appear to be dead
- Keep everyone at least eight metres away from the incident site, the person or any machinery making contact with underground cable
- Don't panic or touch the person > receiving the electric shock this could place you at risk
- Untrained, unequipped persons should not attempt to rescue a person receiving an electric



shock. All too often secondary deaths occur when others go to the aid of earlier victims

- Remain on/inside the machinery until the supply is disconnected
- If possible, break contact between the machinery and underground cable.

For more information

Essential Energy's Public Safety team is available to facilitate Electrical Awareness sessions and discuss any questions relating to electrical safety. For more information on electrical safety please call

- Essential Energy General Enquiries 13 23 91 >
- Essential Energy Supply Interruptions 13 20 80 >
- > WorkCover NSW 13 10 50
- Dial Before You Dig www.1100.com.au 1100 >
- > Follow us
- or visit essentialenergy.com.au/safety >

Safety first: Before you dig or drive items into the ground

- 1. Contact DBYD
- DO NOT attempt to excavate with in 10m of any power pole or electrical item
- Contact Essential Energy on 13 23 91 for assistance to locate cables and earthing З.
- Locate asset: Pot-hole Δ
- Proceed only if you have satisfied yourself it is safe.







Telstra account/invoice activation form



This form is to activate an account for invoicing for Telstra 'Dial Before You Dig' responses that have a data extraction fee. Requests that have a data extraction fee include -

(A) Planning & Design, Tendering, Conveyancing, Sub-division

(all the DBYD activity types listed above have a Telstra data extraction fee)

(B) Large projects or other non standard responses

(for example data use agreements or large areas that have to be manually extracted)

Please Note

- If you do not wish to be invoiced for Telstra DBYD repsonses that incur a Telstra data extraction fee (as listed in A and B above) then simply do not fill out and return this form.
- By not activating an account for invoicing then any Telstra DBYD request that has a data extraction fee will be automatically 'no actioned'.
- Details of applicable data extraction fees an be found in the document 'Data Extraction Fees' (should be included as attachment in email)
- If you are breaking ground (excavating for example) you will need to resubmit the DBYD request with the applicable ground breaking activity description. For example, 'mechanical excavation'.

Company Name (or Private Name) & ad	ldress	ABN (if business)	
Contact name for accounts (If different to	o your own name)	Account contact phone number	
Email address for accounts			
Authorised users of the account (use se DBYD caller ID	parate sheet if more required) User Name		Contact Number
Your Name	Contact Number		Date
Please forward completed form to - <u>NI.Planservice@team.telstra.com</u>			
	Post - Telstra Plan Services Locked Bag 3820 Brisbane Qld 4001		
Enquiries - <u>NI.Planservice@tean</u>	n.telstra.com		
or Anthony 07 3455 2365 (altern	ately 1800 653 935)		

Appendix E Planning Certificate 10.7 and 10.5



PO Box 492, Bega NSW 2550 P. (02) 6499 2222 F. (02) 6499 2200 E. council@begavalley.nsw.gov.au

ABN. 26 987 935 332 **DX.** 4904 Bega

Planning certificate under Section 10.7(2) Environmental Planning and Assessment Act 1979

Applicant:	InfoTrack		
	DX 578		
	SYDNEY NSW 2000		
Certificate No:	24625	Receipt No:	1778228
Certificate Date:	10/11/2021	Applicant's Ref:	Bega NGH
Duranta		A 2550	
Property:	108 Rawlinson Street BEGA 2550		
Description:	Lot: 2 DP: 516738	Parcel No:	1282

In accordance with the requirements of section 10.7(2) of the *Environmental Planning and Assessment Act 1979,* the following prescribed matters relate to the land at the date of this certificate.

1 Names of relevant planning instruments and DCPs that apply to the carrying out of development on the land

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

Bega Valley Local Environmental Plan 2013

- State Environmental Planning Policy No. 21 Caravan Parks
- State Environmental Planning Policy No. 33 Hazardous and Offensive Development
- State Environmental Planning Policy No. 36 Manufactured Home Estates
- State Environmental Planning Policy No. 50 Canal Estate Development
- State Environmental Planning Policy No. 55 Remediation of Land
- State Environmental Planning Policy No. 64 Advertising Signs
- State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development
- State Environmental Planning Policy No. 70 Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX 2004)
- State Environmental Planning Policy (Concurrences) 2018
- State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Koala Habitat Protection) 2020
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Urban Renewal) 2010
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

(b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft State Environmental Planning Policy (State and Regional Development SEPP – Water Treatment Plants)

Draft State Environmental Planning Policy (Remediation of Land SEPP)

Draft Local Environmental Plan (Planning Proposal) to amend clause 4.1A

Minimum site area for dwelling houses, dual occupancies, multi dwelling housing and residential flat buildings in certain zones

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

Bega Valley Development Control Plan 2013

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone:

(a) The identity of the zone

Zone R2 Low Density Residential

(b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent

Environmental protection works; Home businesses; Home industries; Home occupations

(c)The purposes for which the instrument provides that development may not be carried out within the zone except with development consent

Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Hostels; Jetties; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Water recreation structures; Wharf or boating facilities

(d) The purposes for which the instrument provides that development is prohibited within the zone

Any development not specified in item 2 b) or c)

(e) Are there any development standards applying for the land that fix minimum dimensions for the erection of a dwelling house on the land?

Yes, 550sqm. However, development consent may be not granted to the erection of a dwelling house on an unsewered allotment in the R2 Low Density Residential zone, R3 Medium Density Residential Zone, RU5 Village Zone or B4 Mixed Use Zone that is less than 2000sqm. See Clause 4.1A of the Bega Valley Local Environmental Plan 2013 for details.

(f) Does the land include or comprise critical habitat?

Council does not have any notification of where critical habitat is located within the Bega Valley Shire. Council is aware that a number of endangered species and endangered ecological communities do exist in the Shire. It is strongly recommended that the purchaser make their own enquiries with regard to critical habitat.

(g) Is the land in a conservation area?

No, the land is not in a conservation area.

(h) Is an item of environmental heritage situated on the land?

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

3 Complying development

Is the land, land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*? If complying development may not be carried out on that land because of the provisions of clauses 1.17A(1)-(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy, what are the reasons why it may not be carried out?

(a) Housing Code

Yes. Complying development under the General Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(b) Rural Housing Code

Yes. Complying development under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(c) Low Rise Housing Diversity Code

Yes. Complying development under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(d) Housing Alterations Code

Yes. Complying development under the Housing Internal Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(e) General Development Code

Yes. Complying development under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(f) Commercial and Industrial Alterations Code

Yes. Complying development under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(g) Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Alterations) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(h) Container Recycling Facility Code

Yes. Complying development under the Container Recycling Facility Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(i) Subdivision Code

Yes. Complying development under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(j) Demolition Code

Yes. Complying development under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(k) Fire Safety Code

Yes. Complying development under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4B Annual charges for coastal protection services under *Local Government Act 1993*

Has the owner (or any previous owner) of the land consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

No.

5 Mine subsidence

Is the land proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*?

No, the land is not within an area proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

6 Road widening and road realignment

Is the land affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993, or

No

(b) any environmental planning instrument, or

No

(c) any resolution of the council?

No

7 Council and other public authority policies on hazard risk restrictions

(a) Is the land affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:

(i) land slip

No

(ii) bushfire

No

(iii) tidal inundation

No

(iv) subsidence

No

(v) acid sulphate soils

No

(vi) coastal hazard

No

(vii) any other risk (other than flooding)

No

Note: The fact that the subject land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

(b) Is the land affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:

(i) land slip

No

(ii) bushfire

No, the subject land is not bushfire prone land.

(iii) tidal inundation

No

(iv) subsidence

No

(v) acid sulphate soils

No

(vi) coastal hazard

No

(vii) any other risk (other than flooding)

No

Note: The fact that the subject land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A Flood related development controls information

(a) Is the land or part of the land within the flood planning area and subject to flood related development controls?

No (However it is strongly recommended that the purchaser make their own enquiries in regard to flooding).

(b) Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

Bega Valley Shire Council currently does not have any flood related development controls for land between the flood planning area and the probable maximum flood.

Note: 'Flood planning area' and 'probable maximum flood' have 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.

8 Land reserved for acquisition

Does any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*?

No, an environmental planning instrument or proposed environmental planning instrument referred to in clause 1 does not make provision in relation to the acquisition of the land by a public authority.

9 Contribution plans

The name of each contribution plan applying to the land

Bega Valley Section 94 & 94A Contribution Plan 2014 Bega Valley Shire Council Development Servicing Plan for Sewerage February 2013 Bega Valley Shire Council Development Servicing Plan for Water February 2013

Procedure 4.07.5 'Water Supply & Sewerage Section 64 Charges' applies to all vacant allotments and developed allotments within areas mapped in the current Bega Valley Water Supply and Sewer Development Servicing Plans. You can view this on Council's website at www.begavalley.nsw.gov.au under the heading Council and Infrastructure. As this lot may be affected by this Procedure, any prospective purchaser is strongly advised to read the document to be fully aware of its implications prior to purchase.

9A Biodiversity certified land

Is the land biodiversity certified land under part 8 of the *Biodiversity Conservation Act 2016*?

No

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

To the extent that the council has been notified by the Chief Executive of the Office of Environment and Heritage, is the land identified as a biodiversity stewardship site under Part 5 of the *Biodiversity Conservation Act 2016*?

No, the land is not affected by a biodiversity stewardship agreement under Biodiversity Conservation Act 2016, but only to the extent that Council has been notified by the Chief Executive of the Office of Environment and Heritage.

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

10A Native vegetation clearing set asides

Has Council been notified whether the land contains as set aside area under section 60ZC of the *Local Land Services Act 2013*?

No

11 Bush fire prone land

Is any of the land bush fire prone land (as defined in the *Environmental Planning and Assessment Act 1979*)?

See question 7 (a)(ii) and (b)(ii)

12 Property vegetation plans

Has council been notified whether the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies to the land?

No, Council has not been notified of the existence of a property vegetation plan.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Has council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

No, Council has not been notified of an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14 Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the *Environmental Planning and Assessment Act 1979* does not have effect?

No, Council is not aware of a direction by the Minister that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Environmental Planning and Assessment Act 1979 does not have effect.

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:

Has a current site compatibility certificate (seniors housing), of which the council is aware, been issued under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Has a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued

17 Site compatibility certificates and conditions for affordable rental housing

Has a current site compatibility certificate (affordable rental housing), of which the council is aware, been issued under clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued

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.

No

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

No

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

No

19 Site verification certificates

Has a current site verification certificate of which the council is aware, been issued under clause Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 in respect of the land?

No

20 Loose-fill asbestos insulation

Bega Valley Shire Council has been identified as a local government area where some residential homes may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

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

Contact NSW Fair Trading for further information.

21 Affected building notices and building product rectification orders

(1) Is there any affected building notice of which Council is aware that is in force in respect of the land?

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

(2) Is there 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 in force in respect of the land.

Note:

Affected building notice has the same meaning as Part 4 of the *Building Products* (Safety) Act 2017.

Building product rectification order has the same meaning as Part 4 of the *Building Products (Safety) Act 2017.*

NOTE:

Note: The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997:*

(a) Is the land (or part of the land) significantly contaminated land with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

(b) Is the land subject to a management order within the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

(c) Is the land the subject of an approved voluntary management proposal with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

(d) Is the land subject to an ongoing maintenance order with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

(e) Is the land subject of a site audit statement that has been provided to the Council within the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

CAUTION:

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referenced in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by the Department of Planning and Environment.

Should any additional information be required, please contact Council's Customer Service and Administration section to obtain the procedure and cost of the relevant development or planning enquiry.



PO Box 492, Bega NSW 2550 P. (02) 6499 2222 F. (02) 6499 2200 E. council@begavalley.nsw.gov.au

ABN. 26 987 935 332 **DX.** 4904 Bega

Planning certificate under Section 10.7(5) Environmental Planning and Assessment Act 1979

Applicant:	InfoTrack		
	DX 578		
	SYDNEY NSW 2000		
Certificate No:	24626	Receipt No:	1778228
Certificate	10/11/2021	Applicant's	Bega NGH
Date:		Ref:	
Property:	108 Rawlinson Street BEGA 2550		
Description:	Lot: 2 DP: 516738	Parcel No:	1282

In accordance with the requirements of section 10.7(5) of the *Environmental Planning and* <u>Assessment Act 1979</u>, the following prescribed matters relate to the land at the date of this certificate.

1 Is the land affected by Council's preservation of trees or vegetation provisions?

Yes, see Clause 5.6 of the Bega Valley Development Control Plan 2013. Clause 5.6 applies to land zoned RU5, R2, R3, R5, B1, B2, B4, IN1, IN2, SP2, SP3, RE1, RE2, E2, E3 and E4.

2 The following development consent has been granted by Council within the previous five years.

Development Applications

None

Complying Developments

None

3 Has any development consent with respect to the subject land been granted by the Minister for Planning?

No

4 Does any order under the Heritage Act 1977 affect the land?

No

5 Does the subject land contain land that is classified as being steep? That is, it has a gradient of equal or greater than 15% or 7.5°.

No

6 Does the subject land fall within an extractive industry buffer?

No

CAUTION:

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referenced in this certificate.

When advice in accordance with Section 10.7(5) of the *Environmental Planning and* <u>Assessment Act 1979</u>, (the Act) is requested the Council is under no obligation to furnish any advice. If advice is provided, Council draws your attention to section 10.7(5) and section 145B of the Act which have the effect that the Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Should any additional information be required, please contact Council's Customer Service and Administration section to obtain the procedure and cost of the relevant development or planning enquiry.



PO Box 492, Bega NSW 2550 P. (02) 6499 2222 F. (02) 6499 2200 E. council@begavalley.nsw.gov.au

ABN. 26 987 935 332 DX. 4904 Bega

Planning certificate under Section 10.7(2) Environmental Planning and Assessment Act 1979

Applicant:	InfoTrack		
	DX 578		
	SYDNEY NSW 2000		
Certificate	24664	Receipt No:	1778228
No:			
Certificate Date:	16/11/2021	Applicant's Ref:	Bega NGH
Property:	114 Rawlinson Street BEGA 2550		
Description:	Lot: 3 DP: 1187097	Parcel No:	41617

In accordance with the requirements of section 10.7(2) of the *Environmental Planning and Assessment Act 1979,* the following prescribed matters relate to the land at the date of this certificate.

1 Names of relevant planning instruments and DCPs that apply to the carrying out of development on the land

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

Bega Valley Local Environmental Plan 2013 State Environmental Planning Policy No. 21 - Caravan Parks

- State Environmental Planning Policy No. 33 Hazardous and Offensive Development
- State Environmental Planning Policy No. 36 Manufactured Home Estates
- State Environmental Planning Policy No. 50 Canal Estate Development
- State Environmental Planning Policy No. 55 Remediation of Land
- State Environmental Planning Policy No. 64 Advertising Signs
- State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development
- State Environmental Planning Policy No. 70 Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX 2004)
- State Environmental Planning Policy (Concurrences) 2018
- State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Koala Habitat Protection) 2020
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Urban Renewal) 2010
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

(b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979* (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft State Environmental Planning Policy (State and Regional Development SEPP – Water Treatment Plants)

Draft State Environmental Planning Policy (Remediation of Land SEPP)

Draft Local Environmental Plan (Planning Proposal) to amend clause 4.1A

Minimum site area for dwelling houses, dual occupancies, multi dwelling housing and residential flat buildings in certain zones

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

Bega Valley Development Control Plan 2013

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone:

(a) The identity of the zone

Zone R2 Low Density Residential

(b) The purposes for which the instrument provides that development may be carried out within the zone without the need for development consent

Environmental protection works; Home businesses; Home industries; Home occupations

(c)The purposes for which the instrument provides that development may not be carried out within the zone except with development consent

Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Hostels; Jetties; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Water recreation structures; Wharf or boating facilities

(d) The purposes for which the instrument provides that development is prohibited within the zone

Any development not specified in item 2 b) or c)

(e) Are there any development standards applying for the land that fix minimum dimensions for the erection of a dwelling house on the land?

Yes, 550sqm. However, development consent may be not granted to the erection of a dwelling house on an unsewered allotment in the R2 Low Density Residential zone, R3 Medium Density Residential Zone, RU5 Village Zone or B4 Mixed Use Zone that is less than 2000sqm. See Clause 4.1A of the Bega Valley Local Environmental Plan 2013 for details.

(f) Does the land include or comprise critical habitat?

Council does not have any notification of where critical habitat is located within the Bega Valley Shire. Council is aware that a number of endangered species and endangered ecological communities do exist in the Shire. It is strongly recommended that the purchaser make their own enquiries with regard to critical habitat.

(g) Is the land in a conservation area?

No, the land is not in a conservation area.

(h) Is an item of environmental heritage situated on the land?

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

3 Complying development

Is the land, land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*? If complying development may not be carried out on that land because of the provisions of clauses 1.17A(1)-(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy, what are the reasons why it may not be carried out?

(a) Housing Code

Yes. Complying development under the General Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(b) Rural Housing Code

Yes. Complying development under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(c) Low Rise Housing Diversity Code

Yes. Complying development under the Low Rise Housing Diversity Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(d) Housing Alterations Code

Yes. Complying development under the Housing Internal Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(e) General Development Code

Yes. Complying development under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(f) Commercial and Industrial Alterations Code

Yes. Complying development under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(g) Commercial and Industrial (New Buildings and Additions) Code

Yes. Complying development under the Commercial and Industrial (New Buildings and Alterations) Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(h) Container Recycling Facility Code

Yes. Complying development under the Container Recycling Facility Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(i) Subdivision Code

Yes. Complying development under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(j) Demolition Code

Yes. Complying development under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(k) Fire Safety Code

Yes. Complying development under the Fire Safety Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may be carried out on this land, provided the land is not excluded under any other provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4B Annual charges for coastal protection services under *Local Government Act 1993*

Has the owner (or any previous owner) of the land consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the *Local Government Act 1993*.

No.

5 Mine subsidence

Is the land proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*?

No, the land is not within an area proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

6 Road widening and road realignment

Is the land affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993, or

No

(b) any environmental planning instrument, or

No

(c) any resolution of the council?

No

7 Council and other public authority policies on hazard risk restrictions

(a) Is the land affected by a policy adopted by the council that restricts the development of the land because of the likelihood of:

(i) land slip

No

(ii) bushfire

No

(iii) tidal inundation

No

(iv) subsidence

No

(v) acid sulphate soils

No

(vi) coastal hazard

No

(vii) any other risk (other than flooding)

No

Note: The fact that the subject land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

(b) Is the land affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council that restricts the development of the land because of the likelihood of:

(i) land slip

No

(ii) bushfire

No, the subject land is not bushfire prone land.

(iii) tidal inundation

No

(iv) subsidence

No

(v) acid sulphate soils

No

(vi) coastal hazard

No

(vii) any other risk (other than flooding)

No

Note: The fact that the subject land has not been identified as being affected by a policy to restrict development because of the risks referred to does not mean that the risk is non-existent.

7A Flood related development controls information

(a) Is the land or part of the land within the flood planning area and subject to flood related development controls?

No (However it is strongly recommended that the purchaser make their own enquiries in regard to flooding).

(b) Is the land or part of the land between the flood planning area and the probable maximum flood and subject to flood related development controls?

Bega Valley Shire Council currently does not have any flood related development controls for land between the flood planning area and the probable maximum flood.

Note: 'Flood planning area' and 'probable maximum flood' have 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.

8 Land reserved for acquisition

Does any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*?

No, an environmental planning instrument or proposed environmental planning instrument referred to in clause 1 does not make provision in relation to the acquisition of the land by a public authority.

9 Contribution plans

The name of each contribution plan applying to the land

Bega Valley Section 94 & 94A Contribution Plan 2014 Bega Valley Shire Council Development Servicing Plan for Sewerage February 2013 Bega Valley Shire Council Development Servicing Plan for Water February 2013

Procedure 4.07.5 'Water Supply & Sewerage Section 64 Charges' applies to all vacant allotments and developed allotments within areas mapped in the current Bega Valley Water Supply and Sewer Development Servicing Plans. You can view this on Council's website at www.begavalley.nsw.gov.au under the heading Council and Infrastructure. As this lot may be affected by this Procedure, any prospective purchaser is strongly advised to read the document to be fully aware of its implications prior to purchase.

9A Biodiversity certified land

Is the land biodiversity certified land under part 8 of the *Biodiversity Conservation Act 2016*?

No

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

To the extent that the council has been notified by the Chief Executive of the Office of Environment and Heritage, is the land identified as a biodiversity stewardship site under Part 5 of the *Biodiversity Conservation Act 2016*?

No, the land is not affected by a biodiversity stewardship agreement under Biodiversity Conservation Act 2016, but only to the extent that Council has been notified by the Chief Executive of the Office of Environment and Heritage.

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

10A Native vegetation clearing set asides

Has Council been notified whether the land contains as set aside area under section 60ZC of the *Local Land Services Act 2013*?

No

11 Bush fire prone land

Is any of the land bush fire prone land (as defined in the *Environmental Planning and Assessment Act 1979*)?

See question 7 (a)(ii) and (b)(ii)

12 Property vegetation plans

Has council been notified whether the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* applies to the land?

No, Council has not been notified of the existence of a property vegetation plan.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

Has council been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land?

No, Council has not been notified of an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14 Directions under Part 3A

Is there a direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the *Environmental Planning and Assessment Act 1979* does not have effect?

No, Council is not aware of a direction by the Minister that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Environmental Planning and Assessment Act 1979 does not have effect.

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:

Has a current site compatibility certificate (seniors housing), of which the council is aware, been issued under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Has a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued

17 Site compatibility certificates and conditions for affordable rental housing

Has a current site compatibility certificate (affordable rental housing), of which the council is aware, been issued under clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* in respect of proposed development on the land?

No, Council is not aware of a current site compatibility statement being issued

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.

No

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

No

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

No

19 Site verification certificates

Has a current site verification certificate of which the council is aware, been issued under clause Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 in respect of the land?

No

20 Loose-fill asbestos insulation

Bega Valley Shire Council has been identified as a local government area where some residential homes may contain loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

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

Contact NSW Fair Trading for further information.

21 Affected building notices and building product rectification orders

(1) Is there any affected building notice of which Council is aware that is in force in respect of the land?

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

(2) Is there 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 in force in respect of the land.

Note:

Affected building notice has the same meaning as Part 4 of the *Building Products* (Safety) Act 2017.

Building product rectification order has the same meaning as Part 4 of the *Building Products (Safety) Act 2017.*

NOTE:

Note: The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997:*

(a) Is the land (or part of the land) significantly contaminated land with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

(b) Is the land subject to a management order within the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

(c) Is the land the subject of an approved voluntary management proposal with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

(d) Is the land subject to an ongoing maintenance order with the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

(e) Is the land subject of a site audit statement that has been provided to the Council within the meaning of the *Contaminated Land Management Act 1997* at the date of this certificate?

No

CAUTION:

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referenced in this certificate.

Information provided under section 10.7(2) is in accordance with the matters prescribed under schedule 4 of the *Environmental Planning and Assessment Regulation 2000* and is provided only to the extent that the Council has been notified by the Department of Planning and Environment.

Should any additional information be required, please contact Council's Customer Service and Administration section to obtain the procedure and cost of the relevant development or planning enquiry.



PO Box 492, Bega NSW 2550 P. (02) 6499 2222 F. (02) 6499 2200 E. council@begavalley.nsw.gov.au

ABN. 26 987 935 332 **DX.** 4904 Bega

Planning certificate under Section 10.7(5) Environmental Planning and Assessment Act 1979

Applicant:	InfoTrack		
	DX 578		
	SYDNEY NSW 2000		
Certificate No:	24665	Receipt No:	1778228
Certificate Date:	16/11/2021	Applicant's Ref:	Bega NGH
Property:	114 Rawlinson Street BEGA 2550		
Description:	Lot: 3 DP: 1187097	Parcel No:	41617

In accordance with the requirements of section 10.7(5) of the *Environmental Planning and* <u>Assessment Act 1979</u>, the following prescribed matters relate to the land at the date of this certificate.

1 Is the land affected by Council's preservation of trees or vegetation provisions?

Yes, see Clause 5.6 of the Bega Valley Development Control Plan 2013. Clause 5.6 applies to land zoned RU5, R2, R3, R5, B1, B2, B4, IN1, IN2, SP2, SP3, RE1, RE2, E2, E3 and E4.

2 The following development consent has been granted by Council within the previous five years.

Development Applications

None

Complying Developments

None

3 Has any development consent with respect to the subject land been granted by the Minister for Planning?

No

4 Does any order under the Heritage Act 1977 affect the land?

No

5 Does the subject land contain land that is classified as being steep? That is, it has a gradient of equal or greater than 15% or 7.5°.

No

6 Does the subject land fall within an extractive industry buffer?

No

CAUTION:

The absence of any reference to a matter affecting the land shall not imply that the land is not affected by that matter not referenced in this certificate.

When advice in accordance with Section 10.7(5) of the *Environmental Planning and* <u>Assessment Act 1979</u>, (the Act) is requested the Council is under no obligation to furnish any advice. If advice is provided, Council draws your attention to section 10.7(5) and section 145B of the Act which have the effect that the Council shall not incur any liability in respect of advice provided in good faith pursuant to section 10.7(5), including the furnishing of advice in respect of contaminated land.

Should any additional information be required, please contact Council's Customer Service and Administration section to obtain the procedure and cost of the relevant development or planning enquiry.