



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site Investigation (Contamination)

Proposed Residential Subdivision Development  
Lot 35 / DP878862, Miles Franklin Drive, Talbingo, NSW

Prepared for  
Site Plus Pty Ltd

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Integrated Practical Solutions



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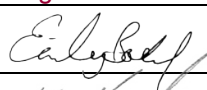

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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## Table of Contents

	Page
1. Introduction.....	1
2. Proposed Development.....	1
3. Scope of Works .....	1
4. Site Information .....	2
5. Environmental Setting .....	3
6. Site History .....	3
6.1 Title Deeds .....	3
6.2 Historical Aerial Photography .....	3
6.3 Public Registers and Planning Records .....	5
6.4 Site History Integrity Assessment .....	6
6.5 Summary of Site History .....	6
7. Site Walkover .....	7
8. Preliminary Conceptual Site Model .....	8
9. Conclusions and Recommendations .....	10
10. References .....	11
11. Limitations .....	12
 Appendix A: Drawing 1	
Appendix B: About this Report	
Appendix C: Historical Title Deeds	
Appendix D: Historical Aerial Photographs	
Appendix E: SafeWork NSW	
Appendix F: Section 10.7 Planning Certificate	
Appendix G: Photographs	

## **Report on Preliminary Site Investigation (Contamination)**

### **Proposed Residential Subdivision Development**

### **Lot 35 / DP878862, Miles Franklin Drive, Talbingo, NSW**

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## **1. Introduction**

Douglas Partners Pty Ltd (DP) was engaged by Ironstone Development Group Pty Ltd to complete this preliminary site investigation (contamination) (PSI) for a proposed development located at Lot 35 in DP878862, Miles Franklin Drive, Talbingo, NSW (hereinafter referred to as 'the site'). The site locality and layout is shown on Drawing 1, Appendix A.

The PSI was conducted in general accordance with DP's proposal 206726.00.P.001.Rev1 dated 15 February 2023.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses/activities and to comment on the need for further investigation and / or management with regard to the proposed development. It is understood that the report will be used to provide information on the contamination status of the site and to support a development application for the proposed development.

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

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

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

## **2. Proposed Development**

Based on the information provided by the client, it is understood that the proposed development involves various features including, but not limited to, 59 residential lots, a hotel, six commercial / retail precincts, an early learning centre, a playground, a landscape watercourse, boat and car parking facilities.

## **3. Scope of Works**

The scope of works for the PSI comprised:

- Review of site information, comprising published maps of acid sulfate soil (ASS) potential, geological and topographical maps / drawings and groundwater bores registered with WaterNSW;



- Review of readily available site history information including current and historic titles and deposited plans, available historical and recent aerial photographs, public databases held under the Contaminated Land Management Act 1997, the Protection of the Environment Operations Act 1997, readily accessible Council Records, the Section 10.7 (2) and (5) planning certificate and Records held in the SafeWork Stored Chemical Information Database (SCID);
- A preliminary site walkover inspection to observe conditions/situations that may indicate a potential for contamination and identify environmental receptors; and
- Preparation of this PSI report detailing the findings of the desktop-based study and walkover.

#### 4. Site Information

Site Address	Miles Franklin Drive, Talbingo
Legal Description	Lot 35 in DP878862
Approximate Area	15 ha / 150,550 m <sup>2</sup>
Zoning	Zone RU5 Village
Local Council Area	Snowy Valleys Council
Current Use	Construction material / waste storage (over north-eastern section) Vacant land (remainder of site)
Surrounding Uses	North – Talbingo Airstrip, Tumut River East – Tourist and Recreational Accommodation, low density residential South – Undeveloped agricultural land West – Undeveloped agricultural land



**Figure 1: Site Layout**

## 5. Environmental Setting

Regional Topography	The general topography of the surrounding area comprises undulating hills which slope in a north easterly direction towards the Tumut River.
Site Topography	The surface level of the site slopes in a general north / north easterly direction with an approximate change in elevation of 32 m. The highest point of 405 m relative to the Australian Height Datum (AHD) is located in the southern section of the site, and the lowest point of 335 m AHD is located in the north-western section of the site.
Geology	Reference to the 1:250 000 Wagga Wagga Geological Series Sheet (A & C, 1966) indicates that the site is underlain by Blowering Porphyry of Silurian Age, which typically comprises quartz feldspar, porphyry with minor slate greywacke, sandstone, quartzite tuff and andesite.
Naturally Occurring Asbestos	Reference to the Naturally Occurring Asbestos Map (State Government of NSW and Department of Regional NSW, 2015) indicates that the site is not mapped in an area of known occurrence of naturally occurring asbestos. However, the mapping does indicate that an area mapped as having “ <i>geological units with high asbestos potential</i> ” is present approximately 3 km south-west of the site.
Surface Water	The nearest surface water body to the site is the Tumut River, located approximately 100 m north-west of the site. The river flows in a southerly direction and widens into the Talbingo Reservoir located approximately 10 km south of the site
Groundwater	A search of the publicly available NSW registered groundwater bore database (February 2023) indicated that there are no registered groundwater bores within a 500 m radius of the site.

## 6. Site History

### 6.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix C. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented below in Table 1.

**Table 1: Historical Title Deeds**

Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
1882 / 1903 to 1910	Sarah Lampe / Henry Frederick Lampe	Agricultural (grazing)
1910 to 1916	Arthur Bryant Triggs (Grazier)	Agricultural (grazing)
1916 to 1931	Frederick George White (Grazier)	Agricultural (grazing)
1931 to 1936	Ivy Beatrice White (Married Woman)	Agricultural (grazing)

Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
1936 to 1951	Geoffrey Herbert Hooper (Grazier)	Agricultural (grazing)
1951 to 1954	Gertrude Isabell Day (Married Woman) Harry Walter Day (Grazier) George Day, the Younger (Grazier) Allan Day (Grazier)	Agricultural (grazing)
1954 to 1958	Harry Walter Day (Grazier) George Day, the Younger (Grazier) Allan Day (Grazier)	Agricultural (grazing)
1958 to 1964	Allan Day (Grazier)	Agricultural (grazing)
1964 to 2005	Snowy Mountains Hydro Electric Authority (SMHEA) <i>Now known as:</i> Snowy Hydro Limited	Commercial / Industrial or unused
2005 to 2011	Kele Property Group (NSW) Pty Limited	Unused
2011 to present	Saile No. 2 Pty Ltd	Unused

## 6.2 Historical Aerial Photography

Several historical aerial photographs were obtained from LotSearch (Report No. LS040678 EA). Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land in selected aerial photographs is presented in Table 2.

**Table 2: Summary of Historical Aerial Photographs**

Year	Site	Surrounding Land Use
1960	The site appeared to be vacant and undeveloped, possibly used for agricultural purposes (grazing). An unnamed creek flowing in a north - south direction into the Tumut River was visible bisecting the eastern portion of the site at two points in the north-eastern and south eastern section.	The surrounding land appeared to be undeveloped and possibly used for agricultural purposes. A creek flowing in a north – south direction into the Tumut River was visible approximately 20 m west of the site.
1969	The site appeared relatively unchanged from the previous photograph.	The surrounding land use appeared relatively unchanged from the previous photograph.
1972	The creek bisecting the north-eastern section of the site was no longer visible, and a hardstand area storing materials was observed in the north-eastern portion of the site. Multiple rectangular structures were visible in the eastern and central	The rectangular structures observed onsite were also visible adjacent to the site's eastern and southern boundaries. Significant development was visible to the north, east of the site including the construction of likely industrial / residential

Year	Site	Surrounding Land Use
	portion of the site, possibly lightweight residential buildings associated with the Snowy Hydro Limited site use. Various paved roads were visible throughout the central portion of the site and adjacent to the site boundaries.	buildings and paved roads. An air strip was visible approximately 50 m north of the site. A water body (Tumut River) was observed approximately 80 m north of the site.
1980	Most of the rectangular residential structures at the site appeared to be removed from the site. Fourteen rectangular structures were visible throughout the central and eastern section of the site. Linear pathways were observed between the structures.	The air strip to the north of the site appeared to have been upgraded. The Tumut River appeared to be closer to the site's boundary, approximately 50 m north.
2013	Increased tree vegetation was visible in the central portion of the site. The site appeared otherwise relatively unchanged.	The surrounding land use appeared relatively unchanged from the previous photograph.
2020	Multiple stockpiles were visible to the south of the hardstand area in the north-eastern section of the site. A power line was visible bisecting the central portion of the site. The site appeared otherwise relatively unchanged and consistent with the current configuration.	The surrounding land use appeared relatively unchanged from the previous photograph.

### 6.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)	<p>There were eight records of notices for an adjacent site:</p> <ul style="list-style-type: none"> <li>288 Miles Franklin Drive, Talbingo [1 km north west] – eight current notices issued between 17 August 2001 and 15 July 2021. This property is currently used as the Talbingo Raw Water Treatment Plant.</li> </ul>
Sites notified to EPA under Section 60 of the CLM Act	<p>An adjacent site was listed as a notified contaminated site.</p> <ul style="list-style-type: none"> <li>Old Town Landfill, Bridle Street - [900 m south east] – Regulation not required under the CLM Act.</li> </ul>
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)	<p>There is 1 record issued to an adjacent site:</p> <ul style="list-style-type: none"> <li>288 Miles Franklin Drive, Talbingo [1 km north west] – one current notice issued 8 January 2001</li> </ul>
SafeWork NSW	<p>A search of information relating to the storage of hazardous chemicals for the site was requested from SafeWork NSW on 15 November 2022. The results of the search indicated there are no records relating to any licenses to keep dangerous goods.</p>

	The SafeWork search results are included in Appendix E.
Planning Certificate(s)	The Section 10.7(2) & (5) Planning Certificate for the site, dated 2 March 2023 is included in Appendix F. The Certificate indicates that RU5 Village zoning applies to the site. There is no reference to matters listed under Section 10.7(2) of the Contaminated Land Management Act 1997 which should be specified on the Certificates. The Section 10.7(5) Planning Certificate does not make reference to the presence of contamination at the site.
Council Records	A search of Council records for the site was conducted by Council staff on 15 March 2023. Based on a review of the provided files, the files generally included information relating to changes in the proposed use of the site and did not contain information specifically relating to contaminated land.

All databases were searched on 17 February 2023 unless otherwise stated.

#### 6.4 Site History Integrity Assessment

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

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

#### 6.5 Summary of Site History

The site history information suggests that the site was likely used for agricultural purposes (grazing) from between 1882 to 1964. Historical leases indicate that ownership of the site was transferred between multiple graziers during this period, until it was acquired by the Snowy Mountains Hydro Electric Authority (SMHEA), now known as Snowy Hydro Limited, in 1964. Historical aerial photographs between indicate that multiple site structures were developed sometime between 1969 and 1972, which were removed and redeveloped sometime prior to 1980. All site structures, except for one in the eastern section of the site, appeared to be removed sometime prior to 1990 and the site has appeared to remain relatively vacant to this day.



## 7. Site Walkover

A site walkover was conducted by a DP environmental scientist on 23 March 2023. The general site topography was consistent with that described in Section 4. The site layout appears to have remained unchanged from the 2021 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix G).

- The site appeared to be vacant and fenced on the southern and western boundaries only. In general, the site had open access to vehicles;
- The site was accessible by paved access roads from the both the north-western and south-eastern corners. Paved roads were observed along the site's eastern and southern boundaries and throughout the central portion;
- A large hardstand area (approximately 4,000 m<sup>2</sup>) was observed in the north-eastern corner of the site, which was accessible via Miles Franklin Drive. Various construction, demolition and green waste materials were stockpiled across the hardstand (refer to Photograph 1, Appendix G);
- Multiple stockpiles of varying composition (i.e. clay, gravels, building materials) were visible located adjacent to the southern boundary of both hardstand areas (refer to Photographs 2 and 3, Appendix G). The location of the stockpiles were generally consistent with those observed in the 2020 aerial photograph (refer to Appendix D);
- Soil, gravel and mulch stockpiles were observed adjacent to the northern boundary of the hardstand area (refer to Photographs 4 and 5, Appendix G);
- A vegetated area (approximately 100 m<sup>2</sup>) located south of the hardstand area was surrounded by temporary fencing (refer to Photograph 6, Appendix G);
- A building was visible in the eastern section of the site which appeared to be previously used as the 'Talbingo Fire-Squad Training Area' as indicated by signage on the structure (refer to Photograph 7, Appendix G). The structure appeared to be constructed of various materials including brick, potential asbestos sheeting and metal sheeting. The interior walls / ceilings and various domestic items contents stored within the structure (i.e., couch, mattress, fridge and fire bucket) appeared to be significantly burnt and in generally poor condition (refer to Photographs 8 and 9, Appendix G);
- A gully with dense vegetation (former creek line) was visible in the eastern portion of the site running in a north – south direction (refer to Photograph 11, Appendix G). A vegetated depression was observed in the southernmost section of the site, possibly associated with the gully (refer to Photograph 12, Appendix G). Thick vegetation precluded close inspection of the former creek line;
- Parallel and intersecting linear hardstand features were observed throughout the central portion of the site (refer to Photograph 14, Appendix G);
- Multiple concrete hardstand areas (ranging between approximately 100-150 m<sup>2</sup>) were visible throughout the site, likely associated with former structures. Fragments of demolition materials including brick, ceramic tile, terracotta tile were visible across the hardstand surfaces (refer to Photographs 15 to 17, Appendix G);
- Various dumped materials (including scrap metal, scrap plastic and timber) were observed on the paved section in the central and south western section of the site (refer to Photographs 13, 18 and 19, Appendix G); and

- The north western section of the site appeared to be an undeveloped vegetated paddock with a gully running in a north south direction adjacent to the site's western boundary (Photograph 20, Appendix G).

## 8. Summary of Potential areas of Environmental Concern

Based on the site history investigation and the site walkover four Potential areas of Environmental Concern (PAEC) have been identified and are summarised below:

PAEC#	Identified from	Description	Comment
1	Historical Aerials	Stockpiles	Stockpiles observed in aerials on and adjacent to hardstand area in the north-eastern section of the site.
2	Historical Aerials	Site Structure	Observations during the site walkover indicate that the remaining structure in the eastern section of the site was used by the Talbingo Fire – Squad for firefighting training purposes.
3	Site Walkover	Hardstand Areas	Several structures/objects which potentially contained hazardous building materials or were associated with potential filling were observed on the aerials. Most structures have since been demolished.
4	Site Walkover	Former Creek Line	Potential for filling and / or dumping in the vegetated gully and depression observed in the central portion of the site, associated with a former creek line.

The uniquely identified PAECs are shown on Drawing 1, Appendix A. It is noted that the areas highlighted as PAECs on Drawing 1 are indicative only due to the scale of the drawing and are only intended to identify the location of the PAEC.

## 9. Preliminary Conceptual Site Model

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

### Potential Sources (S)

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

- S1: Fill associated with stockpiles in the north eastern section of the site, gully / depression in central section of the site, areas adjacent to hardstands and demolition of former buildings on the site.
  - o Various CoPC and may include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Hazardous building materials (HBM) associated with current and former site structures located at various hardstand footprints across the site.
  - o CoPC include asbestos, synthetic mineral fibres (SMF), lead in paint and PCB.
- S3: Activities and potential storage of contaminants associated with the firefighting training area located in the eastern section of the site.
  - o CoPC include per- and poly-fluoroalkyl substances (PFAS).

### Potential Receptors (R)

The following potential human receptors have been identified:

- R1: Construction and maintenance workers;
- R2: End users [residential, commercial]; and
- R3: Adjacent site users [residential, recreational, agricultural].

The following potential environmental receptors have been identified:

- R4: Surface water [Tumut River];
- R5: Groundwater; and
- R6: Terrestrial ecosystems.

### Potential Pathways (P)

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

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

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

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



### Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways (P1 to P6) between the above sources (S1 to S3) and receptors (R1 to R6) are provided below in Table 1.

**Table 1: Summary of Potentially Complete Exposure Pathways**

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill / stockpiles (Metals, TRH, BTEX, PAH, OCP and asbestos)  S2: Firefighting training area (PFAS)  S3: HBM in current and former structures (asbestos, SMF, lead (in paint) and PCB)	P1: Ingestion and dermal contact	R1: Construction and maintenance workers	Given the proposed development, it is considered that any soils impacted by residual contamination that may be present associated with the identified potential contamination sources, will be excavated and removed from site as part of the proposed development.
	P2: Inhalation of dust and/or vapours and/or fibres	R2: End users [residential, commercial]	
	P2: Inhalation of dust and/or vapours	R3: Adjacent site users [residential, recreational, agricultural].	
	P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies	R4: Surface water	A HBM assessment of the site structures should be conducted prior to any demolition works.
	P5: Leaching of contaminants and vertical migration into groundwater	R5: Groundwater	
	P6: Inhalation, ingestion and absorption	R6: Terrestrial ecosystems	

## 10. Conclusions and Recommendations

This PSI was aimed at investigating the potential for contamination within the site in order to assess the compatibility of the site for its proposed development.

Based on the findings of the PSI it is considered that there is a low to moderate likelihood of substantial widespread contamination at the site, although, where present contamination levels may pose a moderate risk. Accordingly, there is potential for localised contamination to exist that would require intrusive investigation to assess whether the site is compatible with its proposed land use.

Prior to site development intrusive soil investigation is recommended across the following main potential areas of environmental concern identified in the CSM:

- The stockpiles of various composition located on and adjacent to the hardstand area in the north-eastern section of the site;
- the firefighting training area / structure in the eastern section of the site;
- the central portion of the site comprising concrete hardstands associated with historical structures / storage; and
- the vegetated linear gully and depression in the central portion of the site associated with the former creek line.

Intrusive investigation is also recommended across the remainder of the site to assess the potential for any other contamination to be present. It is recommended that a sampling, analysis and quality plan (SAQP) be prepared for any further investigation at the site which would include the following:

- Establish the applicable assessment criteria;
- Develop the site investigation sampling plan;
- State the soil and/or groundwater investigation methodology;
- Establish the minimum field and laboratory quality procedures; and
- Establish the likely limitations of the site investigation with regards to informing potential remediation costs.

It is further recommended that an occupational hygienist be engaged to undertake a pre-demolition hazardous building materials survey prior to any demolition of the remaining building structures present on site.

It is considered that the site could be rendered suitable for the proposed development from a contaminated land perspective subject to the implementation of the above recommendations.

## 11. References

A, G. L., & C, L. A. (1966). *Wagga Wagga 1:250 000 Geological Sheet SI/55-15*. Sydney: Geological Survey of New South Wales.

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

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

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

State Government of NSW and Department of Regional NSW. (2015). *Naturally Occurring Asbestos*. SEED.

## 12. Limitations

Douglas Partners (DP) has prepared this report for this project at Lot 35 / DP878862, Miles Franklin Drive, Talbingo, NSW in accordance with DP's proposal dated 15 February 2023 and acceptance received from Anita Simonovski from Ironstone Development Group Pty Ltd dated 15 February 2023. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Ironstone Development Group Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

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

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

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

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**Douglas Partners Pty Ltd**

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## Appendix A

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Drawing 1



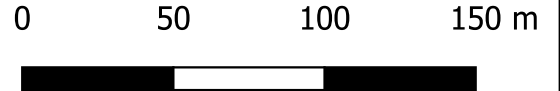


Locality Plan

NOTE:  
1: Base drawing from Metromap.com (Dated 12/04/2020)

Legend

- PAEC 1 - Approximate Stockpile Area
- PAEC 2 - Fire Squad Training Area
- PAEC 3 - Former Site Structures Area
- PAEC 4 - Gully and Depression (Former Creek Line)
- Site Boundary





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## Appendix B

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About this Report

# About this Report

## Douglas Partners



### Introduction

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

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

### Copyright

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

### Borehole and Test Pit Logs

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

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

### Groundwater

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

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

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

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

### Reports

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

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

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

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

# *About this Report*

## **Site Anomalies**

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

## **Information for Contractual Purposes**

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

## **Site Inspection**

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



# Symbols & Abbreviations

## Douglas Partners



### Introduction

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

### Drilling or Excavation Methods

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

### Water

▷	Water seep
▽	Water level

### Sampling and Testing

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

### Description of Defects in Rock

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

### Defect Type

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

### Orientation

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

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

### Coating or Infilling Term

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

### Coating Descriptor

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

### Shape

cu	curved
ir	irregular
pl	planar
st	stepped
un	undulating

### Roughness

po	polished
ro	rough
sl	slickensided
sm	smooth
vr	very rough

### Other

fg	fragmented
bnd	band
qtz	quartz

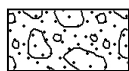
# Symbols & Abbreviations

## Graphic Symbols for Soil and Rock

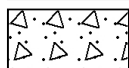
### General



Asphalt



Road base



Concrete



Filling

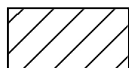
### Soils



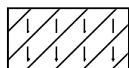
Topsoil



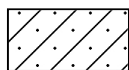
Peat



Clay



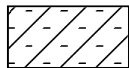
Silty clay



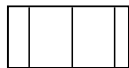
Sandy clay



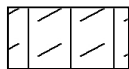
Gravelly clay



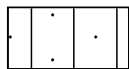
Shaly clay



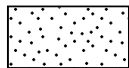
Silt



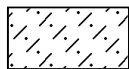
Clayey silt



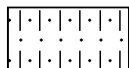
Sandy silt



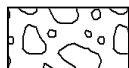
Sand



Clayey sand



Silty sand



Gravel



Sandy gravel

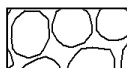


Cobbles, boulders



Talus

### Sedimentary Rocks



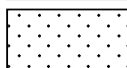
Boulder conglomerate



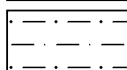
Conglomerate



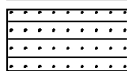
Conglomeratic sandstone



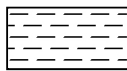
Sandstone



Siltstone



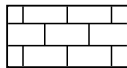
Laminite



Mudstone, claystone, shale

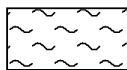


Coal

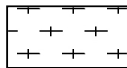


Limestone

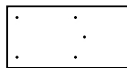
### Metamorphic Rocks



Slate, phyllite, schist

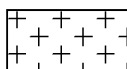


Gneiss

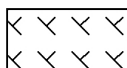


Quartzite

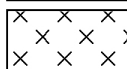
### Igneous Rocks



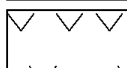
Granite



Dolerite, basalt, andesite



Dacite, epidote



Tuff, breccia



Porphyry



### Sampling

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

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

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

### Test Pits

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

### Large Diameter Augers

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

### Continuous Spiral Flight Augers

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

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

### Non-core Rotary Drilling

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

### Continuous Core Drilling

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

### Standard Penetration Tests

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

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

The test results are reported in the following form.

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

# *Sampling Methods*

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

## **Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests**

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

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



## Description and Classification Methods

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

## Soil Types

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

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

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

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

The proportions of secondary constituents of soils are described as:

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

Definitions of grading terms used are:

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

## Cohesive Soils

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

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

## Cohesionless Soils

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

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

# *Soil Descriptions*

## **Soil Origin**

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

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

Transported soils may be further subdivided into:

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

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## Appendix C

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Title Deeds

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## Appendix D

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Historical Aerial Photographs





**LOTSEARCH**  
LOTSEARCH AERIALS

**Date: 21 Feb 2023**

**Reference: LS040678 EA**

**Address: Miles Franklin Drive, Talbingo, NSW 2720**



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

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

**Summary of Owners Report**

**Re: - Miles Franklin Drive, Talbingo**

**Description: - Lot 35 D.P. 878862**

**As regard the part numbered (1) on the attached Cadastral Records Enquiry Report.**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
20.03.1882 (1882 to 1910)	Sarah Lampe	Volume 598 Folio 37 (Crown Grant)
29.11.1910 (1910 to 1916)	Arthur Bryant Triggs (Grazier)	Volume 598 Folio 37
04.01.1916 (1916 to 1931)	Frederick George White (Grazier)	Volume 598 Folio 37
24.11.1931 (1931 to 1936)	Ivy Beatrice White (Married Woman)	Volume 598 Folio 37
02.11.1936 (1936 to 1951)	Geoffrey Herbert Hooper (Grazier)	Volume 598 Folio 37
24.01.1951 (1951 to 1954)	Gertrude Isabell Day (Married Woman) Harry Walter Day (Grazier) George Day, the Younger (Grazier) Allan Day (Grazier)	Volume 598 Folio 37 Now Volume 6439 Folio 152

**As regard the part numbered (2) & (3) on the attached Cadastral Records Enquiry Report.**

<b><u>Date of Acquisition and term held</u></b>	<b><u>Registered Proprietor(s) &amp; Occupations where available</u></b>	<b><u>Reference to Title at Acquisition and sale</u></b>
01.12.1903 (1903 to 1910)	Henry Frederick Lampe	Volume 1506 Folio 205 (Crown Grant)
01.12.1910 (1910 to	Arthur Bryant Triggs (Grazier)	Volume 1506 Folio 205
04.01.1916 (1916 to 1931)	Frederick George White (Grazier)	Volume 1506 Folio 205
24.11.1931 (1931 to 1936)	Ivy Beatrice White (Married Woman)	Volume 1506 Folio 205
02.11.1936 (1936 to 1951)	Geoffrey Herbert Hooper (Grazier)	Volume 1506 Folio 205
24.01.1951 (1951 to 1954)	Gertrude Isabell Day (Married Woman) Harry Walter Day (Grazier) George Day, the Younger (Grazier) Allan Day (Grazier)	Volume 1506 Folio 205 Now Volume 6439 Folio 152



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 the whole of the subject land

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.03.1954 (1954 to 1958)	Harry Walter Day (Grazier) George Day, the Younger (Grazier) Allan Day (Grazier)	Volume 6439 Folio 152
30.06.1958 (1958 to 1964)	Allan Day (Grazier)	Volume 6439 Folio 152 Now Volume 7733 Folio 125
02.12.1964 (1964 to 2005)	Snowy Mountains Hydro Electric Authority Then SMHEA Now Snowy Hydro Limited	Volume 7733 Folio 125 Then Volume 9966 Folio 175 Volume 11044 Folio 61 Volume 12123 Folio 42 Volume 13006 Folio 203 Volume 13589 Folio 124 21/709357 23/827782 25/830440 27/834007 33/847483 Now 35/878862
14.03.2005 (2005 to 2011)	Kele Property Group (NSW) Pty Limited	35/878862
25.07.2011 (2011 to date)	# Saile No. 2 Pty Ltd	35/878862

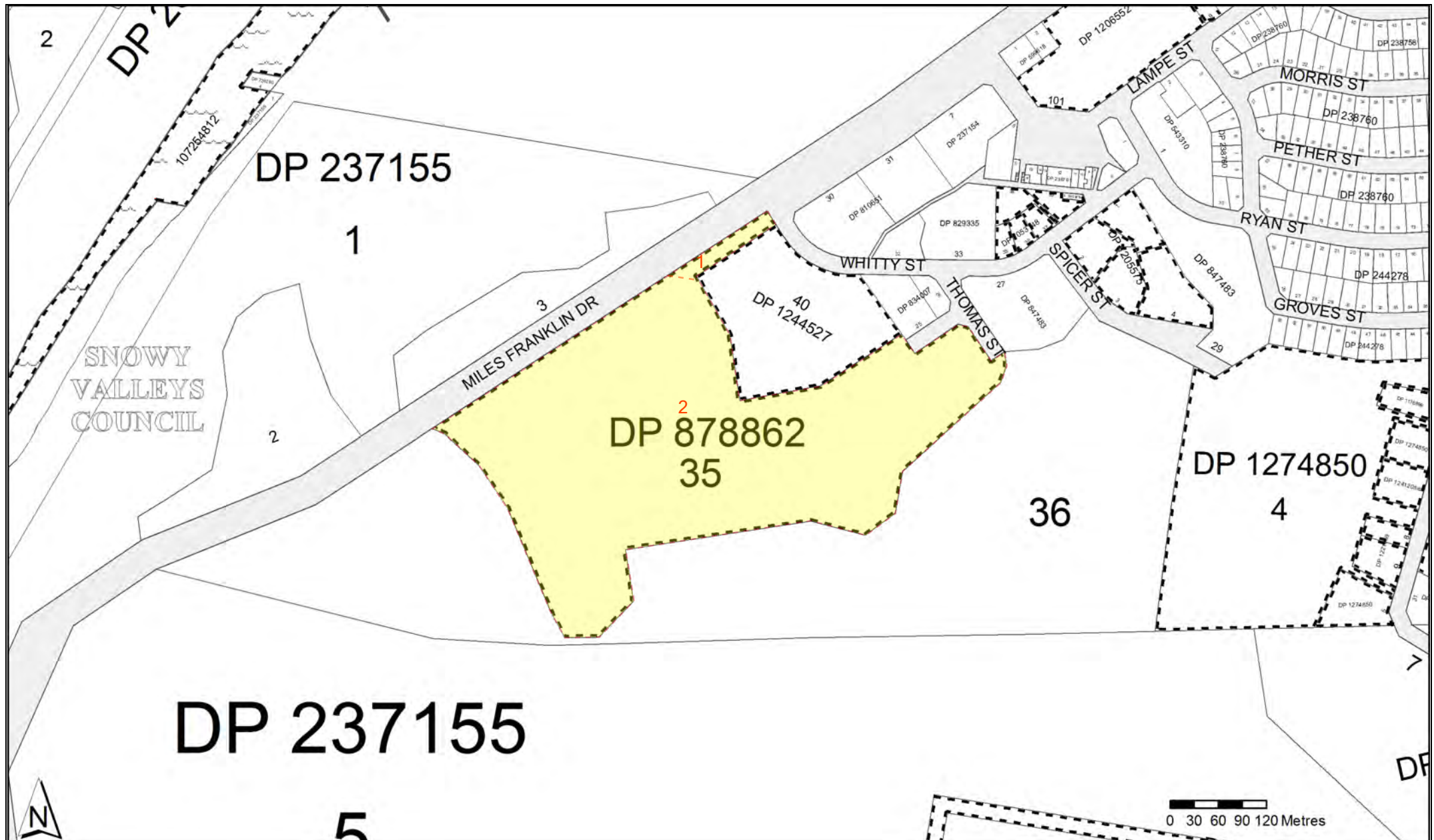
# Denotes current registered proprietor

Leases: - NIL

Easements: -

- 21.07.1998 (D.P. 878862) Easement for Electricity 28 wide.
- 21.07.1998 (D.P. 878862) Easement for Water Supply 3 wide.
- 21.07.1998 (D.P. 878862) Right of Carriageway variable width.
- 21.07.1998 (D.P. 878862) Easement for Electricity 28 wide.
- 21.07.1998 (D.P. 878862) Easement for Water Supply 3 wide.

Yours Sincerely  
Mark Groll  
27 March 2023



PLAN FORM 2

SIGNATURE AND SEALS ONLY.



Group Manager Land & Environment

Witness

Crown Lands Office Approval

PLAN APPROVED .....  
Authorised Officer

Lend District .....  
Paper No. ....  
Field Book ..... pages

Council's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and  
(b) the requirements of Part 3 Division 2 of the Water Board Act, 1987, or Part 5 Division 2 of the Hunter Water Board (Incorporation) Act 1991.

have been complied with by the applicant in relation to the proposed SUBDIVISION  
(insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. 98/9

Date 30th April 1998

(Signature) [Signature]  
General Manager/Authorised Person

Council File No. 2711-053

\*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd.

†Delete if inapplicable

SURVEYOR'S REFERENCE: 2093/6

SHORT BOUNDARIES		
LINE	BEARING	DISTANCE
1	43° 51' 40"	9.369
2	145° 02' 50"	20
3	55° 02' 50"	69.04
4	102° 51'	12.885
5	144° 54' 50"	51.659
6	54° 54' 50"	20
7	84° 45'	42.975
8	68° 45' 30"	32.685
9	37° 56' 20"	51.157
10	142° 01'	20.62
11	18° 45' 30"	22.02
12	352° 21'	18.01

EASEMENT		
13	239° 49'	9.46
14	225° 57' 45"	51.88
15	225° 53' 20"	34.06
16	279° 02' 30"	25.26
17	252° 39' 20"	33.58
18	218° 51' 20"	39.565
19	167° 40' 20"	9.22
20	260° 49'	69.94
21	263° 47' 30"	91.59
22	260° 45'	89.67
23	3° 54'	49.97
24	30° 10' 30"	56.25
25	259° 04' 30"	44.85
26	222° 39'	66.43
27	58° 44'	52.05
28	84° 53'	95.76
29	83° 19'	52.46
30	71° 33'	46.93
31	54° 13' 40"	125.81

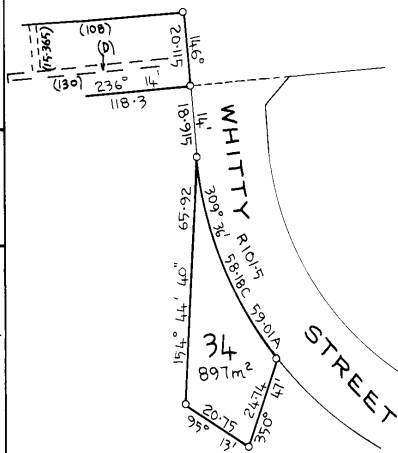


DIAGRAM I  
R.R. 1:1000

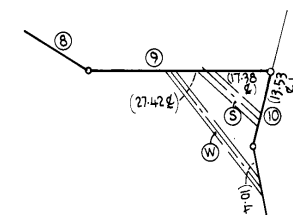
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

- Ⓐ EASEMENT FOR WATER SUPPLY 3 WIDE
- Ⓑ RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- Ⓒ EASEMENT FOR ELECTRICITY 3 WIDE (SEE D.P. 847483)
- Ⓓ EASEMENT FOR WATER SUPPLY 3 WIDE

- Ⓔ EASEMENT TO DRAIN SEWAGE 3 WIDE (D.P. 847483)
- Ⓕ EASEMENT FOR WATER SUPPLY 2 WIDE (D.P. 847483)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

DIAGRAM II  
R.R. 1:1000



10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

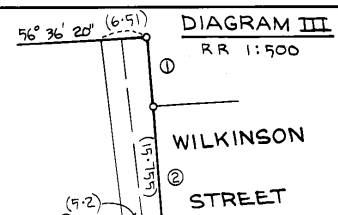


DIAGRAM III  
R.R. 1:1000

WILKINSON STREET

THOMAS STREET

SPICER STREET

WILKINSON STREET

THOMAS STREET

SPICER STREET

WILKINSON STREET

THOMAS STREET

SPICER STREET

WILKINSON STREET

THOMAS STREET

SPICER STREET

WILKINSON STREET

THOMAS STREET

SPICER STREET

WILKINSON STREET

THOMAS STREET

SPICER STREET

DP 878862

Registered: [Signature] 27-7-1998

CA: 98/9 of 30-4-1998

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: PARISH

Last Plan: DP847483\*

PLAN OF SUBDIVISION OF LOT 33 D.P. 847483

Lengths are in metres. Reduction Ratio: 1:2000

LGA TUMUT

Locality: TALBINGO

Parish: TALBINGO

County: BUCCLEUCH

This is sheet 1 of my plan in sheets (Delete if inapplicable)

MALCOLM L. GRAY

of 56 CAPPER STREET, TUMUT

a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey Practice Regulation 1990 and was completed on 17/4/1998

(Signature) [Signature]

SURVEYOR REGISTERED UNDER THE SURVEYORS ACT 1929

Datum Line of Azimuth AB

ZONE RURAL

Plans used in preparation of survey/compilation DP830440, 847483, 237155 834007, 532252

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT, IT IS INTENDED TO CREATE,

1. EASEMENT FOR ELECTRICITY 18 WIDE.
2. EASEMENT FOR WATER SUPPLY 3 WIDE.
3. RIGHT OF CARRIAGEWAY VARIABLE WIDTH.
4. EASEMENT FOR WATER SUPPLY 3 WIDE.



9966 Vol. 175  
(Page 1) Vol.

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

NEW SOUTH WALES

37

Crown Grants Vol. 598 Fol. 105  
Vol. 1506 Fol. 105  
Vol. 1513 Fol. 117  
Prior Title Vol. 7733 Fol. 125

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



SC.



09966175

Vol. 9966 Fol. 175  
1st Edition issued 6-4-1965  
J869593

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

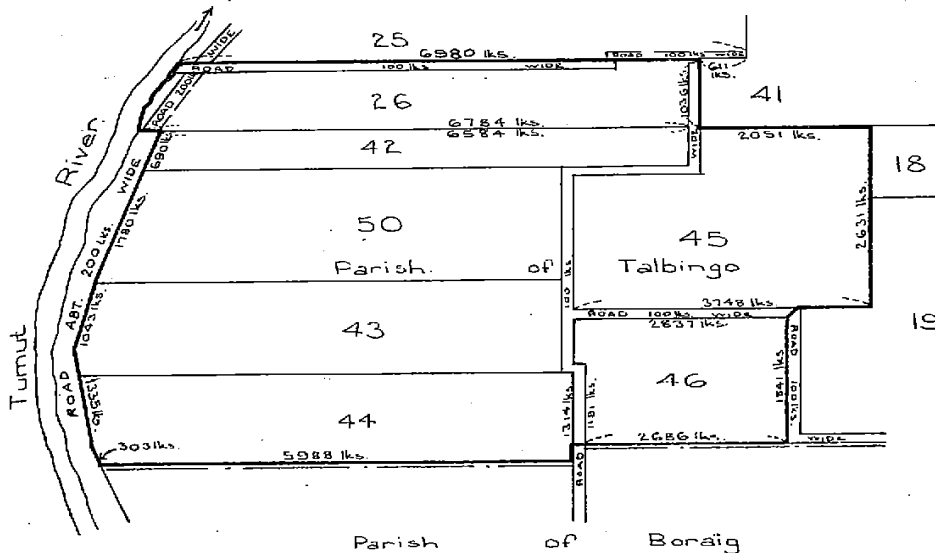
Witness

*S. MacLennan*

*Jawatson*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND



Area 485 ac. lnd. This area does not include the area of the roads 100 lks. and 200 lks wide shown in the plan hereon.

J869593 *D*

Scale: 20 chains to one inch.

## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in portions 26,42 to 46 inclusive and 50 in the Shire of Tumut, Parish of Talbingo and County of Buccleuch, excepting thereout the roads in the plan hereon and the minerals reserved by the Crown Grants of 42 to 46 inclusive and 50.

*Jawatson*  
Registrar General.

## FIRST SCHEDULE (continued overleaf)

SNOWY MOUNTAINS HYDRO-ELECTRIC AUTHORITY.

*Jawatson*  
Registrar General.

## SECOND SCHEDULE (continued overleaf)

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

*Jawatson*  
Registrar General.

## FIRST SCHEDULE (continued)

## REGISTERED PROPRIETOR

## INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of  
Registrar GeneralThis deed is cancelled as to partNew Certificates of Title have issued on 12/26/89for lots in Deposited Plan No. 237/55 as follows:-Lots 1 to 3, 5 & 6 Vol. 10943 Fol. 90684 respectively.*Joubert*

REGISTRAR GENERAL

This deed is cancelled as to the residue (a road)New Certificates of Title have issued on 6-5-1989for lots in Deposited Plan No. 532252 as follows:-Lots 142 Vol. 11044 Fol. 60461 respectively.*Joubert*

REGISTRAR GENERAL



186943

DP 237/55

DP 532252

Cair

Cair

DP 237/55

DP 237/55

DP 237/55

DP 237/55

DP 237/55

DP 237/55

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DP 237/55

DP 237/55

DP 237/55

DP 237/55

DP 237/55

## SECOND SCHEDULE (continued)

## INSTRUMENT

NATURE

NUMBER

DATE

## PARTICULARS

ENTERED

Signature of  
Registrar General

## CANCELLATION

Interest of the Council of the Shire of Tumbler in the  
new roads shown on DP 237/55

27. 11. 1968

*Joubert*

L256/87

Interests created pursuant to Section 88B Conveyancing Act, 1919,  
by the registration of Deposited Plan 237/55

27. 11. 1968

*Joubert*

NEW SOUTH WALES

Application No. 33792 (part)

For Crown Grants see Schedule

Prior Titles Volume 7733 Folio 126  
Volume 9966 Folio 175  
Volume 10742 Folio 1

CERTIFICATE OF TITLE  
PROPERTY ACT, 1900, as amended.

EH

Vol. 11044 Fol. 61

Edition issued 6-5-1969

**CANCELLED**

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

Witness *M. Flint**Jawatson*  
Registrar General.ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land set out in the Schedule of Grants hereunder at Talbingo in the Shire of Tumut Parish of Talbingo and County of Buccleuch shown in the plan hereon. EXCEPTING THEREOUT the bed of Mill Creek and the minerals reserved by the Crown Grants of Portions 18, 25, 40, 41, 42, 43, 45, 47, 50, 53 and the 24 acres 3 roods 30 perches Grant.

SCHEDULE OF GRANTS.

Lot and Plan	Number of Portion	Area			Name of Grantee	Date of Grant	Grant Reference	
		Acres	Roods	Perches			Volume	Folio
Lot 2 D.P.532252	17	217	1	1 $\frac{3}{4}$	Oltmann Lampe	24 - 4 - 1862	-	-
	26						598	37
	47						1475	127
	53						1475	130
	18						1506	104
	40, 41, 42, 43, 45 & 50						1506	105
	25						2183	196
	24ac. 3rd. 30per.						10742	1

FIRST SCHEDULE

SNOWY MOUNTAINS HYDRO-ELECTRIC AUTHORITY.

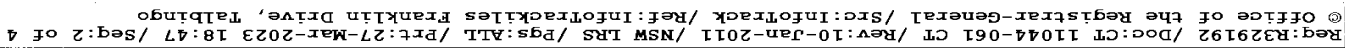
*Jawatson*  
Registrar General.SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easement for Water Supply affecting the part of the land above described 10 feet wide shown in the plan hereon created by the registration of Deposited Plans 237154 and 237155. See L372869 and L256187 respectively.

*Jawatson*  
Registrar General.

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





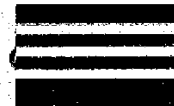
Signature of  
Registrar General

### CANCELLATION

Indication

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





# CERTIFICATE OF TITLE



12123042

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln. No. 33792 (part)

For Crown Grants see Schedule

Prior Title Vol. 11044 Fol. 61



Vol. 12123 Fol. 42

Edition issued 15-5-1973

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

*Jawatson*  
Registrar-General.



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 244278 at Talbingo in the Shire of Tumut Parish of Talbingo and County of Buccleuch being the land granted by the Crown Grants set out in the Schedule hereunder. EXCEPTING THEREOUT the bed of Mill Creek and the minerals reserved by the Crown Grants of Portions 18, 25, 40, 41, 42, 43, 45, 47, 50, 53 and the 10.09 hectare Grant.

## SCHEDULE OF GRANTS

Number of Portion	Name of Grantee	Date of Grant	Grant Reference	
			Volume	Folio
17	Oltmann Lampe	24 - 4 - 1862	598	37
26			1475	127
47			1475	130
53			1506	104
18			1506	105
40, 41, 42, 43, 45, 50			2183	196
25			10742	1
10.09 ha.				

## FIRST SCHEDULE

SNOWY MOUNTAINS HYDRO-ELECTRIC AUTHORITY.

*Jawatson*  
Registrar-General.

## SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grants above referred to.
- Easement for Water Supply affecting the part of the land above described shown in plan hereon as "Easement for Water Supply 3.05 Wide & Variable Width" created by the registration of Deposited Plans 237154 and 237155. See L372869 and L256187.
- Easement for Water Supply affecting the part of the land above described shown in plan hereon as "Easement for Water Supply 3 Wide" created by the registration of Deposited Plan 244278. See N188266.

*Jawatson*  
Registrar-General.

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

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

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

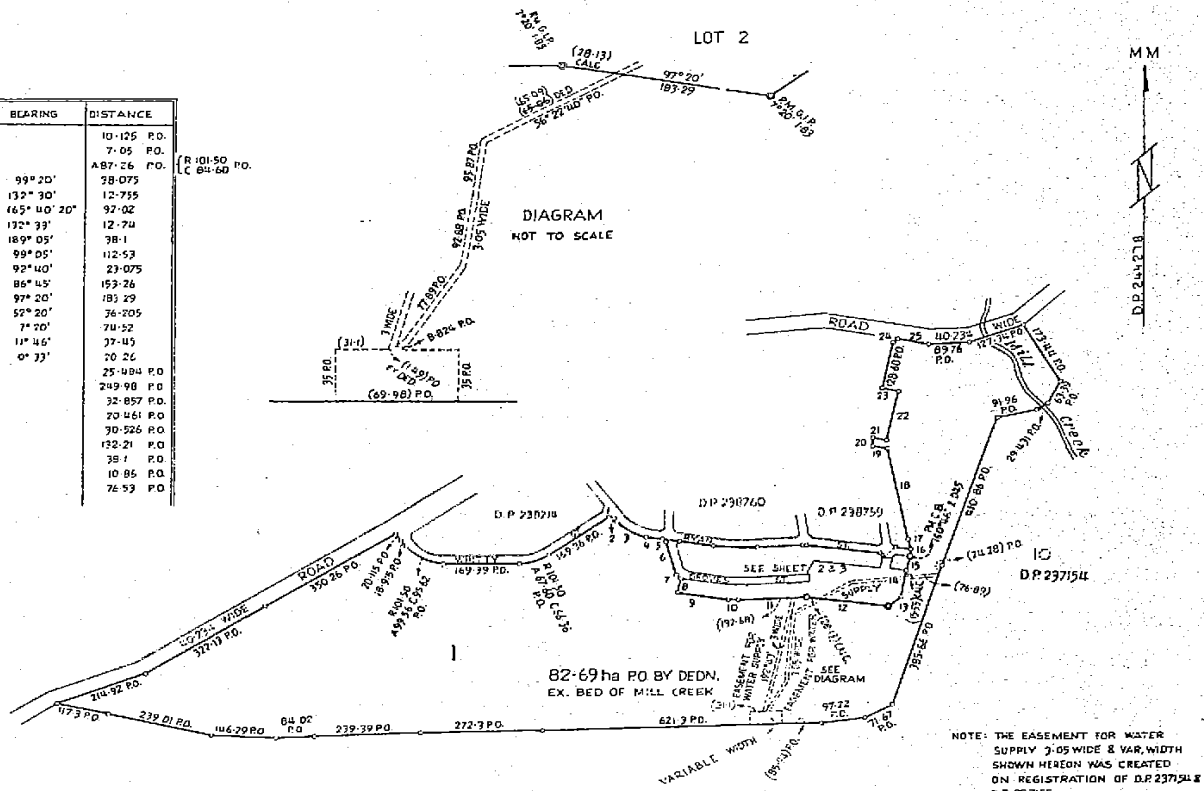
12123 42  
Fol. 42  
(Page 1) Vol. 12123



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

LINE	BEARING	DISTANCE
1		10.125 P.O.
2		7.05 P.O.
3		487.26 P.O. (R 101.50 P.O. C 84.60 P.O.)
4	99° 20'	28.075
5	132° 30'	12.755
6	165° 40' 20"	92.02
7	172° 33'	12.74
8	189° 05'	78.1
9	99° 05'	112.53
10	92° 40'	23.075
11	85° 45'	153.26
12	87° 20'	183.29
13	55° 20'	36.205
14	7° 20'	74.52
15	11° 46'	37.45
16	0° 33'	20.26
17		25.484 P.O.
18		249.98 P.O.
19		32.857 P.O.
20		70.461 P.O.
21		90.526 P.O.
22		132.21 P.O.
23		38.1 P.O.
24		10.86 P.O.
25		76.53 P.O.



DP 580684  
 8/16/21

# FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

NEW CERTIFICATES OF TITLE ISSUED ON DP 580684  
 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO  
 SURVEY DRAFTING BRANCH.

## SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

This deed is cancelled as to whole  
 New Certificates of Title have issued on 9-3-1976  
 for lots in Deposited Plan No. 580684 as follows:-  
 Lots 1 & 2 Vol. 13006 Fol. 203-204 respectively.

*Janatson*  
 REGISTRAR GENERAL

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



# STATE OF TITLE

13006203

Vol. 13006 Fol. 203

EDITION ISSUED

9 3 1976

NEW SOUTH WALES

PROPERTY ACT, 1900

Crown Grants Vol. 598 Fol. 37  
 Vol. 1506 Fols. 104 & 105  
 Vol. 2183 Fol. 196  
 Vol. 10742 Fol. 1

Prior Title Vol. 12123 Fol. 42



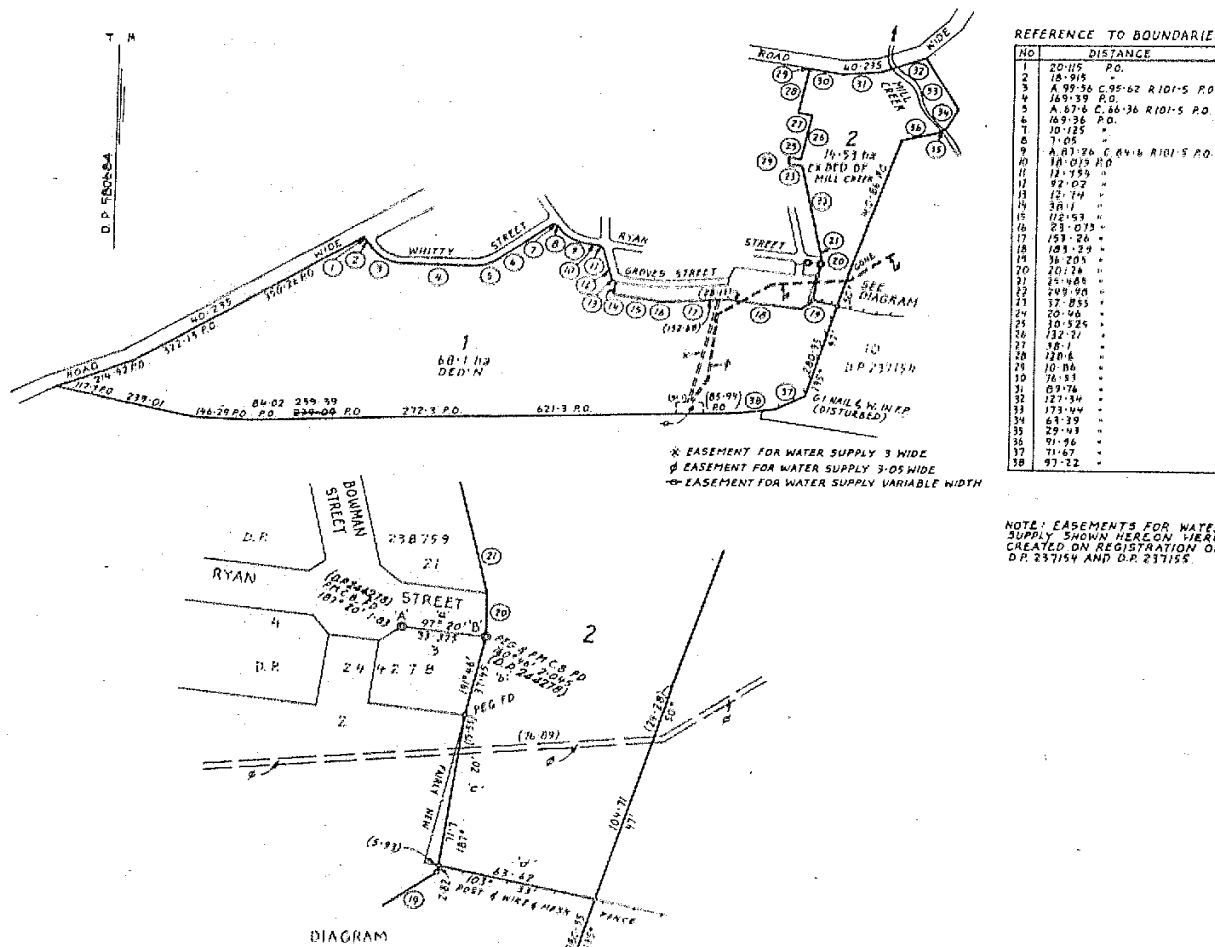
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

*Janet Mason*  
 Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 580684 at Talbingo in the Shire of Tumut Parish of Talbingo and County of Buccleuch. EXCEPTING THEREOUT the minerals reserved by Crown Grants Volume 1506 Folios 104 and 105, Volume 2183 Folio 196 and Volume 10742 Folio 1.

## FIRST SCHEDULE

SNOWY MOUNTAINS HYDRO-ELECTRIC AUTHORITY.

## SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grants above referred to.
- Easement for Water Supply affecting the parts of the land above described 3.05 wide and variable width shown in the plan hereon created by the registration of Deposited Plans 237154 and 237155. See L372869 and L256187.
- Easement for Water Supply affecting the part of the land above described shown in plan hereon as "Easement for Water Supply 3 wide" created by the registration of Deposited Plan 244278. See N188266.



DP593767  
 28/12/77

# FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

This deed is cancelled as to the whole  
 New Certificates of Title have Issued on 10-4-1978  
 for lots in Deposited No. 593767 as follows:-  
 Lots 1-2 & 13589 Fol. 124-125 respectively.

*[Signature]*

REGISTRAR GENERAL



NEW CERTIFICATE OF TITLE ISSUED ON DP593767  
 NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO  
 SURVEY DRAFTING BRANCH.

# SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

593767

14-3-1978

*[Signature]*

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

# CERTIFICATE OF TITLE

NEW SOUTH WALES

LAND PROPERTY ACT, 1900

Crown Grants:

Vol. 598 Fol. 37 Vol. 2183 Fol. 196  
Vol. 1506 Fol. 104 Vol. 10742 Fol. 1  
Vol. 1506 Fol. 105

Prior Title Vol. 13006 Fol. 203



13589 124

Vol. 13589 Fol. 124

EDITION ISSUED

11 4 1978

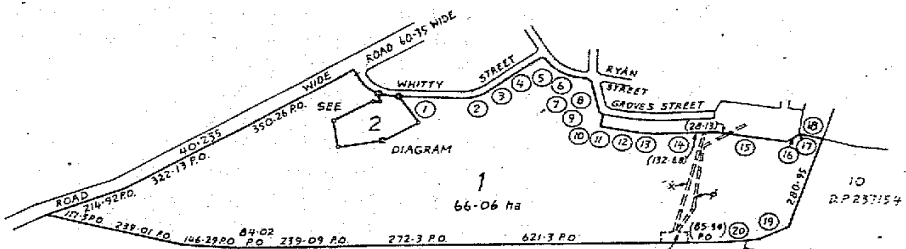
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

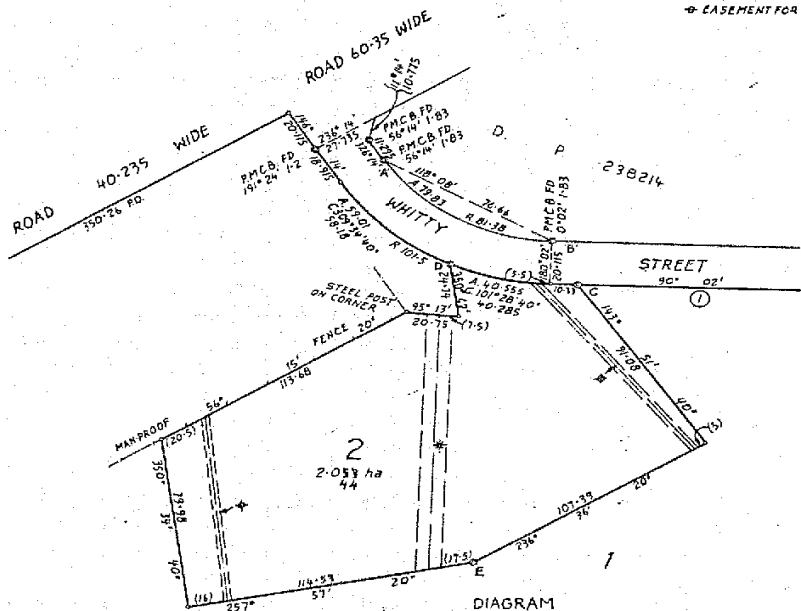


### REFERENCE TO BOUNDARIES

NO	DISTANCE
1	159-06 DEDN
2	A 67° 4' C 46-36 R 101° 5' P.O.
3	169-36 P.O.
4	10-125 "
5	7-05 "
6	A 87° 26' C 84-5 R 101° 5' P.O.
7	38-075 P.O.
8	12-755 "
9	92-02 "
10	12-74 "
11	38-1 "
12	112-53 "
13	23-035 "
14	159-26 "
15	183-29 "
16	36-205 "
17	2-82 "
18	63-42 "
19	71-47 "
20	57-22 "

\* EASEMENT FOR WATER SUPPLY 3 WIDE  
\* EASEMENT FOR WATER SUPPLY 3.05 WIDE  
\* EASEMENT FOR WATER SUPPLY VARIABLE WIDTH

CREATED BY D P 244278 SEE N188266  
CREATED BY D P 237154 A 237155  
SEE L 172869 A L 256187



\* EASEMENT FOR ELECTRICITY SUPPLY  
10 WIDE OVER EXISTING LINE  
\* EASEMENT FOR WATER SUPPLY  
3 WIDE

### REFERENCE MARKS

NO	BEARING	DISTANCE	FROM
A	56° 14'	5.32	D.M.W. IN TOP KERB
B	0° 00'	5.32	"
C	180° 02'	0.955	R.M.G.I.A.
D	170° 47'	4.57	D.M.W. IN TOP KERB
E	95° 28'	7.06	D.M.W. IN TOP CONC HEADWALL

## ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 593767 at Talbingo in the Shire of Tumut Parish of Talbingo and County of Buccleuch. EXCEPTING THEREOUT the minerals reserved by the Crown Grants of Portions 18, 25 and 42 and the 10.09 hectares grant.

## FIRST SCHEDULE

SNOWY MOUNTAINS HYDRO-ELECTRIC AUTHORITY.

## SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grants above referred to.
- DP237154 and DP237155 Easement for water supply 3.05 wide affecting the parts of the land above described shown so burdened in the plan hereon. See L372869 and L256187. V452891
- DP244278 Easement for water supply 3 wide affecting the part of the land above described shown so burdened in the plan hereon. See N188266.

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

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

REGISTERED PROPRIETOR

[illegible]

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	DATE				

[illegible]

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



SEARCH DATE

27/3/2023 10:22AM

FOLIO: 21/709357

First Title(s): VOL 598 FOL 37 VOL 1506 FOL 104  
VOL 1506 FOL 105 VOL 2183 FOL 196  
VOL 10742 FOL 1

Prior Title(s): VOL 13589 FOL 124

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1985	DP709357	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/2/1993	DP827782	DEPOSITED PLAN	FOLIO CANCELLED

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



SEARCH DATE

27/3/2023 10:21AM

FOLIO: 23/827782

First Title(s): VOL 598 FOL 37 VOL 1506 FOL 105  
VOL 2183 FOL 196 VOL 10742 FOL 1  
VOL 1056 FOL 104

Prior Title(s): 21/709357

Recorded	Number	Type of Instrument	C.T. Issue
2/2/1993	DP827782	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/7/1993	DP830440	DEPOSITED PLAN	FOLIO CANCELLED

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



SEARCH DATE

27/3/2023 10:21AM

FOLIO: 25/830440

First Title(s): VOL 598 FOL 37 VOL 1506 FOL 105  
VOL 10742 FOL 1 VOL 1506 FOL 104  
VOL 2183 FOL 196

Prior Title(s): 23/827782

Recorded	Number	Type of Instrument	C.T. Issue
29/7/1993	DP830440	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/11/1993	DP834007	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/3/2023 10:18AM

FOLIO: 27/834007

First Title(s): VOL 598 FOL 37 VOL 1506 FOL 104  
VOL 1506 FOL 105 VOL 2183 FOL 196  
VOL 10742 FOL 1

Prior Title(s): 25/830440

Recorded	Number	Type of Instrument	C.T. Issue
17/11/1993	DP834007	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/3/1995	044691	REQUEST	
8/3/1995	044690	REQUEST	
21/3/1995	DP847483	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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



SEARCH DATE

27/3/2023 10:18AM

FOLIO: 33/847483

First Title(s): VOL 598 FOL 37 VOL 1506 FOL 105  
VOL 10742 FOL 1

Prior Title(s): 27/834007

Recorded	Number	Type of Instrument	C.T. Issue
24/3/1995	DP847483	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/7/1998	DP878862	DEPOSITED PLAN	FOLIO CANCELLED

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





SEARCH DATE

27/3/2023 10:17AM

FOLIO: 35/878862

First Title(s): VOL 598 FOL 37 VOL 1506 FOL 105

Prior Title(s): 33/847483

Recorded	Number	Type of Instrument	C.T. Issue
21/7/1998	DP878862	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/12/2004	DP1077695	DEPOSITED PLAN	EDITION 2
14/3/2005	AB345600	TRANSFER	
14/3/2005	AB345601	MORTGAGE	EDITION 3
3/10/2008	AE249867	CAVEAT	
3/11/2008	AE301745	CAVEAT	
25/10/2010	AF493855	REJECTED - WITHDRAWAL OF CAVEAT	
25/10/2010	AF493856	REJECTED - WITHDRAWAL OF CAVEAT	
25/10/2010	AF493857	REJECTED - DISCHARGE OF MORTGAGE	
25/10/2010	AF493858	REJECTED - TRANSFER	
22/7/2011	AG372586	WITHDRAWAL OF CAVEAT	
22/7/2011	AG372585	WITHDRAWAL OF CAVEAT	
25/7/2011	AG387674	DISCHARGE OF MORTGAGE	
25/7/2011	AG387675	TRANSFER	EDITION 4
20/9/2011	AG507560	CAVEAT	
2/7/2012	AH89235	WITHDRAWAL OF CAVEAT	
5/10/2012	AH89231	REJECTED - APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
17/11/2015	AJ989189	CAVEAT	
2/2/2017	AM126393	WITHDRAWAL OF CAVEAT	
7/2/2017	AK987250	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 5

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

27/3/2023 10:17AM

FOLIO: 35/878862

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/2/2017	AM184071	MORTGAGE	EDITION 6
25/6/2019	AP345551	DISCHARGE OF MORTGAGE	EDITION 7
1/11/2021	AR571502	MORTGAGE	EDITION 8

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

Form: 01T  
Release: 2.1  
www.lpi.nsw.gov.au

# TRANSFER

New South Wales  
Real Property Act 1900



AB345600W

PRIVACY NOTE: this information is legally required and will become part of the public record

## STAMP DUTY

Office of State Revenue use only

Case No	1743
Duty	\$260
Ref No	2518872

## (A) TORRENS TITLE

35/878862

## (B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODES
1828	CHURCH & GRACE LEVEL 3, RESERVE BANK BUILDING 65 MARTIN PLACE SYDNEY NSW 2000 TELEPHONE: 9203 1155 FAX: 9221 6771 DX 114 SYDNEY	T TW (Sheriff)
	Reference:	

## (C) TRANSFEROR

SMHEA now known as Snowy Hydro Limited ACN 090 574 431

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 420,000.00 and as regards

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

## (F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

## (H) TRANSFEREE

KELE PROPERTY GROUP (NSW) PTY LIMITED ACN 108 655 278

(I)

TENANCY:

(J) DATE

8/03/05

Certified correct for the purposes of the Real Property Act 1900  
by the corporation named below the common seal of which  
was affixed pursuant to the authority specified and in the presence  
of the authorised person(s) whose signature(s) appear(s) below.  
Corporation: SNOWY HYDRO LIMITED ACN 090 574 431  
Authority: CORPORATIONS LAW



Signature of authorised person:

*[Signature]*

Signature of authorised person:

*[Signature]*

Name of authorised person:

GEN DEWING  
COMPANY SECRETARY

Name of authorised person:

Office held:

TERRY VINCENT CHARLTON  
DIRECTOR

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

Signature:

*[Signature]*

Signatory's name:  
Signatory's capacity:

Nick Birbas  
transferees' solicitor

Form: 01T  
Licence: 01-05-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: Queen Street Chambers

# TRANSFER

New South Wales  
Real Property Act 1900



AG387675B

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

## STAMP DUTY

Office of State Revenue use only

Office of State Revenue NSW Treasury	
Client No: 110250712	2812
Duty: \$10	Trans No: 5849692
Asst details:	

## (A) TORRENS TITLE

If appropriate, specify the part transferred  
35/878862

## (B) LODGED BY

Delivery Box 644B	Name, Address or DX and Telephone PITCOM Pty Ltd 1234725	CODES T TW (Sheriff)
Reference (optional): BL9		

## (C) TRANSFEROR

Kele Property Group NSW Pty Limited ACN 104 157 413

## (D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$260,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

## (E) ESTATE

## (F) SHARE

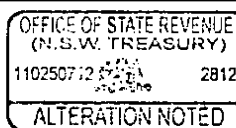
## TRANSFERRED

## (G)

Encumbrances (if applicable):

## (H) TRANSFEE

Saile No.2 Pty Ltd A.C.N. 140 893 465



## (I)

TENANCY:

## DATE

2/3/2010

- (J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appears(s) below pursuant to the authority specified.

Corporation: Kele Property Group NSW Pty Limited ACN 104 157 413

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: Kristo Elias

Office held: Sole Director/Secretary

~~By his duly appointed attorney Les~~

~~pursuant to Power of Attorney dated 11 November 2009 (Book 4580 NO 770)~~

~~A copy of that document is annexed as Annexure A.~~

Signature of authorized person:

~~X MICHAEL KHASS~~  
22 CHESTNUT ROAD  
AUBURN 2144

Name of authorized person: Kristo Elias

Office held:

Sole Director/Secretary

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

Signature:

Signatory's name: Steven Valtas

Signatory's capacity: Solicitor for the Transferee

RELOADED
17 JUN 2010
11.15
TIME:



FOLIO: 35/878862

SEARCH DATE	TIME	EDITION NO	DATE
27/3/2023	10:17 AM	8	1/11/2021

LAND

LOT 35 IN DEPOSITED PLAN 878862  
AT TALBINGO  
LOCAL GOVERNMENT AREA SNOWY VALLEYS  
PARISH OF TALBINGO COUNTY OF BUCCLEUCH  
TITLE DIAGRAM DP878862

FIRST SCHEDULE

SAILE NO.2 PTY LTD

(T AG387675)

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP709357 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP847483 EASEMENT FOR WATER SUPPLY 2 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP847483 EASEMENT TO DRAIN SEWAGE 3 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP878862 EASEMENT FOR ELECTRICITY 18 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP878862 EASEMENT FOR WATER SUPPLY 3 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP878862 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP878862 EASEMENT FOR WATER SUPPLY 3 WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 DP1077695 RESTRICTION(S) ON THE USE OF LAND
- 11 AR571502 MORTGAGE TO HAN DER HOLDING PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



# Aerial Imagery 2021

Miles Franklin Drive, Talbingo, NSW 2720











Scale: 0 70 140 210 280 Meters	Data Source Aerial Imagery: © 2023 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 20 February 2023
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# Aerial Imagery 2013

Miles Franklin Drive, Talbingo, NSW 2720





Aerial Imagery 1998

Miles Franklin Drive, Talbingo, NSW 2720





Aerial Imagery 1990

Miles Franklin Drive, Talbingo, NSW 2720





Aerial Imagery 1980

Miles Franklin Drive, Talbingo, NSW 2720

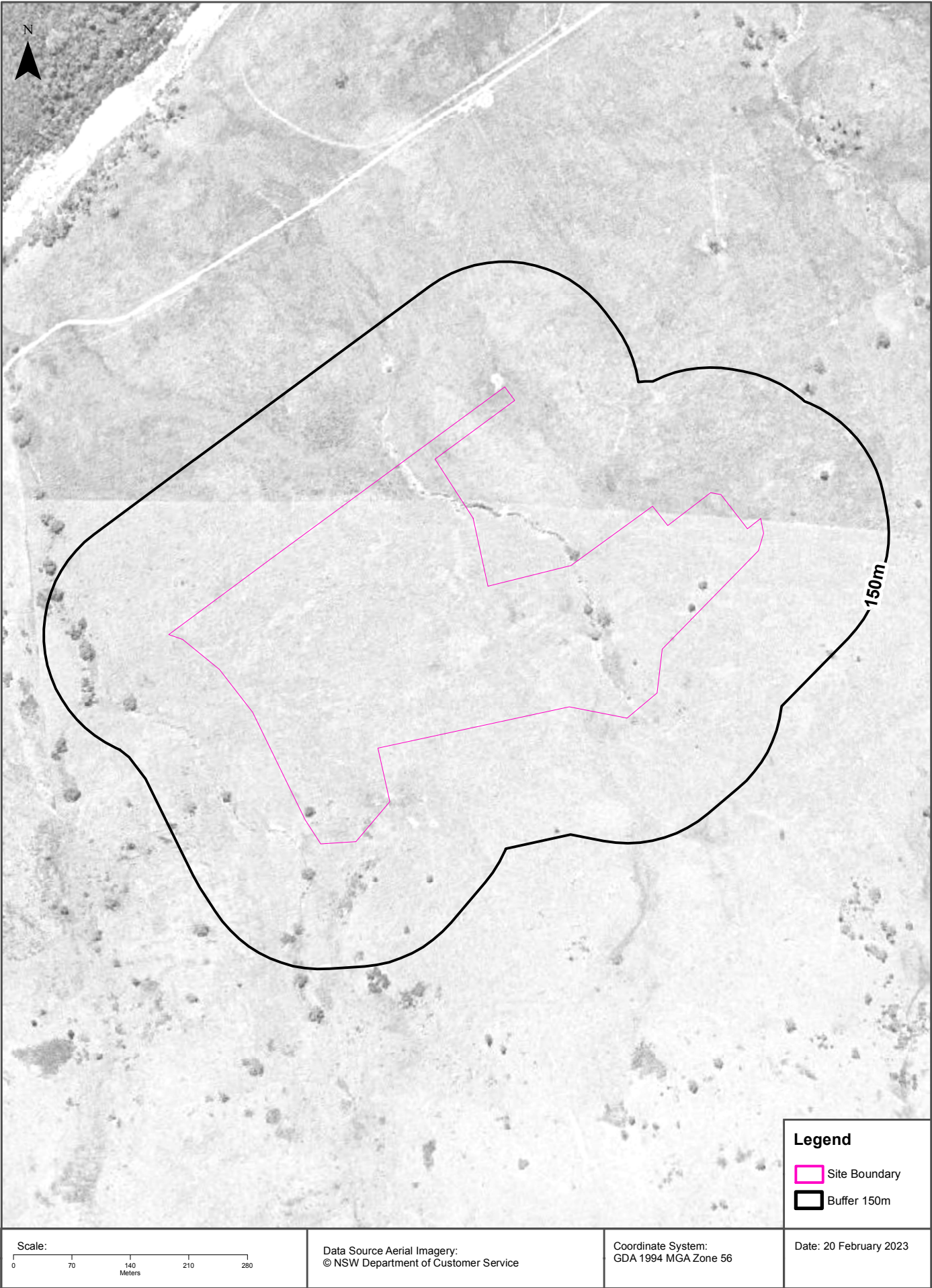






Aerial Imagery 1961

Miles Franklin Drive, Talbingo, NSW 2720





Aerial Imagery 1949

Miles Franklin Drive, Talbingo, NSW 2720



**Legend**

Site Boundary

Buffer 150m

<p>Scale:</p> <p>0 70 140 210 280</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © 2023 Geoscience Australia</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 20 February 2023</p>
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  - (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.
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    - (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.



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## **Appendix E**

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### NSW SafeWork Search Results

## Emily Bodel

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**From:** Licensing <licensing@safework.nsw.gov.au>  
**Sent:** Thursday, March 9, 2023 12:09 PM  
**To:** Emily Bodel  
**Subject:** SafeWork NSW: 00806496 –Site Search application – Result not found [ ref:\_00D281hI6J.\_500Mn3K58K:ref ]

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

Dear Emily

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises  
Application – Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 20/02/2023 for the following site: Lot 35/DP878862 Miles Franklin Drive Talbingo NSW 2720.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00806496

- Email: [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)
- Phone: 13 10 50

Kind regards

**Laura Lee**

**Licensing Representative**

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au) | [www.customerservice.nsw.gov.au](http://www.customerservice.nsw.gov.au)

Level 3, 32 Mann Street, Gosford, NSW 2250



**Customer  
Service**

We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: [licensingQA@customerservice.nsw.gov.au](mailto:licensingQA@customerservice.nsw.gov.au) and we will ensure that you are not contacted.

ref:\_00D281hl6J.\_500Mn3K58K:ref

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## Appendix F

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Planning Certificate 10.7 (2&5)

# Planning Certificate

Pursuant to section 10.7 of the *Environmental Planning and Assessment Act 1979*.

**To:** Douglas Partners -  
Emily Bodel  
1 Luso Drive  
UNANDERRA NSW  
2526

**Your Ref:** 206726.00

**Fees Paid:** \$133.00  
**Receipt Number:** 20064642

**Date of Issue:** 02/03/2023

**Certificate Number:** PL2023/0052

**This certificate relates to:** Miles Franklin Drive TALBINGO NSW 2720

**Legal Description:** Lot 35 DP 878862

**Assessment No:** 02711-05340000-

**Advice on this certificate:** Advice is provided under section 10.7(2): See Items 1-22

## IMPORTANT: Please read this certificate carefully.

This certificate contains important information regarding the land as listed above. The information provided in this certificate is in accordance with data held by Council in its Geospatial Information System (GIS) and also Tech One Operating System.

Please check for any items which could be inconsistent with the proposed use or development of the land and notify Council immediately should this be the case. If there is anything in this certificate that you do not understand please contact Council on 1300275782 or alternatively by email at [info@svc.nsw.gov.au](mailto:info@svc.nsw.gov.au).

The information provided in this certificate relates only to the land described above. If you require information regarding adjacent or nearby land or further information regarding Councils Planning and Development Policies for the general area, please contact Council.

All information is considered to be correct as at 02/03/2023 the date of the certificate. However, it is possible that changes may have occurred since this certificate was issued. If in doubt it is suggested that you apply for another certificate.

Planning and mapping information can also be sourced from the NSW Planning Portal ([www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au)) and clicking on the "Find a Property" icon.



Leading, Engaging and  
Supporting Strong and  
Vibrant Communities

P: 1300 ASK SVC (1300 275 782)

Tumut Office  
76 Capper Street  
Tumut NSW 2720

Tumbarumba Office  
Bridge Street  
Tumbarumba NSW 2653

E: [info@svc.nsw.gov.au](mailto:info@svc.nsw.gov.au) [www.svc.nsw.gov.au](http://www.svc.nsw.gov.au)

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## Part 1:

### ADVICE PROVIDED UNDER SECTION 10.7(2)

*Attention: The explanatory notes appearing in italic print within Part 1 are provided to assist in understanding, but do not form part of the advice provided under section 10.7(2).*

#### 1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

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

##### State Environmental Planning Policies

*State Environmental Planning Policy (Biodiversity and Conservation) 2021  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Housing) 2021  
State Environmental Planning Policy (Industry and Employment) 2021  
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development  
State Environmental Planning Policy (Planning Systems) 2021  
State Environmental Planning Policy (Precincts Regional) 2021  
State Environmental Planning Policy (Primary Production) 2021  
State Environmental Planning Policy (Resilience and Hazards) 2021  
State Environmental Planning Policy (Resources and Energy) 2021  
State Environmental Planning Policy (Transport and Infrastructure) 2021*

##### Local Environmental Plans

*Tumut Local Environmental Plan 2012*

##### Development Control Plans

*Snowy Valleys Development Control Plan 2019*

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

##### Proposed Environmental Planning Instrument

##### Draft State Environmental Planning Policies

Refer directly to NSW Planning and Environment website ([www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)).

##### Draft Local Environmental Plans

Amendments to the Tumut Local Environmental Plan 2012 and Tumbarumba Local Environmental Plan 2010

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

##### Draft Development Control Plan

Nil

- (3) *Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—*

- (a) *it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or*
  - (b) *for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.*
- (4) *In this section—*
- proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.*

## 2 ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

*The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—*

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

### ZONE RU5 – VILLAGE

- (b) *the purposes for which development in the zone—*
  - (i) *may be carried out without development consent, and*
  - (ii) *may not be carried out except with development consent, and*
  - (iii) *is prohibited,*

What is the name of the zone?	<b>Zone RU5 Village</b>
What development can be carried out without development consent?	Home occupations.
What development cannot be carried out unless development consent has been obtained?	Child care centres; Community facilities; Dwelling houses; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Any other development not specified in the boxes immediately above or below.
What development is prohibited?	Eco-tourist facilities; Heavy industries; Intensive livestock agriculture; Sex services premises.

- (c) *whether additional permitted uses apply to the land,*

There **IS NOT** any additional permitted uses applying to the land.

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

There **IS NOT** development standard applying to the land fix minimum land dimensions for the erection of a dwelling house on the land.



- (e) *whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,*

The land **IS NOT** an area of outstanding biodiversity value.

- (f) *whether the land is in a conservation area, however described,*

The land **IS NOT** a within a conservation area.

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

**There IS NOT** an item of environmental heritage on the land,

### 3 CONTRIBUTIONS PLANS

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

- Tumut Shire Council – Section 94 Contributions Plan - Parks and Recreation 2002-2015
- Tumut Shire Council – Section 94 Contributions Plan - Public Roads
- Tumut Shire Council – Section 94 Contributions Plan - Management

*Note: There are also Developer Servicing Plans that may apply to the land that include water, sewer and stormwater contributions.*

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

**NOT APPLICABLE**

### 4 COMPLYING DEVELOPMENT

- (1) *If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.*

- (2) *If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.*

- (3) *If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—*

- (a) *a restriction applies to the land, but it may not apply to all of the land, and*
- (b) *the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

- (4) *If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.*

#### **Housing Code:**

Complying development under the Housing Code **MAY NOT** be carried out on the land as the Inland Code applies.

#### **Rural Housing Code:**

Complying development under the Rural Housing Code **MAY NOT** be carried out on the land as the Inland Code applies.

---

**Housing Alterations Code:**

Complying development under the Housing Alterations Code **MAY** be carried out on the land.

**Low Rise Housing Diversity Code:**

Complying development under the Low Rise Housing Diversity Code **MAY** be carried out on the land.

**Greenfield Housing Code:**

Complying development under the Greenfield Housing Code **MAY NOT** be carried out on the land.

**Inland Code:**

Complying development under the Inland Code **MAY** be carried out on the land.

**General Development Code:**

Complying development under the General Development Code **MAY** be carried out on the land.

**Industrial and Business Alterations Code**

Complying development under the Industrial and Business Alterations Code **MAY** be carried out on the land.

**Industrial and Business Buildings Code:**

Complying development under the Industrial and Business Code **MAY NOT** be carried out on the land.

**Subdivision Code:**

Complying development under the Subdivision Code **MAY** be carried out on the land.

**Demolition Code:**

Complying development under the Demolition Code **MAY** be carried out on the land.

**Fire Safety Code:**

Complying development under the Fire Safety Code **MAY** be carried out on the land.

**Container Recycling Facilities Code:**

Complying development under the Container Recycling Facilities Code **MAY NOT** be carried out on the land.

**5 EXEMPT DEVELOPMENT**

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

- (4) *If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.*

Exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* **MAY** be carried out on the land.

## 6 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) *Whether the council is aware that—*

- (a) *an affected building notice is in force in relation to the land, or*
- (b) *a building product rectification order is in force in relation to the land that has not been fully complied with, or*
- (c) *a notice of intention to make a building product rectification order given in relation to the land is outstanding.*

- (2) *In this section—*

***affected building notice*** has the same meaning as in the *Building Products (Safety) Act 2017, Part 4.*

***building product rectification order*** has the same meaning as in the *Building Products (Safety) Act 2017.*

Council **IS NOT** aware of any notice or order under the *Building Products (Safety) Act 2017*.

## 7 LAND RESERVED FOR ACQUISITION

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

The land **IS NOT** identified in an environmental planning instrument or proposed environmental planning instrument for acquisition by an authority of the State.

## 8 ROAD WIDENING AND ROAD REALIGNMENT

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

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

The land **IS NOT** affected any proposed road widening or road realignment.

## 9 FLOOD RELATED DEVELOPMENT CONTROLS

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

The land **IS NOT** within the flood planning area and subject to flood related development controls.

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

**Note:** Council does not possess any flood mapping that includes the “probable maximum flood” level. Should you have any specific flood related question, please contact Council.

(3) In this section—

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

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

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

## 10 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

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

(2) In this section—

**adopted policy** means a policy adopted—

(a) by the council, or

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

There is **NO** adopted policy applicable to the land.

## 11 BUSH FIRE PRONE LAND

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

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

**SOME** of the land is mapped as bush fire prone land.

Note: Recent changes to Planning for bushfire protection require that the bushfire prone land map be amended. The land is not identified as being bushfire prone on the Draft Amended Map at the date of this certificate.

However, the anticipated Vegetation Buffer has yet to be added. As a result, the land may be identified as being bushfire prone on the Final Amended Map.

## 12 LOOSE-FILL ASBESTOS INSULATION

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

Council **HAS NO RECORD** of the premises been listed on the Register.

## 13 MINE SUBSIDENCE

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

The land is not within a mine subsidence district.

## 14 PAPER SUBDIVISION INFORMATION

(1) The name of a development plan adopted by a relevant authority that—

(a) applies to the land, or

(b) is proposed to be subject to a ballot.

- (2) *The date of a subdivision order that applies to the land.*
- (3) *Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.*

Council **HAS NO RECORD** of a development plan.

## **15 PROPERTY VEGETATION PLANS**

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

Council **HAS NO RECORD** of a Property Vegetation Plan on the land.

## **16 BIODIVERSITY STEWARDSHIP SITES**

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

*Note—*

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

Council **HAS NO RECORD** of a biodiversity stewardship site on the land.

## **17 BIODIVERSITY CERTIFIED LAND**

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

*Note—*

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

Council **HAS NO RECORD** of the land been biodiversity certified land under the *Biodiversity Conservation Act 2016*.

## **18 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

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

Council **HAS NO RECORD** of an Order.

## **19 ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS**

- (1) *If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.*

- (2) *In this section—*

**existing coastal protection works** has the same meaning as in the Local Government Act 1993, section 553B.

*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 1 January 2011.*

**NOT APPLICABLE**

**20 STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS) 2020**

*Whether under State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 the land is—*

- (a) *in an ANEF or ANEC contour of 20 or greater, as referred to in that Policy, clause 19, or*
- (b) *shown on the Lighting Intensity and Wind Shear Map, or*
- (c) *shown on the Obstacle Limitation Surface Map, or*
- (d) *in the “public safety area” on the Public Safety Area Map, or*
- (e) *in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*

**NOT APPLICABLE**

**21 DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING**

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

**NO** development consent has been granted.

**22 SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

- (1) *Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—*
  - (a) *the period for which the certificate is current, and*
  - (b) *that a copy may be obtained from the Department.*
- (2) *If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).*
- (3) *Any conditions of a development consent in relation to land that are of a kind referred to in clause 17(1) or 38(1).*
- (4) *In this section—  
State Environmental Planning Policy (Affordable Rental Housing) 2009,  
**former site compatibility certificate** means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.*

Council has **NO RECORD** of a current or former site compatibility certificate.

There is no development consent applying to the land with respect to *State Environmental Planning Policy (Housing) 2021*.

There is no development consent applying to the land with respect to *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

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**Part 2:**

**ADVICE PROVIDED UNDER SECTION 10.7(5)**

**1. DEVELOPMENT CONSENTS ISSUED RELATING TO THE LAND**

Council HAS NOT issued a development consent in accordance with the *Environmental Planning and Assessment Act 1979* and associated *Environmental Planning and Assessment Regulation 2021* within the past five (5) years from the date of this certificate.

**2. ORDERS ISSUED BY THE NSW LAND AND ENVIRONMENT COURT UNDER THE *TREES DISPUTES BETWEEN NEIGHBOURS ACT 2016***

Council HAS NOT received an order or draft order from the NSW Land and Environment Court with respect to any dispute for the removal, pruning or otherwise of any tree or vegetation on the subject land.



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For:  
Ken Gouldthorp – General Manager

Any request for further information in connection to the above should be marked for the attention of:

Bradley Allen – Development Assessment Planner  
Telephone No: (02) 6941 2515  
Email: [ballen@svc.nsw.gov.au](mailto:ballen@svc.nsw.gov.au)





Tumbarumba Office:  
Cnr Winton St & Bridge St, Tumbarumba, NSW, 2653  
Tumut Office:  
76 Capper St, Tumut, NSW, 2720  
Ph: 1300 ASK SVC (1300 275 782)

# Tax Invoice

## Official Receipt

ABN: 53 558 891 887

22/02/2023 Receipt No: 20064642

To: Douglas Partners - Emily Bodel  
1 Luso Drive  
UNANDERRA NSW 2526

Applic	Reference	Amount
Certs		
PL2023/0052		\$133.00

Transaction Total: \$133.00  
Includes GST of: \$0.00

### Amounts Tendered

Cash	\$0.00
Cheque	\$0.00
Db/Cr Card	\$133.00
Money Order	\$0.00
Agency	\$0.00
Total	\$133.00
Rounding	\$0.00
Change	\$0.00
Nett	\$133.00

Printed 20/03/2023 9:24:20AM

Cashier: KLSHEDDEN

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## Appendix G

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Site Photographs





Photo 1: General view of assorted construction, building and green waste materials stored in hardstand area in north eastern portion of the site, looking north east.



Photo 2: View of hardstand and vegetated stockpiles in north eastern portion of the site, looking south east.



Photo 3: View of vegetated stockpiles adjacent to the southern side of hardstand area in north eastern portion of the site, looking east.



Photo 4: View soil stockpiles and assorted construction materials located on hardstand area in north eastern portion of the site, looking east.


	CLIENT: Ironstone Development Group Pty Ltd		<b>Site Photographs 1 to 4</b> <b>Preliminary Site Investigation (Contamination)</b> <b>Lot 35 / DP878862, Miles Franklin Drive, Talbingo, NSW</b>	PROJECT No: 220726.00
	OFFICE: Wollongong	Prepared By: EB		PLATE No: 1
	SCALE: NTS	DATE: 23 Mar 2023		REVISION: 0





Photo 5: View of exposed soils to the west of hardstand area in north eastern portion of the site, looking south west.



Photo 6: View of fenced off grassed area south of hardstand area in north eastern portion of the site, looking east.



Photo 7: View of entrance to brick structure in the eastern portion of the site.



Photo 8: View of burnt interior and contents within fire fighting training structure.





Photo 9: General view of fire fighting squad training structure and hard stand area to the south, looking north west.



Photo 10: View of easternmost portion of the site and hardstand area, looking north east.



Photo 11: General view of vegetated gully (former creek line) in the central section of the site, looking east.



Photo 12: General view of vegetated depression at southernmost section of the site associated with gully / former creek line, looking south.





Photo 13: View of assorted demolition waste on paved hardstand area (possible former carpark) in the central portion of the site, looking north.



Photo 14: General view of linear hardstand feature observed throughout the central portion of the site, looking north.



Photo 15: General view two adjacent concrete hardstand areas within the central portion of the site, looking north east.



Photo 16: General view of concrete hardstand areas within the central portion of the site, looking north east.





Photo 17: View of concrete hardstand area in south western corner of the site, looking south east.



Photo 14: View of concrete stockpile adjacent to paved area in south western corner of the site.



Photo 19: View of various dumped materials on paved area in south western section of the site..



Photo 20: View of undeveloped vegetated paddock in north western section of the site.