

ACENERGY PTY LTD ON BEHALF OF GREENTECH SOLAR  
PROJECT NO 2 PTY LTD

## **Yoogali Solar Farm**

### PRELIMINARY SITE INVESTIGATION

Report No: P000223\_PCI\_001/R02

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**Premise**

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## 1. INTRODUCTION

### 1.1 Background

Premise was engaged by ACenergy Pty Ltd on behalf of Greentech Solar Project No 2 Pty Ltd to conduct a Preliminary Site Investigation (PSI) for the site in support of a Development Application (DA) for the installation of an approximate 4.95 Megawatts alternating current (MWac) solar farm located at 293 Hawkins Road, Yoogali (the site) as shown on **Figure 1**.

The subject site exists entirely within the titles identified as lot 2 of deposited plan (DP) DP881219, corresponding to the area of proposed development. The site is located approximately 5 km south-east of the Yoogali township and 8.5 km south-east of the Griffith central business district (CBD). The area of development is the subject of this PSI based on the significant change of land use allowing for installation of photovoltaic (PV) panels mounted on tracking systems, a central inverter, four DC-coupled batteries and high voltage (HV) kiosk.

This PSI is recommended by the *Managing Land Contamination – Planning Guidelines* (Department of Urban Affairs and Planning, 1998) under the NSW *State Environmental Planning Policy (Resilience and Hazards)* 2021 (R&H SEPP).

Clause 4.6 of the *Resilience and Hazards State Environmental Planning Policy* (R&H SEPP) requires that a consent authority must consider contamination and remediation in determining a development application and must not grant consent unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

This PSI is based on a desktop review of available information, a site walkover reconnaissance and a search of historical records.

### 1.2 Objectives

This PSI has been prepared in general accordance with the NSW EPA publication *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Land* (EPA, April 2020). The overall objective is to identify the potential for land contamination at the site. Where land is not considered to be suitable for proposed land uses, recommendations for management and/or remediation to minimise risk to the environment, future occupants and contractors would be included.

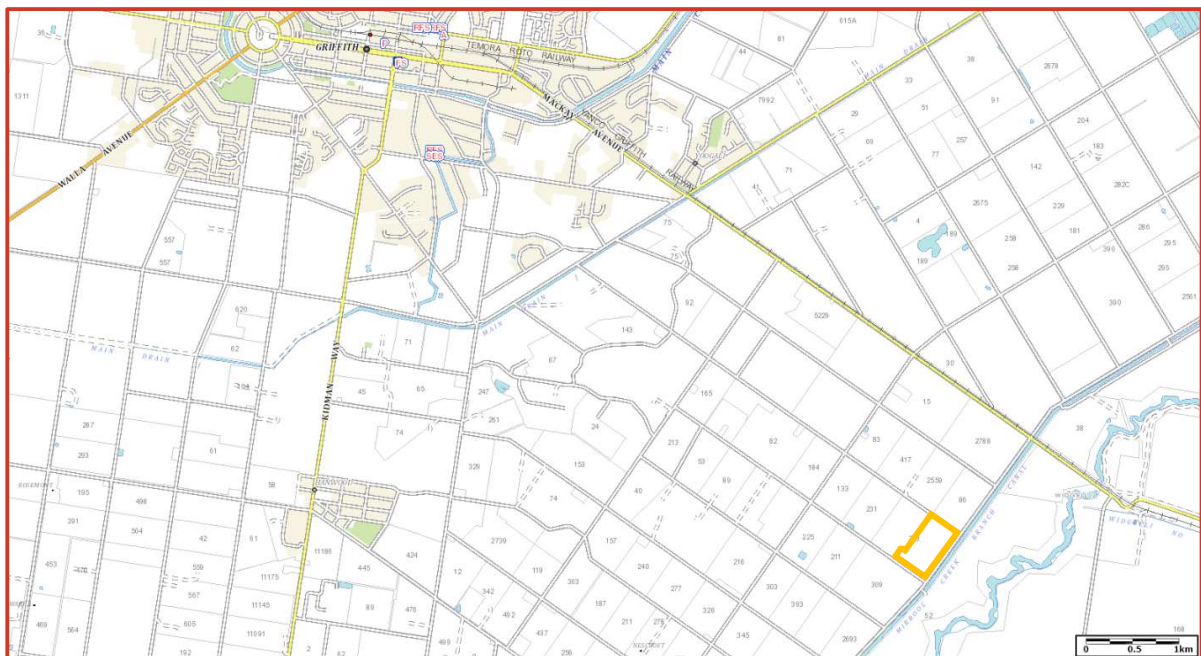
The specific objective of the PSI was to assess the extent of potential soil contamination at the site to have resulted from historic operations at or in proximity to the site. Findings of this investigation are intended to assist the consent authority in assessing risks associated with a change of land use. The

data collected is also intended to identify potential contaminant sources and to evaluate remediation or mitigation options.

This PSI provides data relating to the type, extent and level of contamination in the investigation area, by assessing:

- > known site history and operations;
- > contaminant distribution in surface soil;
- > the adequacy and completeness of all information available to be used in making decisions on remediation to further characterise potential impacts to areas of the site;
- > the scope of any further investigation required; and
- > any interim management measures required to limit exposure.

**Figure 1 – Site Locality**



 293 Hawkins Road, Yoogali

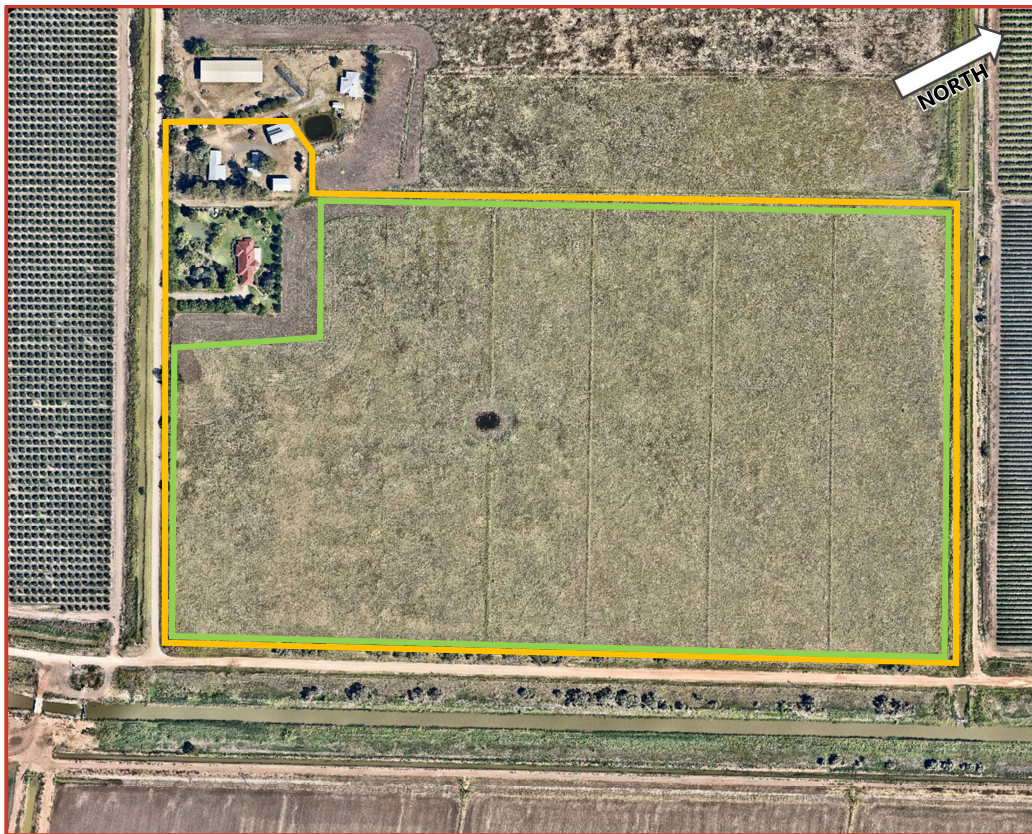
### 1.3 Investigation Area

The investigation area is shown on **Figure 2**.

The potential for chemicals of potential concern (COPC) to be present in the soil of the investigation area requires assessment. The presence of COPC at levels exceeding adopted criteria may be representative of a contamination risk to human health and environmental receptors.



Figure 2 – Site Investigation Area



 293 Hawkins Road, Yoogali

 Investigation Area

## 1.4 Scope of Work

The scope of work for this assessment consisted of the following components:

- > Review of the following third-party documents:
  - Existing environmental reports for the site or portions of the site;
  - Published topographical, geological and soil maps of the area;
  - Details of groundwater bores located within 500 m of the site and registered on the groundwater bore database, maintained by the NSW Office of Water (<https://realtimedata.waternsw.com.au/water.stm>);
  - The public register managed by the NSW EPA for information on scheduled activities and penalty notices issued under the Protection of the Environment Operations Act;
  - The database managed by the NSW Environment Protection Authority (EPA) for information on notices issued under the Contaminated Land Management Act 1997;
  - Aerial photographs – selected historical aerial photographs of the site available for review to provide evidence of the history of development of the site and indications of potential sources of contamination;

- Historic title information and charting maps.
- > Site inspection – A site inspection by Premise personnel of the site and surrounding areas was undertaken to provide further information, via visual inspection, of potential sources and areas of significant environmental liability. The site inspection focused on the following:
  - Areas where operational processes may have occurred, including waste management, water management, site structures, surfaces and infrastructure.
  - Areas of potential landfilling.
  - Potential impacts of neighbouring land uses.
  - Sensitivity of the receiving environment.
- > Preparation of this factual report detailing the assessment findings in accordance with the NSW EPA publication Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Land (EPA, 2020).

An overview of the neighbouring area was also conducted to identify the presence and proximity of sensitive receptors which could be significantly impacted upon by the site, and off-site operations which could have a significant impact on land contamination at the site.

## 2. SITE DESCRIPTION

### 2.1 Site Definition

**Table 1 – Summary of Property Description Details**

Feature	Details
Site Address <sup>1</sup>	293 Hawkins Road, Yoogali NSW (Portion)
Title Identification Details <sup>1</sup>	Lot 2 in DP 881219 (Portion)
Current Ownership	Brian Francis Savage Barbara Anne Savage
Current Site Use and Zoning <sup>2</sup>	Land Use: Vacant Zoning: Primary Production (RU1 zoning)
Future Site Use	Solar Farm and Battery
Previous Environmental Reports	Nil
Site Area <sup>1</sup>	18.5 ha (approximately)
<p>1: Partial survey, partial compilation of deposited plans, partial SIX Maps Website developed by NSW Government, Land and Property Information. <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a> (accessed February 2024).</p> <p>2: Griffith Local Environmental Plan, 2014, under the Environmental Planning and Assessment Act 1979.</p>	

### 2.2 Site Setting

#### 2.2.1 REGIONAL SETTING

The site is located entirely within Lot 2 in DP 881219 at 293 Hawkins Rd, Yoogali, located approximately 5 km south-east of the Yoogali township and 8.5 km south-east of the Griffith CBD. The site is in a generally rural area. Agricultural land uses border the site to the west, north (across Centofanti Road), south (across Hawkins Road) and east (across Mirool Branch Canal Road and Mirool Creek Branch Canal).

Approximately 1.1 km north of the site is Irrigation Way and the Yanco-Griffith Railway. The main surface water feature of note is the Mirool Creek Branch Canal aligned at the site's eastern boundary, however smaller drainage canals border the site to the north and south. Mirool Creek is located approximately 650 m to the east of the site.

The following sensitive receptors are located within the vicinity of the site:

- > Watercourses, including contributory drainage features, discharging to Mirool Creek Branch Canal and Mirool Creek. Such drainage pathways are considered to be sensitive receptors insofar as their connectivity with off-site waterways.
- > Current users of the site, and future workers / occupants of the site.
- > Residents of dwellings in proximity to the site.
- > Groundwater present in aquifer(s) underlying the site.

### 2.2.2 LOCAL SETTING

No structures exist within the investigation area of the site. The site itself consists of groundcover vegetation (primarily grass), unsealed access paths, cleared areas and fences with gates.

Land uses adjacent to the site were obtained from the desktop planning review conducted by Premise personnel in February 2024. The local area surrounding the site is displayed in **Figure 1**. Identified adjacent land uses are summarised in **Table 2**:

**Table 2 – Adjacent Properties Descriptions**

Direction from Site	Site Use (Nature of Activity)
North	Agricultural land uses (vineyard)
South	Agricultural land uses (orchard)
East	Agricultural land uses (cropping / pasture)
West	Vacant land

## 2.3 Topography and Surface Water

Topographical site information was obtained from the:

- > Griffith 8129-3N, 1:25,000 Scale, Topographic Map, 2022 Edition (NSW Department of Customer Service, Spatial Services); and
- > Site visit in February 2024

The site of the investigation area consists of a generally flat landscape with no discernible overall slope. The elevation at the site is approximately 130 m Australian Height Datum (mAHD).

Defined drainage pathways exist at the site in the form of interconnected channels for irrigation purposes, and a farm dam also exists centrally on the site. Due to the landform, the majority of overland surface flow is presumed to be absorbed into the site. The catchment of surface water flow at the site may include off-site areas, including from roads and other properties.

## 2.4 Regional and Site Geology

The entirety of the site is mapped to lie on soil classified as 'Vertosols', comprising the following features:

- > Grey, brown and red clays of moderate fertility
- > Very slow infiltration

The Narrandera SI 55-10 : 250,000 Geological Series Sheet (second edition, Geological Survey of NSW, 1977) indicates the underlying geology comprises Quaternary era black and red clayey silt, sand and gravel.

The NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Acid Sulfate Soils Risk project has mapped the occurrence of acid sulfate soils within areas of NSW. The area encompassing the investigation area has not been assessed for the potential presence of acid sulfate within the landform of the surrounding region.



The NSW Heads of Asbestos Coordination Authorities (HACA) Mapping of Naturally Occurring Asbestos in NSW (2015) has assessed the geology surrounding the site (i.e., the Quaternary era black and red clayey silt, sand and gravel) as having negligible potential for naturally occurring asbestos (NOA) to be found within 10 m of the ground surface. The site is located approximately 140 km west of a geological unit with low potential for serpentinite and NOA.

## 2.5 Regional Hydrogeology

A search for registered groundwater users located proximal to the site was undertaken using the WaterNSW on-line database (<https://realtime.data.waternsw.com.au/water.stm>), in February 2024. The results indicated that there are no groundwater bores registered at the site or within 500 m of the site. Details of the closest bore to the site are provided in **Table 3**.

**Table 3 – Groundwater Bores Proximal to Site**

Aspect	Description
Licence Reference	Uppermost Water Bearing Zone
Registered Use	'Not Known'
Location (relative to closest portion of site)	860 m north-east
Depth	52.1 mBGL
Uppermost Water Bearing Zone	46.6 mBGL
Water Bearing Geology	Sandstone

Registration details of the above groundwater bore are included in **Appendix A**.

Premise has considered the surrounding land uses (refer **Section 3**) and notes the potential for unregistered bores for irrigation, stock and/or domestic purposes proximal to the site.

### 3. SITE HISTORICAL REVIEW

A review of the site history was undertaken to assess historical use of the site, and in particular to identify activities with the potential to contaminate soil and/or groundwater at the site.

#### 3.1 NSW EPA Records

##### 3.1.1 SCHEDULED ACTIVITIES AND/OR ENVIRONMENTAL NOTICES

A search of the NSW EPA on-line register (<https://www.epa.nsw.gov.au/prpoeoapp/>) was undertaken in February 2024 for environment protection licenses (EPLs) and/or penalty notices issued under the Protection of the Environment Operations Act (POEO) 1997. The search indicated that no licenses have been issued for titles comprising properties located within 500 metres of the site.

No clean-up notices relating to the site or surrounding properties have been issued by the NSW EPA.

##### 3.1.2 CONTAMINATED SITES REGISTER

A search of the NSW EPA on-line register (<https://app.epa.nsw.gov.au/prclmapp/searchregister.aspx>) and 'List of Notified Sites' was undertaken in February 2024 for contaminated land notices issued or regulated under the Contaminated Land Management (CLM) Act 1997. The search indicated that the NSW EPA holds no contaminated land notices relating to the site or properties within 500 m of the site. No properties were recorded as having been notified to the NSW EPA as potentially contaminated.

#### 3.2 Previous Title Information

Historic title information was sought for the title comprising the site. Previous title ownership for this title is recorded from 1912. Title particulars are attached in **Appendix B** and summarised in **Table 4**:

**Table 4 – Title History, Lot 2 DP 881219**

Acquisition date & term held	Registered Proprietor(s) & Occupations (where available)	Reference to Title at Acquisition / Sale
06/11/1912	Mirrool No. 1 Irrigation Area	Gazette
28/01/1914	Set aside as Irrigation Farm Revoked 9 June 1915	Gazette
09/06/1915	Set aside as Irrigation Farm	Gazette
22/07/1915 (1915 to 1947)	Frederick Norman (Farmer)	Crown Tenure Irrigation Farm 86 (Book 1228 No. 952 Mortgage)
26/09/1947 (1947 to 1963)	Frank Lunt (Farmer)	Crown Tenure Irrigation Farm 86 (Book 2041 No. 226)
20/03/1963 (1963 to 1964)	James Duncan Muirhead (Farmer)	Crown Tenure Irrigation Farm 86 (Book 2661 No. 935)
23/12/1964 (1964 to 1977)	Lawrence Gregory Gee (Farmer) Mary Patricia Gee (Married Woman)	Crown Tenure Irrigation Farm 86 (Book 2740 No. 611)



Acquisition date & term held	Registered Proprietor(s) & Occupations (where available)	Reference to Title at Acquisition / Sale
02/03/1977 (1977 to date)	Brian Francis Savage (Farmer) Barbara Anne Savage (Married Woman)	Crown Tenure Irrigation Farm 86 (Book 3270 NO. 505)  Then 124/751709 & 125/751709  Now 2/881219

### 3.3 Historic Aerial Photography

An historical aerial photography survey was undertaken for the site, with a total of eight (8) photographs identified and reviewed. The historical aerial photographs that were reviewed spanned a period of approximately 65 years, with the most recent from 2023, to the earliest in 1958. Aerial photographs, as attached in **Appendix C**, were reviewed to track changes in use of the site and surrounding properties over time. Key observations made during the review of aerial photos are summarised in **Table 5** as follows:

**Table 5 – Summary of Aerial Photo Information**

Date	Site Activity	Surrounding Land Use
1958	The site consists of a series of vacant paddocks. No structures or features of note are evident.	The area exists as rurally used land to the south-east of Griffith. Agricultural land uses (likely cropping) are present surrounding the site.  Cleared land is present to the south-west of the site.
1965	Features dividing site into paddocks are more defined. The remainder of the area encompassing the site is generally unchanged.	Some structures are present in the cleared area to the south-west of the site. Land uses of the remainder of the surrounding area do not appear to have been significantly altered.
1977	The layout of paddocks at the site has been altered, and contour banks are now present. The farm dam is present, and trees have been planted in east-west alignment with the dam. The remainder of the area encompassing the site is generally unchanged.	Land uses of the surrounding area do not appear to have been significantly altered.

Date	Site Activity	Surrounding Land Use
1988	The contour banks and centrally-located trees have been removed. The remainder of the area encompassing the site is generally unchanged.	Land uses of the surrounding area do not appear to have been significantly altered.
1993	Cropping in the northern portion of the site is occurring. The remainder of the area encompassing the site is generally unchanged.	Land uses of the surrounding area do not appear to have been significantly altered.
1997	Cropping across the site is generally less intensive. The remainder of the area encompassing the site is generally unchanged.	Land uses of the surrounding area do not appear to have been significantly altered.
2015	The area encompassing the site is generally unchanged.	The area to the north of the site now appears to be used for vineyarding. Land uses of the remainder of the surrounding area do not appear to have been significantly altered.
2023	Paddock divisions are no longer discernible. The remainder of the area encompassing the site is generally unchanged.	The area to the south of the site now appears to be used for orcharding. Land uses of the remainder of the surrounding area do not appear to have been significantly altered.

### 3.4 Summary of Site History Information

The site of the investigation area appears to not contained any structures, and has not been actively utilised beyond low-intensity agricultural uses, including cropping.

No evidence of landfilling was apparent from the historic aerial photography, and no evidence of significant 'cut' and/or 'fill' occurring exists.

The following chemicals are potential contaminants at areas of the site based on known historic uses, which may have included agricultural chemical storage and/or application:

- > Heavy metals
- > Organochlorine pesticides (OCPs) and Organophosphorus pesticides (OPPs)
- > Phenoxyacid Herbicides

## 4. SITE RECONNAISSANCE

Observations from the site inspection are summarised below, and photos are attached to this report.

### 4.1 Waste Management / Landfilling

Evidence of wastes having been disposed on the site by burial / landfilling was not identified at the site. The ground surface was observed to be generally even and no areas of potential subsidence were apparent.

Stressed vegetation, which may be indicative of soil and/or groundwater contamination, was not apparent at any locations during the site inspection.

No stockpiled material or material of unknown origin was observed at the site.

Based on observations there is little potential for 'cut-and-fill' civil works of significance to have occurred at the site.

### 4.2 Stormwater

The majority of site stormwater would be infiltrated, however sheet flow may be generated and discharge to the drainage channels to the north, south and east of the site.

### 4.3 Chemical and Fuel Storage / Spills

No evidence of storage of fuels, oils or chemicals was observed at the site.

No findings of the historic aerial photography review (refer to **Section 3.4**) indicate the presence (historic or otherwise) of bulk chemical storage infrastructure at the site.

No sheep dips or cattle dips were observed at the site or anecdotally known to have been installed.

### 4.4 Asbestos

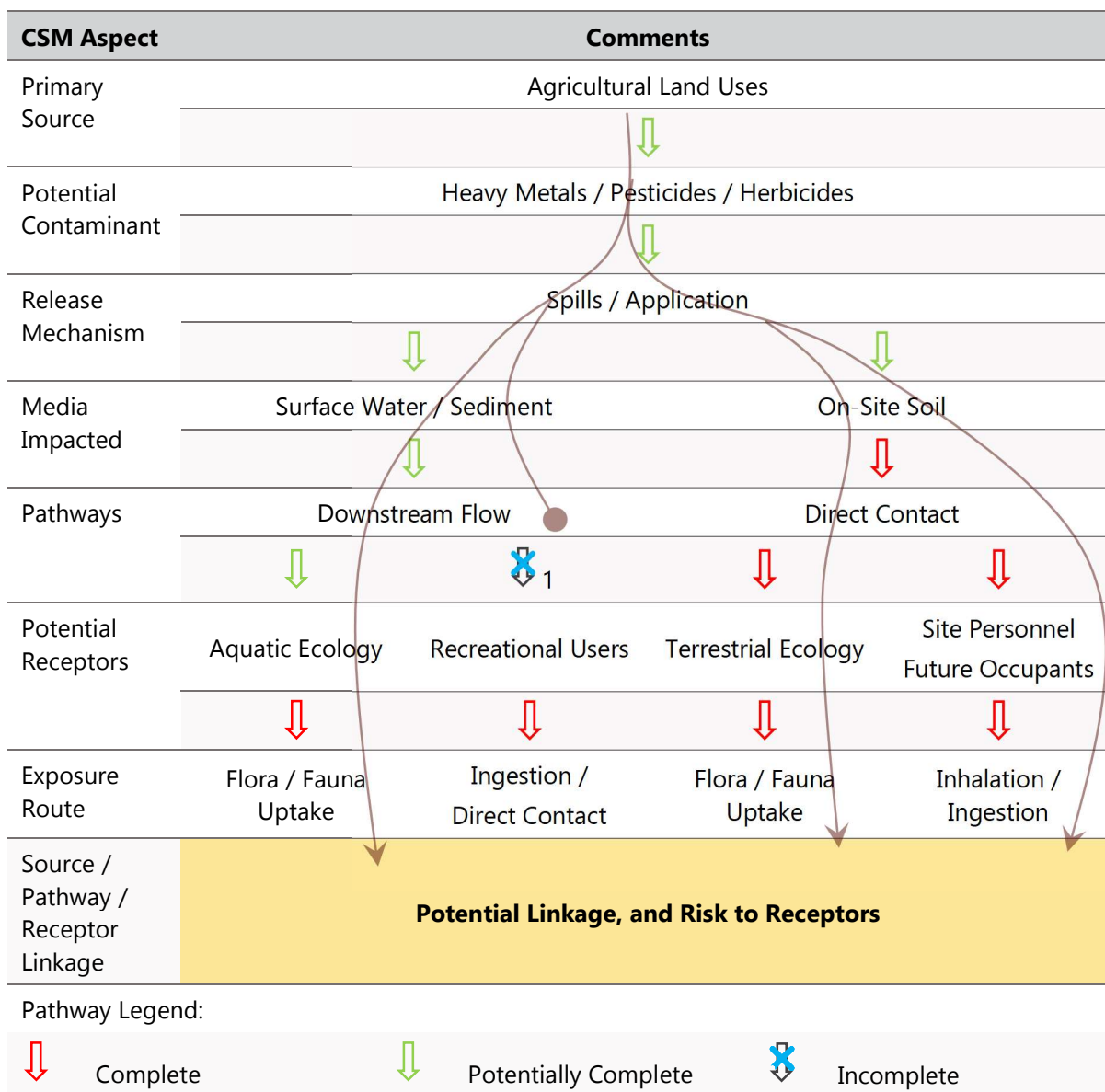
Premise did not conduct a comprehensive asbestos survey at the site during the inspection, however the absence of NOA (refer to **Section 2.4**) and structures (historic or current) at the site likely precludes the presence of an asbestos risk at the site. The potential for forms of asbestos at the site is considered to be low.

## 5. DISCUSSION

### 5.1 Conceptual Site Model

A conceptual site model (CSM) for the site has been prepared to identify contamination sources and transport mechanisms, and exposure pathways to receptors. An 'incomplete' linkage between the source and the receptor (indicated by a '✕') indicates the risk to that receptor is considered to be negligible. Based on the current investigation findings, linkages in the CSM between sources and receptors are illustrated below.

Figure 3 – Conceptual Site Model



### 5.1.1 INCOMPLETE PATHWAYS



1 – No migration pathway between the site and downstream recreational water users was identified to be present.

### 5.1.2 CHARACTERISATION OF RESIDUAL RISKS

Potentially complete linkages in the CSM are summarised below:

- > Agricultural land uses may have historically resulted in COPC contaminating sediment or surface water at the site, and migrated off-site to cause impact to downgradient aquatic ecology.
- > Agricultural land uses may have historically resulted in COPC contaminating soil at the site at concentrations that may present a risk to terrestrial ecology at the site.
- > Agricultural land uses may have historically resulted in COPC contaminating soil at the site at concentrations that may present a risk to future occupants or workers at the site.

## 5.2 Summary

No significant routes of exposure by receptors (current or future) to potential contamination sources have been confirmed as definitively being present, primarily due to the site inspection and historical investigation not identifying historical storage or application of COPC at the site as conclusively having occurred.

The 'residual risks' identified in **Section 5.1.2** are considered unlikely to be present, however may potentially exist as historical agricultural land uses may have resulted in contamination impacts to soil, water and/or sediment.

## 6. CONCLUSIONS

### 6.1 Summary

Premise make the following conclusions regarding the potential for land contamination at the site, based on a desktop review of available information, a review of historical records and site walkover reconnaissance.

The area comprising the site, consisting of a portion of Lot 2 of DP DP881219 (**Figure 2**) appears to have predominantly been historically utilised for passive rural / agricultural purposes.

Based on consideration of routes of exposure by receptors (current or future) to potential contamination sources (refer to **CSM, Figure 3**), a low potential for risks to human health, aquatic ecology and/or terrestrial ecology may exist within or downgradient of the investigation area.

Potentially complete linkages in the CSM (source – pathway – receptor) have been identified, however none are confirmed as definitively being present, primarily due to the site inspection and historical investigation not identifying historical storage or application of COPC at the site conclusively as having occurred.

In the context of assessing potential for risks associated with the proposed change of land use, the following items were considered:

- > The risk to downgradient aquatic ecology is only considered to potentially increase as a result of the proposed change of land use if excavations or excavated material are improperly managed and result in impacts to off-site surface water. During construction activities at the site, engineering controls are to be enacted to mitigate these risks.
- > A risk of contamination impacts mobilising to surface water bodies used for recreation is not considered to be present.
- > The risk to terrestrial ecology at the site (if present) is not considered to likely increase as a result of the proposed change of land use as potential exposure pathways are not expected to alter as a result of the proposed land use.
- > Following the change of land use, the risk to future occupants or workers at the site may increase as a result of exposure to excavations or excavated material. During construction activities at the site, work health and safety (WHS) controls are to be implemented to mitigate these risks. Such controls may include
  - Any land disturbance that identifies the presence of fill material should be assessed for the presence of contaminants, and managed accordingly;
  - Avoiding skin contact with soil that is discoloured, malodorous, containing foreign matter and/or generally inconsistent with virgin soil;
  - No entry permitted into confined spaces and excavations; and
  - Controls are to be in place to contain soil and soil impacts (e.g. dust, sediment, etc) to within the area of the site.

Based on the findings of the site inspection and historical investigation, Premise considers that risks associated with the proposed change of land use are not considered to significantly increase. Excavations and/or excavated material resulting from the proposed development require appropriate

management to ensure potential exposure risks to off-site aquatic ecology or site occupants / workers are minimised and mitigated.



# PHOTOS





**Photo 1 – Site North-West, Southern Aspect**



**Photo 2 – Site North-East, Western Aspect**





**Photo 3 – Site South-West, Eastern Aspect**



**Photo 4 – Site South-West, Eastern Aspect**





**Photo 5 – Site South-East, Northern Aspect**



**Photo 6 – Farm Dam (Centrally Located)**



# **APPENDIX A**

## **Registered Groundwater Bore Records**



# WaterNSW

## Work Summary

GW004328

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): NOT KNOWN	
Work Type: Bore	
Work Status:	
Construct.Method: Cable Tool	
Owner Type: Private	
Commenced Date:	Final Depth: 52.10 m
Completion Date:	Drilled Depth: 52.10 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description: Salty
GW Zone:	Yield (L/s):

### Site Details

Site Chosen By:		County	Parish	Cadastre
Form A:		COOPER	GORTON	92
Licensed:				
Region: 40 - Murrumbidgee		CMA Map: 8129-3N		
River Basin: 410 - MURRUMBIDGEE RIVER		Grid Zone:	Scale:	
Area/District:				
Elevation: 0.00 m (A.H.D.)		Northing: 6200921.000	Latitude: 34°19'47.5"S	
Elevation Source: (Unknown)		Easting: 419239.000	Longitude: 146°07'19.5"E	
GS Map: -		MGA Zone: 55	Coordinate Source: GD.,ACC.MAP	

### Construction

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

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

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
46.60	46.60	0.00	Consolidated						
51.80	51.80	0.00	(Unknown)	28.00					

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.15	0.15	Soil	Soil	
0.15	3.81	3.66	Clay Grey Friable Limestone	Clay	
3.81	17.68	13.87	Clay Slightly Hard	Clay	
17.68	18.90	1.22	Stones Floating Clay	Clay	
18.90	27.28	8.38	Clay Stiff	Clay	
27.28	29.11	1.83	Clay Sandy	Clay	
29.11	31.24	2.13	Sand White Red Clayey	Sand	
31.24	45.11	13.87	Clay Stiff	Clay	
45.11	45.42	0.31	Pipe Clay	Clay	
45.42	46.41	0.99	Limestone Hard	Limestone	
46.41	46.63	0.22	Pipe Clay	Clay	
46.63	47.40	0.77	Sandstone Soft Water Supply	Sandstone	
47.40	47.55	0.15	Clay Sandy	Clay	
47.55	50.29	2.74	Pipe Clay Sandy Bands	Clay	
50.29	51.21	0.92	Pipe Clay	Clay	
51.21	52.12	0.91	Sand Yellow Clayey Water Supply	Sand	

\*\*\* End of GW004328 \*\*\*

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

# **APPENDIX B**

## **Title Records**





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

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

**Report**

**Re: - 293 Hawkins Road, Yoogali**

**Description: - Lot 2 D.P. 881219**

<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>
06.11.1912	Mirrool No. 1 Irrigation Area	Gazette
28.01.1914	Set aside as Irrigation Farm Revoked 9 <sup>th</sup> June 1915	Gazette
09.06.1915	Set aside as Irrigation Farm	Gazette
22.07.1915 (1915 to 1947)	Frederick Norman (Farmer)	Crown Tenure Irrigation Farm 86 (Book 1228 No. 952 Mortgage)
26.09.1947 (1947 to 1963)	Frank Lunt (Farmer)	Crown Tenure Irrigation Farm 86 (Book 2041 No. 226)
20.03.1963 (1963 to 1964)	James Duncan Muirhead (Farmer)	Crown Tenure Irrigation Farm 86 (Book 2661 No. 935)
23.12.1964 (1964 to 1977)	Lawrence Gregory Gee (Farmer) Mary Patricia Gee (Married Woman)	Crown Tenure Irrigation Farm 86 (Book 2740 No. 611)
02.03.1977 (1977 to date)	# Brian Francis Savage (Farmer) # Barbara Anne Savage (Married Woman)	Crown Tenure Irrigation Farm 86 (Book 3270 N0. 505) Then 124/751709 & 125/751709 Now 2/881219

**# Denotes current registered proprietors**

**Easements & Leases: - NIL**

Yours Sincerely  
Mark Groll  
6 February 2024



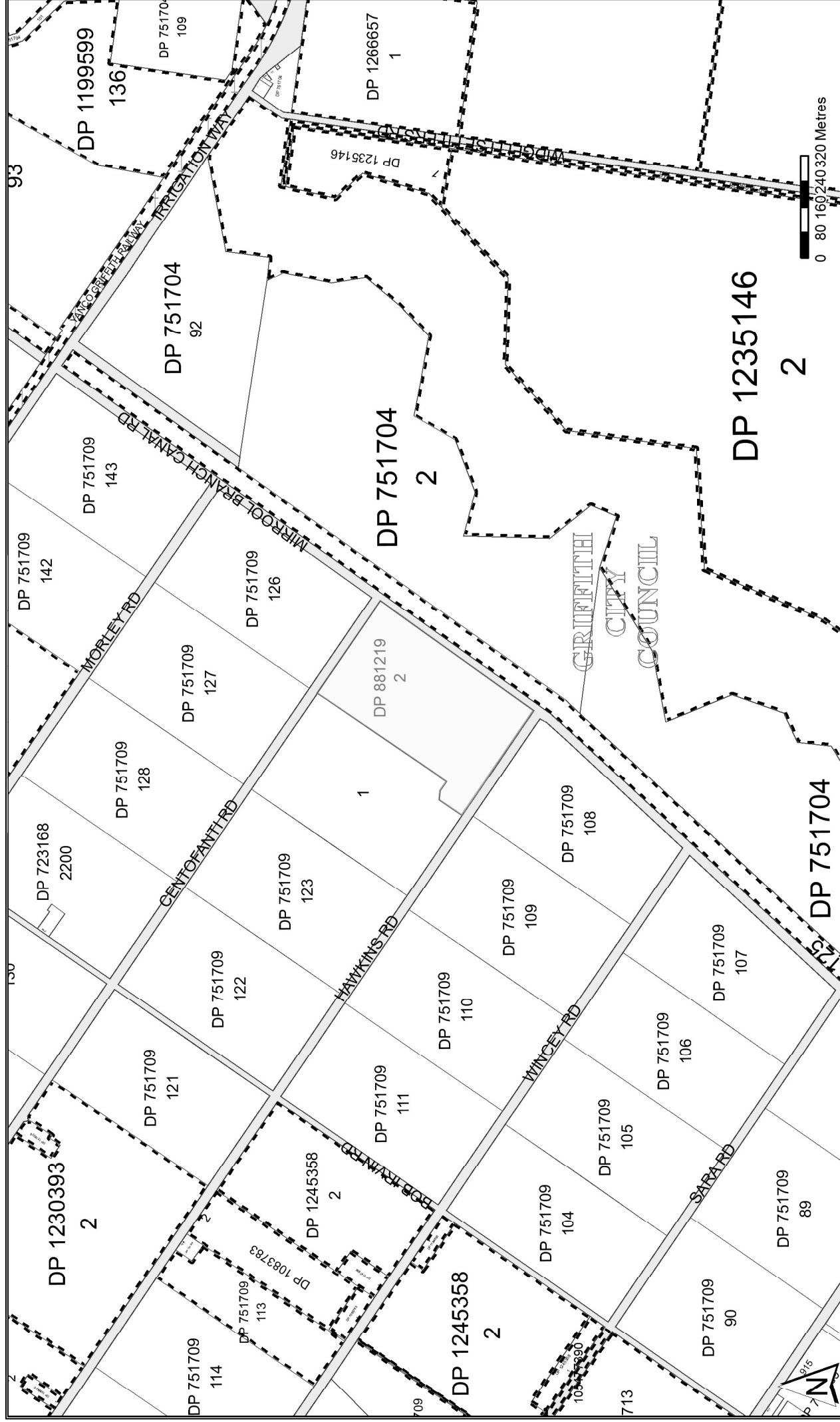


**Cadastral Records Enquiry Report : Lot 2 DP 881219**

**Locality** : YOOGALI  
**LGA** : GRIFFITH

**Parish : JONDARYAN**  
**County : COOPER**

**Ref : 293 Hawkins Road Yoogali**



Report Generated 1:51:11 PM, 6 February, 2024  
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This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps





Cancels part plan C259 1804

**WADE SHIRE**

Gaz. 22. 8. 30.

**PLAN OF PORTION 125**

*County of Cooper* (Gaz. 1. 8. 30) *Parish of Jondaryan*

Land District of Narrandera Land Board District of Hay Central Division

Applied for under the Section of the Crown Lands Act of by

Por. No. 125 within Murrumbidgee Northern Irrigation Area.

Partly within Freehold Port 21 Ph Gorton

Area of acquired land 50.3r

Area of Crown land Nil

Within the boundaries of Bourke, Cooper, Dowling, and Gipps' Gold Field. Proclaimed

Mirrol No. 1 Irrigation Area, Proclaimed 6th Nov. 1912

Portion No. 125 set apart as Irrigation Farm, vide Gaz. 28th January 1914 Revoked 9th June 1915.

Portion No. 125 set apart as Irrigation Farm, vide Gaz. 9th June 1915.

Farm 86 Frederick Norman P.A.H. Farm 86

127 C3079

126 C3078

53.2.20

124 C3076

51.0.17

**125**

**FARM**

50.3.20

109 C3061

108 C3060

52.2.0

48.3.0

**PLAN MICROFILMED**

NO ADDITIONS OR AMENDMENTS TO BE MADE

Azimuth taken from base line laid down by Public Works Department being most West side of Salter Field Book Vol. 30 Folio 15.

Reference to Corners

Corner	Bearing	From	Links	N° on Tree

Numbered stakes at all Corners.

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 5th March 1912 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

*Edward Smith*  
Licensed Surveyor

Transmitted to the District Surveyor with my letter of 15th March 1912. N° 27

Voucher N° 12-27 Passed £3.5.8  
Calculation Book N° A15 Folio 45.  
Checked and Charted M. Roddington 30.3.12  
Examined } H. Campbell 1/4/1912  
Plan approved

Draftsman in Charge

Scale 10 Chains to an Inch.

Cat. N° C3077 1804

STANDARD TRACING  
PREPARED

Checked on Head Office Maps

Edmund Smith 1911

Examined

29.4.12





SEARCH DATE

6/2/2024 1:43PM

FOLIO: 124/751709

First Title(s): 124/751709

Prior Title(s): CROWN LAND

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/3/1988	FI606182	FOLIO INSTRUCTION	FOLIO CREATED EDITION 1
25/10/1991	Z967466	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
9/11/1992	E884033	MORTGAGE	EDITION 2
3/6/1994	U292686	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	EDITION 3
15/8/1995	O459425	DEPARTMENTAL DEALING	
6/10/1995	O587015	DISCHARGE OF MORTGAGE	EDITION 4
15/11/1995	O687988	MORTGAGE	EDITION 5
3/10/1997	3465393	DISCHARGE OF MORTGAGE	EDITION 6
7/9/1998	5249438	DEPARTMENTAL DEALING	
30/10/1998	DP881219	DEPOSITED PLAN	FOLIO CANCELLED
17/2/1999	5609165	DEPARTMENTAL DEALING	

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



SEARCH DATE

6/2/2024 1:43PM

FOLIO: 125/751709

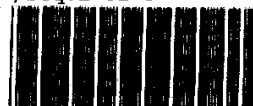
First Title(s): 125/751709

Prior Title(s): CROWN LAND

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
24/3/1988	FI606182	FOLIO INSTRUCTION	FOLIO CREATED EDITION 1
25/10/1991	Z967466	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
9/11/1992	E884033	MORTGAGE	EDITION 2
3/6/1994	U292686	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	EDITION 3
15/8/1995	O459425	DEPARTMENTAL DEALING	
6/10/1995	O587015	DISCHARGE OF MORTGAGE	EDITION 4
15/11/1995	O687988	MORTGAGE	EDITION 5
3/10/1997	3465393	DISCHARGE OF MORTGAGE	EDITION 6
7/9/1998	5249438	DEPARTMENTAL DEALING	
30/10/1998	DP881219	DEPOSITED PLAN	FOLIO CANCELLED
17/2/1999	5609165	DEPARTMENTAL DEALING	

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

RP 66



2  
967466 D

APPLICATION FOR RECORDING OF  
ACTION AFFECTING CROWN HOLDING

MA

Q	1 of 1		R
S NO FEE 42-50			

SECTION 13K, REAL PROPERTY ACT, 1900

DESCRIPTION  
OF LAND

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
SEE ANNEXURE B ATTACHED.	WHOLE	VARIOUS.
MINISTER FOR <del>NATURAL RESOURCES</del> CONSERVATION AND LAND MANAGEMENT		

(the abovenamed Applicant) hereby advises that action has been taken in respect of the land above described, as set forth in the Annexure hereto marked **B**

The Registrar General is requested to make such recordings in the Register as are appropriate to give effect to the abovementioned action, pursuant to Section 13K, Real Property Act, 1900.

OFFICE USE ONLY

47

DATE 1ST OCTOBER 1991.

Certified correct for the purposes of the Real Property Act, 1900.

*Kevin Linton*  
Signature of Authorised Officer

LODGED BY: LANDS OFFICE - Registration Clerk Ref: Ph: (2228431) Dept of C.A.L.M. Box 4695		LOCATION OF DOCUMENTS	
DELIVER TO: Ref: G.H. Savage B.F.		CT	OTHER
Delivery Box Number		not required to be produced	Herewith.
			In L.T.O. with
			Produced by
Checked OL16	Passed	REGISTERED 25/10/1991	
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	

OFFICE USE ONLY



2967466

ANNEXURE "B"

**B**

IRRIGATION AREAS

This Annexure "B" referred to in the Application for recording of action affecting Crown holding dated 23/4/06, requesting the Registrar General in respect of the folios of the register listed below to remove:-

- (a) details relating to the payment of purchase and other moneys;
- (b) details relating to Section 146 of the Crown Lands Consolidation Act, 1913, if such appears on the Certificate of Title.

Purchase and other moneys have been paid in full.

PLEASE ENSURE THAT THE TITLES LISTED BELOW CONTINUE TO BE SUBJECT TO EITHER SECTION 146B OF THE CROWN LANDS CONSOLIDATION ACT, 1913 OR SCHEDULE 4 OF THE CROWN LANDS (CONTINUED TENURES) ACT, 1989.

Torrens Title Reference(s)	Holding Tenure	Land Description	Registered Holder(s)
105/ 106; 107 & 108/751689 92/751704; 122; 123; 124; 125 & 126/751709	Irrigation Farm No. 86, Mirrool	Parish of Jondaryan; Gorton and Colchester	B.F. & B.A. SAVAGE
75; 76; 77; 78; 87; 88; 89; 90- 891/751728	Irrigation Farm No. 258, Mirrool	Parish of Stanbridge	N.B. Plos
617 & 618; 751709	Irrigation Farm No. 985, Mirrool	Parish of Jondaryan	L. & M. SARTOR
2/802981	Irrigation Farm No. 1690, Mirrool	Parish of Jondaryan	T. SNAIDERO
83; 84; 85 751728; 85/751704 1078/40046	Irrigation Farm No. 288, Mirrool	Parish of Stanbridge and Gorton	E.M. & A.J. EARDLEY
117/751746	Irrigation Farm No. 2336, Mirrool	Parish of Yenda	W.H. MORSHEAD
* 602/751743	Irrigation Farm No. 1985, Mirrool	Parish of Wyangan	D. & M. SCARFONE DEALT WITH Y 733706

.....  
SIGNATURE OF AUTHORISED OFFICER

25/9/11



OFFICE USE ONLY

RP 06



B



U  
292686 Y

APPLICATION FOR RECORDING OF  
ACTION AFFECTING CROWN HOLDING

MA

Q	1 <sup>st</sup>	1		R
\$ 50.00				

SECTION 13, REAL PROPERTY ACT, 1900

DESCRIPTION  
OF LAND

Tenants Title Reference	If Part Only, Delete Whole and Give Details	Location
105/751689, 106/751689, 107/751689, 108/751689, 109/751704, 109/751709, 108/751709, 110/751709, 111/751709, 122/751709.	WHOLE	
123/751709, 124/751709, 125/751709, 126/751709 MINISTER FOR <del>WATER</del> LAND AND WATER CONSERVATION		

(the abovenamed Applicant) hereby advises that action has been taken in respect of the land above described, as set forth in the Annexure hereto marked "A"

The Registrar General is requested to make such recordings in the Register as are appropriate to give effect to the abovementioned action, pursuant to Section 13, Real Property Act, 1900.

OFFICE USE ONLY

OVER.

DATE 13th April, 1994

Certified correct for the purposes of the Real Property Act, 1900.

*[Signature]*

Signature of Authorised Officer RA Curran

OFFICE USE ONLY

LOGGED BY: LANDS OFFICE at GRIFFITH Ref: Ph: ( )		Box 469		LOCATION OF DOCUMENTS	
GH90 H205		CY		OTHER	
DELIVER TO: DEPT OF CONSERVATION AND LAND MANAGEMENT		4		Held with	
Delivery Box Number 4695		10		Produced by WESTPAC BANKING CORPORATION	
Checked CLM 9/20	Paid	REGISTERED 1/19		Secondary Directions	
Signed	Extra Fee			Delivery Directions	

4422: 751 (86)

QUANTITY

	QUANTITY
LANDS OFFICE at	
FINANCIAL CONTROLLER, FINANCE BRANCH CORPORATE SERVICES DIVISION	
MAP PRODUCTION BRANCH C.O.	
TOTAL	

## OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS					
(A) FOLIO IDENTIFIER	(B) DIRECTION	(C)	(D) NAME		
SECOND SCHEDULE AND OTHER DIRECTIONS					
(E) FOLIO IDENTIFIER	(F) DIRECTION	(G) NOTFN TYPE	(H) DEALING NUMBER	(I) DETAILS	
	OFF.	KZ.			
105-108   731689.	LINDA	AA			
92   751704.	CN	YA			
122-126   751709				Irrigation Farm Purchase No. 86 & 2691 (Mirrool Natl Irrigation Area) is now a single farm unit see Annexure to U 292 686.	
108-III   751709	LINDA	AA	E 436672		
	CN	YA		Irrigation Farm Purchase No. 86 & 2691 (Mirrool Natl. Irrigation Area) is now a single farm unit see Annexure to U 292 686.	
M. QR3 	ALL	ON	KZ	105-108 & 92 in DP 751689, 108-III & 122-126 in DP 751689 - 105-108 IN DP 751689, LOT 92 IN DP 751704 & LOTS 108-III & 122-126 IN DP 751709.	
	CT		1693.		

U

292686

This is Page 1 of 3 Pages of Annexure "A" referred to in the application for recording of action affecting Crown holding dated 13<sup>th</sup> ~~January~~ <sup>April</sup>, 1994 in Certificate of Title Identifiers 108/751709, 109/751709, 110/751709, 111/751709, 105/751689, 106/751689, 107/751689, 108/751689, 92/751704, 122/751709, 123/751709, 124/751709, 125/751709 and 126/751709. *h*

SCHEME OF REDESIGN OF LANDS COMPRISED IN CERTIFICATE OF TITLE IDENTIFIERS 105/751689, 106/751689, 107/751689, 108/751689, 92/751704, 122/751709, 123/751709, 124/751709, 125/751709 and 126/751709 designated Irrigation Farm Purchase No. 86 Mirrool No. 1 Irrigation Area and Certificate of Title Identifiers 108/751709, 109/751709, 110/751709 and 111/751709 designated Irrigation Farm Purchase No. 2694 Mirrool No. 1 Irrigation Area.

**HOLDER OF:**

**Fee Simple:** Brian Francis Savage and Barbara Anne Savage as tenants in common in equal shares.

**Mortgages:** Westpac Banking Corporation  
(in respect of Irrigation Farm No. 86).

Giuseppe Pacialeo, Giuseppe Pizzata and Julie Pizzata as joint tenants. (in respect of Irrigation Farm No. 2694). *h*

**FOLIOS PRIOR TO REDESIGN**

**Torrens Title References:** Irrigation Farm No. 86 being Certificate of Title Identifiers 105/751689, 106/751689, 107/751689, 108/751689, 92/751704, 122/751709, 123/751709, 124/751709, 125/751709 and 126/751709 and Irrigation Farm no. 2694 being Certificate of Title Identifiers 108/751709, 109/751709, 110/751709 and 111/751709 all within Mirrool No. 1 Irrigation Area.

*[Signature]*  
.....  
AUTHORISED OFFICER

U292686

This is Page 3 of 3 Pages of Annexure "A" referred to in the application affecting Crown holding dated ~~3rd~~<sup>18th</sup> ~~March~~<sup>April</sup> 1994 in Certificate of Title Identifiers 108/751709, 109/751709, 110/751709, 111/751709, 105/751689, 106/751689, 107/751689, 108/751689, 92/751704, 122/751709, 123/751709, 124/751709, 125/751709 and 126/751709.


It is requested that the Registrar General make such recordings in such folios of the Register as we necessary to give effect to the Scheme as set out in Page 2 of this Annexure.

#### FOLIOS FOLLOWING REDESIGN

In order to give effect to the approval it is requested that:-

- A) Certificate of Title identifiers 105/751689, 106/751689, 107/751689, 108/751689 and 92/751704, 122/751709, 123/751709, 124/751709, 125/751709 and 126/751709, 108/751709, 109/751709, 110/751709, 111/751709 be amended by deletion of Clause 8 and replacement of that Clause with:

8. Certificate of Title Identifiers 105/751689, 106/751689, 107/751689, 108/751689, 92/751704, 108/751709, 109/751709, 110/751709, 111/751709, 122/751709, 123/71709, 124/751709, 125/751709, 126/751709 have been declared a single farm unit pursuant to Section 16 of the Crown Land (Continued Tenures) Act, 1989 and cannot be dealt with separately.

  
.....  
AUTHORISED OFFICER

U292686

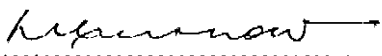
This is Page 2 of 3 Pages of Annexure "A" referred to in the application affecting Crown holding dated <sup>APRIL</sup> ~~January~~, 1994 in Certificate of Title Identifiers 108/751709, 109/751709, 110/751709, 111/751709, 105/751689, 106/751689, 107/751689, 108/751689, 92/751704, 122/751709, 123/751709, 124/751709, 125/751709 and 126/751709.

Land Description: Portions 105, 106, 107 and 108 Parish of Colchester, Portion 92 Parish of Gorton, Portions 122, 123, 124, 125 and 126 Parish of Jondaryan, Portions 108, 109, 110, and 111 Parish of Jondaryan all County of Cooper.

Area:	Portion 106	88 Hectares
	Portion 107	68.8 Hectares
	Portion 92	29.4 Hectares
	Portion 122	21.65 Hectares
	Portion 123	21.65 Hectares
	Portion 124	21.65 Hectares
	Portion 125	20.54 Hectares
	Portion 126	20.64 Hectares
	Portion 105	87.41 Hectares
	Portion 108	68.78 Hectares
	Portion 108	19.73 Hectares
	Portion 109	21.25 Hectares
	Portion 110	21.25 Hectares
	Portion 111	21.25 Hectares

The Minister for Land and Water Conservation has adopted a scheme of redesign of the holdings referred to above pursuant to Section 16 of Part 2 of the Crown Lands (Continued Tenures) Act, 1989 to take effect on and from 19th January, 1994.

The Scheme of Redesign involves the declaration that Irrigation Farm No. 86 and Irrigation Farm No. 2694, all within Mirrool No. 1 Irrigation Area to be a single farm unit for the purpose of the Crown Lands (Continued Tenures) Act, 1989.

  
.....  
AUTHORISED OFFICER



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/2/2024 1:42PM

FOLIO: 2/881219

First Title(s): 124/751709 125/751709

Prior Title(s): 124-125/751709

Recorded	Number	Type of Instrument	C.T. Issue
2/11/1998	DP881219	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/2/1999	5609165	DEPARTMENTAL DEALING	
3/5/2017	AM349683	DEPARTMENTAL DEALING	
30/11/2023	AT638730	CAVEAT	EDITION 2

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





FOLIO: 2/881219

SEARCH DATE	TIME	EDITION NO	DATE
6/2/2024	1:42 PM	2	30/11/2023

LAND

LOT 2 IN DEPOSITED PLAN 881219  
AT YOOGALI  
LOCAL GOVERNMENT AREA GRIFFITH  
PARISH OF JONDARYAN COUNTY OF COOPER  
TITLE DIAGRAM DP881219

FIRST SCHEDULE

BRIAN FRANCIS SAVAGE  
BARBARA ANNE SAVAGE  
AS TENANTS IN COMMON IN EQUAL SHARES

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
- 2 EXCEPTING ANY ROADS AND RESUMED LAND
- 3 SUBJECT TO THE CONDITIONS CONTAINED IN THE GOVERNMENT GAZETTE DATED 6.8.1937, 24.12.1964, 14.2.1986 & 27.10.1972
- 4 SUBJECT TO PAYMENT OF RATES AND CHARGES FOR WATER UNDER THE IRRIGATION ACT, 1912
- 5 U292686 IRRIGATION FARM PURCHASE NO. 86 & NO.2694 (MIRROOL NO 1 IRRIGATION AREA)
- 6 Z967466 SUBJECT TO THE PROVISIONS OF THE CROWN LANDS CONSOLIDATION ACT 1913 PARTICULARLY AS REGARDS FORFEITURE PROVISIONS AND RESTRICTIONS ON LAND USE - SEE SECTIONS 147 AND 142.
- \* 7 AT638730 CAVEAT BY GREENTECH SOLAR PROJECT NO 2 PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

# **APPENDIX C**

## **Historic Aerial Photography**





0 100 200m

**Legend**

-  Solar Farm Area
-  Landholding



**ACENERGY PTY LTD**  
**Yoogali Solar Farm**  
**Historical Aerial Imagery 1958**





**Legend**

-  Solar Farm Area
-  Landholding






**Legend**

Solar Farm Area

Landholding

 **Premise**

---

**ACENERGY PTY LTD**  
Yoogali Solar Farm  
Historical Aerial Imagery 1977

File: P000223\_Master.aprx Prepared By: malin.hoeppner Date: 8/02/2024 Sources: © State of NSW, Department of Customer Service, Spatial Services 2024





**Legend**

-  Solar Farm Area
-  Landholding



**ACENERGY PTY LTD**  
**Yoogali Solar Farm**  
**Historical Aerial Imagery 1988**





**Legend**



Solar Farm Area



Landholding



**ACENERGY PTY LTD**  
Yoogali Solar Farm





0 100 200m

**Legend**

-  Solar Farm Area
-  Landholding



**ACENERGY PTY LTD**  
**Yoogali Solar Farm**  
**Historical Aerial Imagery 1997**





**Legend**

-  Solar Farm Area
-  Landholding





**Legend**

-  Solar Farm Area
-  Landholding



**ACENERGY PTY LTD**  
**Yoogali Solar Farm**  
**Historical Aerial Imagery 2023**