



Report on
Preliminary Site Investigation for Contaminated Land

Proposed Senior Living Development
21 Boardman Road South, Bowral

Prepared for
KRB Property Holdings Pty Ltd

Project 89492.00
February 2019

Integrated Practical Solutions





Douglas Partners

Geotechnics | Environment | Groundwater

Document History

Document details

Project No.	89492.00	Document No.	R.001.Rev0
Document title	Report on Preliminary Site Investigation for Contaminated Land Proposed Senior Living Development		
Site address	21 Boardman Road South, Bowral		
Report prepared for	KRB Property Holdings Pty Ltd		
File name	89492.00.R.001.Rev0		

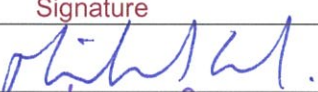
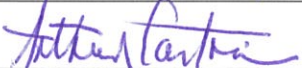
Document status and review

Status	Prepared by	Reviewed by	Date issued
Revision 0	Michael Gol	Glyn Eade	4 February 2019

Distribution of copies

Status	Electronic	Paper	Issued to
Revision 0	1	0	Mr Jeff Knox, KRB Property Holdings Pty Ltd

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

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Report on Preliminary Site Investigation for Contaminated Land

Proposed Senior Living Development

21 Boardman Road South, Bowral

1. Introduction

This report presents the results of a preliminary site investigation for contaminated land (PSI) undertaken for a proposed senior living development located at 21 Boardman Road South, Bowral (hereafter referred to as the 'site'). The investigation was commissioned in an email dated 9 January 2019 received from the site owner Jeff Knox of KRB Property Holdings Pty Ltd. The PSI was undertaken in general accordance with Douglas Partners' proposal WOL190007 dated 8 January 2019. .

It is understood that a seniors living development is proposed at the site. As such, a PSI is required for submission to Wingecarribee Shire Council (Council) to support a development application. The objectives of the PSI were to identify areas and sources of potential contamination and evaluate associated contaminants of potential concern (CoPC); identify potential human and ecological receptors; and identify potentially affected media (such as soil and groundwater etc.).

This report must be read in conjunction with the attached notes provided in Appendix A and other explanatory information, and should be kept in its entirety without separation of individual pages or sections.

2. Scope of Works

The scope of work for the PSI comprised:

- A desktop review of readily-available site information, comprising geological and topographical maps, and groundwater bores registered with the NSW Department of Primary Industries, Water;
- A review of readily-available site history information, comprising:
 - o Current and historic title deeds;
 - o Historical aerial photographs;
 - o Public databases held under the *Contaminated Land Management Act 1997* and the *Protection of the Environment Operations Act 1997*;
 - o Records held in the SafeWork Stored Chemical Information Database (SCID); and
 - o Readily-accessible Council Records and the Section 149 (2&5) certificate;
- A site walkover to identify conditions that may indicate a potential for contamination and assess associated environmental receptors; and
- The preparation of this report describing the methodology and the findings of the PSI, including commentary on the potential for contamination at the site; identifying observed potential sources of contamination and associated potential contaminants, and the compatibility of the site with the proposed development; and recommendations for further assessment (if required).

3. Site Description and Regional Geology

The site is identified as Lot 104, Deposited Plan 1240498 (21 Boardman Road South, Bowral) and is approximately rectangular in shape, with maximum plan dimensions of approximately 330 m by 290 m (refer Drawing 1 in Appendix B), covering an area of approximately 9 hectares. The site is bounded to the north by Kangaloon Road with residential properties beyond, to the west by Boardman Road South with the Southern Highland Christian School and rural / residential properties beyond, and to the east and south by rural / residential properties.

At the time of the PSI, the site was predominantly vacant and cleared of trees and shrubs, with only an animal shelter, water trough and a dam occupying the site. Refer to Section 5 and Site Photographs, Appendix C for further detail on the site condition at the time of the PSI.

Based on online mapping, surface levels are indicated to have a fall to the south east with the difference in level of approximately 6 m between 672 m to 666 m relative to Australian Height Datum (AHD).

Reference to the 1:250 000 *Geological Survey of New South Wales* Sheet indicates that the site is underlain by the Wianamatta Group of the Triassic to Anisian age. This formation typically comprises sandstone, siltstone and shale.

Reference to the *Acid Sulfate Risk Map*, published by the Department of Land and Water Conservation indicates that the site is in an area of no known occurrence of acid sulphate soil conditions.

A search of the NSW Department of Primary Industries Office of Water (DPI Water) registered groundwater works (<https://realtimedata.watnsw.com.au/water.stm> - Department of Primary Industries Office of Water – All Groundwater Map), was undertaken on 17 January 2019. Three groundwater bores, GW105137, GW035484 and GW061541 were located within 500 m of the site as summarised in Table 1. Further detail is provided in the Work Summary Reports, Appendix D.

Table 1: Summary of Groundwater Bores

Identification	Installation Date	Distance and Direction from Site	Borehole Depth (m bgl*)	Water Level (m bgl*)	Geology	Authorised Purpose
GW105137	19/12/2003	120 m West	144.00	33.50	Clay / Shale / Sandstone	Recreation (Groundwater)
GW035484	01/07/1973	130 m South	126.40	Not Known	Soil / Clay / Shale / Sandstone	Stock, Domestic
GW061541	01/03/1986	280 m West	71.90	Not Known	Topsoil / Clay / Shale / Basalt / Siltstone	Stock, Domestic

*(m bgl) – metres below ground level

The nearest surface water receptor to the site is a dam located in the south eastern corner of the site. An unnamed intermittent creek is located approximately 100 m east of the site and Wingecarbee River is approximately 500 m south of the site. Localised groundwater is anticipated to follow the sites topography to the nearest surface water receptor in a general south easterly direction.

4. Site History

The site history investigation was undertaken to identify potential areas of environmental concern which may arise from previous uses and associated potentially contaminating activities that may have occurred at the site.

4.1 Historical and Current Title Deeds

A Title deeds search was conducted by InfoTrack Pty Ltd, Settlement Agents and Legal Searchers. Title information can assist in the identification of previous land uses through the recorded occupation of individual land owners, or by a descriptive company name and may establish potentially contaminating activities which have occurred or are occurring at the site.

A summary of the results of the title deeds search for the site is shown in Table 2, with the full results of the search provided in Appendix E.

Table 2: Previous Site Ownership of Lot 48 Section 3 Deposited Plan 7285 (51 Kenny Street).

Ownership Date Range	Owner and Occupation where available	Inferred Land Use
1913 to 1950	Richard Whatman (Farmer)	Rural / Residential / Agricultural
1950 to 1952	Ethel Helana Emeline Whatman (Widow)	
1952 to 1954	Henry Herbert Beattie (Estate Agent)	
	Bernice Agnes Beattie (Married Woman)	
1954 to 1955	Arthur Friendship Hinton (Dairy Farmer)	
	Phyllis Elwyn Hinton (Married Woman)	
1955 to 1958	Anthony Ian McMillan (Farmer)	
1958 to 1959	Bernard John Ryan (Farmer)	
	Alice Pye (Married Woman)	
1959 to 1960	Baker's Investments Pty Limited	
1960 to 1969	Bruce Albert Whatman (Farmer)	
1969 to 1977	Clive Wesley Staff (Cattle Dealer)	
1977 to 2016	Clewer Nominees Pty Limited	
	Matite Pty Limited	
2016 to date	KRB Property Holdings Pty Limited	

4.2 Historical Aerial Photography

Six aerial photographs were examined from the years 1963, 1972, 1982, 2006, 2014 and 2018, to identify any changes to the site and surrounding area which may include potential land contaminating activities or significant environmental features. Copies of the photographs are included in Appendix F, and a summary of the findings is given below.

1963: The site appears to be undeveloped and vacant with a small row of trees along the south western boundary, some trees in the north eastern corner and a dam located in the south eastern corner of the site. Two small dark spots are visible in the south western and south eastern portions of the site, however, it is unclear as to what the observed features may be. Potential fence lines are visible through the central portion of the site, which may suggest evidence of agricultural work taking place on the site. The surrounding land use of the site appears to be for rural / residential / agricultural purposes with the majority of the surrounding land being vacant. The land adjacent to the south western portion of the site appears to have been developed with a driveway and three buildings evident.

1972: The site is only partially shown in this photograph with a portion of the southern boundary missing. The site and surrounding land use appears relatively unchanged. A circular spot is visible in the central eastern portion of the site, however, it is unclear as to what the observed feature may be. The “dark spots” observed in the 1963 photograph are no longer evident in this image.

1982: The site and surrounding land use appear relatively unchanged. Two light coloured spots are now visible in the south eastern and southern central portion of the site. The light coloured spot in the south eastern portion of the site is in a similar location to one of the “dark spots” observed in the 1963 photograph.

2006: The aerial photograph is now in colour and the site appears relatively unchanged. A small rectangular structure is evident in the south eastern corner of the site, near the dam. The majority of the surrounding land use of the site still appears to be used for rural / residential / agricultural purposes, however large scale land clearing and development works is evident north east and north west of the site. The neighbouring property to the west of the site is observed to have had a large building developed on it and the neighbouring property to the south of the site appears to have undergone renovations in the form of a tennis court being constructed.

2014: The site appears relatively unchanged. Rows of trees are visible along the western, northern and eastern boundaries. The previously identified rectangular structure is clearly visible and has a light coloured roof. A light coloured rectangular strip is also visible immediately north-west of the dam. The land use north of the site has changed significantly and comprises medium density residential properties. The overall surrounding land use to the south, west and east of the site still appears to be used for rural / residential / agricultural purposes. The neighbouring property to the west of the site has been developed further and large building development complex is now evident.

2018: The site and surrounding land use appear relatively unchanged. The neighbouring property to the south of the site has had renovations in the form of a number of buildings and the tennis court being removed and a dam is now present.

4.3 NSW EPA Public Registers

A search, undertaken on 16 January 2019, for current Statutory Notices issued under the *Contaminated Land Management Act, 1997* and *Protection of the Environment Operations Act, 1997* available on the NSW EPA website, showed that there were no notices or licenses issued for the site.

A search of the NSW EPA's "*List of Contaminated Sites Notified to the EPA*" did not return any results near to the site.

4.4 NSW SafeWork Search

A search of the SafeWork NSW Stored Chemical Information Database (SCID) was conducted for the site with no records relating to any licenses to keep dangerous goods.

A copy of the search results, dated 18 January 2019, is included in Appendix G.

4.5 Council Records

An informal request for information was made with Wingecarribee Shire Council so that their records could be reviewed as part of the PSI.

At the time of preparation of this report no information has been made available by Council. Information that is received by Council will be reviewed, and if required will be included in a revised report.

4.6 Section 10.7 Certificates (Section 149 (2&5) Certificates)

The Section 10.7 Planning Certificates (formerly Section 149 (2&5) for the site, dated 10 January 2019 is included in Appendix H. The certificate indicates that an E3 Environmental Management Zone applies to the site.

There are no matters listed under Section 10.7(2) of the Contaminated Land Management Act 1997 which should be specified on the Certificates, Section 10.7(2) concerns matters that must be included within a Section 10.7 Planning Certificate in relation to the land being significantly contaminated, any regulatory orders applying and the existence of a site audit statement or a site audit report pertaining to the property.

Information provided in the Section 10.7(5) Planning Certificate states that Council has no advice regarding contaminated land.

5. Site Walkover

A site walkover was undertaken by DP personnel on 17 January 2019. The locations of the site features observed during the site walkover are shown on Drawing 1 Appendix B, and photographs taken during the site walkover are provided in Appendix C. The following main site features were noted:

- The site was observed to be grass-covered and mostly vacant, with the exception of a dam, dam embankment and animal shelter in the south eastern portion of the site and a water trough in the southern-central portion of the site;
- The site was fenced on all boundaries. Established vegetation was observed within the perimeter fence along the north eastern and western site boundaries, with a second internal fence;
- Vehicular access were observed on the southern portion of the western site boundary from Boardman Road South and on the eastern portion of the southern site boundary from the adjacent property to the south;
- A former vehicular access was observed in the central portion of the northern site boundary;
- A pedestrian access gate was observed in the central portion of the western site boundary;
- Bricks and cobble sized pieces of concrete were observed immediately surrounding the base of the water trough in the southern-central portion of the site. Approximately 1 – 2 m from the water trough, the site surface was observed to be free of brick and or concrete;
- Exposed soils in the dam embankment were observed to comprise disturbed natural soils;
- The animal shelter in the south eastern portion of the site was observed to comprise four timber posts and a timber and corrugated metal roof and to be in a dilapidated condition. The ground surface within the footprint of the animal shelter was observed to be covered with long grass and marginally lower than the surrounding ground surface.
- A concrete slab of approximately 2 m by 5 m was observed on the site surface in the south eastern portion of the site, just to the north west of the dam;
- A former fence line was observed in the south eastern portion of the site;
- Optic fibre cable markers were observed transecting the northern portion of the site;
- A former timber fence post storage area was observed in the north western portion of the site; and
- No obvious asbestos, soil staining or vegetation dieback was observed on the site surface during the site walkover.

6. Preliminary Conceptual Site Model

A preliminary conceptual site model (CSM) has been developed based on the available historical information and observations made during the site inspection. The CSM identifies potential sources of contaminants of potential concern (CoPC), sensitive receptors, and potential transport mechanisms that could expose sensitive receptors to unacceptable ecological and/or health risks. The objective of the CSM is to highlight actual or potential exposure pathways that may exist, and identify any data gaps that may need to be addressed during this investigation.

For potential ecological and/or health risks to be present, all of the following elements of an exposure pathway are required:

1. Contaminant source (e.g. fuel tank or filling);
2. Receptor (e.g. site worker, site occupier or aquatic ecosystem); and
3. Transport mechanism/exposure route between the source and receptor (e.g. vapour/groundwater migration, ingestion and inhalation).

If all three elements are present, it is considered that a complete exposure pathway exists. Partial or incomplete exposure pathways may also be present. A qualitative assessment of the presence, or otherwise, of the above elements at the site and the CSM is discussed in the following subsections

6.1 Potential Contamination Sources and Contaminants of Concern

The findings of the site history investigation and site walkover indicate that the site has previously been used for agricultural and grazing purposes and has not previously been developed. During the site walkover features associated with the former agricultural and grazing land use were observed.

An animal shelter in the south eastern portion of the site was observed to be in a dilapidated condition. As such, degradation of the animal shelter including the degradation of potential weather proof treatments to the corrugated iron roof and timber posts are considered to present a potential contamination source.

Uncontrolled filling was observed in the dam embankment. However, the fill was observed to comprise reworked natural soils only, and is therefore not considered to present a potential source of contamination.

A concrete slab was also observed in the south eastern portion of the site, to the north west of the dam. This location is evident in the historical aerial photographs, however, the nature of the feature is unclear. This is considered to most likely be a similar grazing land use feature such as a water or feeding trough or animal shelter. Minor amounts of brick and concrete were also observed at the base of the water trough in the south western portion of the site.

However no asbestos-containing materials or other apparent signs of potential contamination were observed during the site walkover.

As such, and based on the findings of the site history and site walkover, the potential sources (S) of contamination comprise:

- S1 - Preservation treatment of the corrugated iron roof of the animal shelter; and
- S2 – Preservation treatment of the timber posts of animal shelter

Common contaminants of potential concern associated with the above identified potential sources include metals, polycyclic aromatic hydrocarbons (PAH) and phenols.

6.2 Potential Receptors

Receptors (R) that potentially could be influenced by the potential contaminants at this site include:

Human health receptors:

- R1 - Current and future site users (residential / agricultural).
- R2 - Construction workers during development.
- R3 – Adjacent users (rural / residential / agricultural)

Environmental receptors:

- R4 - Groundwater users.
- R5 - Surface Water (Tributaries of Wingecarribee River).
- R6 - Flora and Fauna.

6.3 Potential Pathways

Potential pathways (P) for contaminants to come into contact with identified receptors, with consideration to the site's proposed end use, current condition, and geological, topographical and hydrogeological characteristics, include:

- P1 - Direct contact with soil (ingestion and dermal).
- P2 - Inhalation of dust and/or vapours.
- P3 - Leaching of contaminants and vertical migration into groundwater.
- P4 – Surface water run-off from areas animal shelter during heavy rainfall.
- P5 - Lateral migration of groundwater providing base flow to watercourses.
- P6 - Direct contact of contaminated ground with ecological receptors.

6.4 Summary of Preliminary CSM

A 'source–pathway–receptor' approach has been used to assess the potential risks to human and environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways.

The possible pathways between the sources and receptors are provided in Table 3 on the following page.

Table 3: Potential Complete Pathways

Source	Transport Pathway	Receptor	Action Recommended
S1 – Preservation treatment of the corrugated iron roof of the animal shelter; S2 – Preservation treatment of the timber posts of animal shelter	P1 - Ingestion and dermal contact P2 - Inhalation of dust / vapours	R1 - Current Users R2 – Construction workers	An intrusive investigation is required to assess possible contamination including chemical testing of the soils immediately surrounding the timber posts and along the roof drip line associated to the animal shelter. Testing of soils will be used as a as a screen for potential surface water and groundwater contamination.
	P2 - Inhalation of dust / vapours	R2 - Adjacent users	
	P3 - Leaching of contaminants	R4 – Groundwater	
	P4 - Surface water run-off P5 - Lateral migration of groundwater	R5 - Surface water	
	P6 - Contact with terrestrial ecology	R6 - Terrestrial ecology	

7. Conclusions and Recommendations

Based on the findings of the PSI, in particular the previously undeveloped and agricultural / grazing land use of the site, it is considered that there is a low risk of potential for significant contamination at the site. The identified source of localised potential contamination associated to the degradation of the animal shelter is also considered to be a low risk.

As such, it is recommended that intrusive sampling be undertaken in the area of the animal shelter to assess the contamination status of the site associated with this structure.

It is further recommended that the bricks and concrete in the southern portion of the site associated to the grazing land use features, be appropriately classified and disposed of to an appropriate licensed waste facility.

It is considered that, subject to the findings of the intrusive investigation of the animal shelter area, any further works recommended from the intrusive investigation and the removal of the bricks and concrete from the southern portion of the site, the site can be rendered compatible with the proposed development.

While asbestos has not been observed during the site walkover, the bricks and concrete observed are considered indicative of the possible presence of hazardous building materials (HBM), including asbestos. Therefore no warranty can be given that asbestos is not present.

An unexpected finds protocol (UFP) should be included as part of a construction environmental management plan (CEMP) for the proposed residential development, to manage any unexpected contamination encountered during the development works.

8. Limitations

Douglas Partners (DP) has prepared this report for this project at 21 Boardman Road South, Bowral in accordance with DP's proposal WOL190007 dated 8 January 2019 and acceptance received from Jeff Know of KRB Property Holdings Pty Ltd dated 9 January 2019. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of KRB Property Holdings 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 results provided in the report are indicative of the surface conditions on the site only at the areas observed at the time the work was carried out. Conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the surface conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in conditions across the site between and beyond the areas observed. The advice may also be limited by site accessibility.

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.

Asbestos has not been detected by observation on the surface of the site. However building demolition materials, such as concrete and brick were, observed on the ground surface in localised areas. These are considered as indicative of the possible presence of hazardous building materials (HBM), including asbestos.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards identified in this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the (geotechnical / environmental / groundwater) components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

Notes 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.

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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.

Appendix B

Drawing 1



Drawing adapted from Nearmap image dated 11 November 2018

Appendix C

Site Photographs



Photo 1: View from northern boundary of site looking south.



Photo 2: View from southern boundary of site looking north



Photo 3: View of water trough with brick and concrete at the base observed in the southern central portion of the site.



Photo 4: View of concrete slab observed in the south eastern portion of the site.

 Douglas Partners Geotechnics Environment Groundwater	CLIENT: KRB Property Holdings Pty Ltd		Site Photographs 1 to 4 Proposed Senior Living Development 21 Boardman Road South, Bowral	PROJECT No: 89492.00
	OFFICE: Wollongong	Prepared By: KJ		PLATE No: 1
	SCALE: NTS	DATE: 31 Jan 2019		REVISION: 0



Photo 5: View of dam and dam embankment.



Photo 6: View of exposed soils in dam embankment.



Photo 7: View of former animal shelter



Photo 8: View of former timber post storage area observed in north western portion of the site.

 Douglas Partners Geotechnics Environment Groundwater	CLIENT: KRB Proeprty Holdings Pty Ltd		Site Photographs 5 to 8 Proposed Senior Living Development 21 Boardman Road South, Bowral	PROJECT No: 89492.00
	OFFICE: Wollongong	Prepared By: KJ		PLATE No: 2
	SCALE: NTS	DATE: 31 Jan 2019		REVISION: 0

Appendix D

Registered Groundwater Works Summary Report

WaterNSW

Work Summary

GW105137

Licence:

Licence Status:

Authorised Purpose(s):

Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary

Owner Type:

Commenced Date:

Completion Date: 19/12/2003

Final Depth: 144.00 m

Drilled Depth: 144.00 m

Contractor Name: HIGHLAND DRILLING PTY LTD

Driller: Brett Delamont

Assistant Driller:

Property:

Standing Water Level 33.500 (m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s): 2.000

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: CAMDEN

MITTAGONG

1 835193

Licensed:

Region: 10 - Sydney South Coast

CMA Map: 8928-1N

River Basin: 212 - HAWKESBURY RIVER

Grid Zone:

Scale:

Area/District:

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

Northing: 6178905.000

Latitude: 34°30'16.9"S

Elevation Source: (Unknown)

Easting: 264974.000

Longitude: 150°26'24.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	144.00	200			Down Hole Hammer
1	1	Casing	Steel	0.00	106.00	168	159		Cemented, Welded

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
10.00	10.50	0.50	Unknown	33.50		0.10	12.00		1300.00
29.00	30.00	1.00	Unknown			0.40	32.00		1155.00
101.00	102.00	1.00	Unknown			0.25	104.00		830.00
114.00	115.00	1.00	Unknown			1.13	116.00		545.00
125.00	126.00	1.00	Unknown			0.63	128.00		320.00
139.00	140.00	1.00	Unknown			2.00	142.00		358.00

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.50	4.50	CLAY	Clay	

4.50	102.00	97.50	SHALE	Shale	
102.00	114.00	12.00	FINE SANDSTONE	Invalid Code	
114.00	134.00	20.00	SANDSTONE COARSE	Sandstone	
134.00	138.00	4.00	SHALE	Shale	
138.00	144.00	6.00	SANDSTONE WHITE COARSE	Sandstone	

Remarks

03/12/2004: Previous Lic No: 10BL162563

*** End of GW105137 ***

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

WaterNSW

Work Summary

GW061541

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore open thru rock	
Work Status:	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 71.90 m
Completion Date: 01/03/1986	Drilled Depth: 71.90 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description: Good
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
County	Parish	Cadastre	
Form A: CAMDEN	MITTAGONG	L1 DP605488 (32)	
Licensed:			
Region: 10 - Sydney South Coast	CMA Map: 8928-1N		
River Basin: 212 - HAWKESBURY RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6179102.000	Latitude: 34°30'10.3"S	
Elevation Source: (Unknown)	Easting: 264689.000	Longitude: 150°26'13.2"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GD.,ACC.MAP	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	-0.30	13.40	152			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
33.80	34.10	0.30	Fractured			0.03			
38.70	39.00	0.30	Fractured			0.04			
56.40	56.70	0.30	Fractured			0.06			
65.20	65.50	0.30	Fractured	13.70		0.06			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	2.74	2.44	Clay	Clay	
2.74	4.57	1.83	Clay Shaley	Clay	
4.57	14.33	9.76	Shale Soft	Shale	

14.33	18.90	4.57	Shale	Shale	
18.90	19.20	0.30	Basalt Soft	Basalt	
19.20	19.51	0.31	Shale	Shale	
19.51	25.30	5.79	Siltstone	Siltstone	
25.30	71.93	46.63	Shale Water Supply	Shale	

*** End of GW061541 ***

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

WaterNSW

Work Summary

GW035484

Licence:	Licence Status:
Authorised Purpose(s):	
Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore open thru rock	
Work Status:	
Construct.Method: Rotary	
Owner Type: Private	
Commenced Date:	Final Depth: 126.40 m
Completion Date: 01/07/1973	Drilled Depth: 126.50 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
County		Parish	Cadastre
Form A: CAMDEN		MITTAGONG	32
Licensed:			
Region: 10 - Sydney South Coast	CMA Map: 8928-1N		
River Basin: 212 - HAWKESBURY RIVER	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6178748.000	Latitude: 34°30'22.3"S	
Elevation Source: (Unknown)	Easting: 265336.000	Longitude: 150°26'38.2"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GD.,ACC.MAP	

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.30	14.00	152			Cemented

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)
54.20	55.70	1.50	Consolidated	5.40		2.27			
115.80	120.30	4.50	Consolidated	11.20		4.55			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Soil	Soil	
0.30	3.35	3.05	Clay	Clay	
3.35	27.43	24.08	Shale Grey	Shale	
27.43	30.48	3.05	Shale Light Grey Sandy	Shale	
30.48	33.52	3.04	Shale Grey Sandy	Shale	
33.52	51.81	18.29	Shale Grey	Shale	

51.81	55.77	3.96	Sandstone Light Grey Hard Fractured Water Supply	Sandstone	
55.77	97.53	41.76	Shale Grey	Shale	
97.53	103.63	6.10	Shale Dark	Shale	
103.63	124.96	21.33	Sandstone White Sugary Water Supply	Sandstone	
124.96	126.49	1.53	Sandstone Grey Hard Fine	Sandstone	
97.53	103.63	6.10	Sandstone Bands	Sandstone	

*** End of GW035484 ***

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Appendix E

Title Deed Search Results



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

LRS NSW

Sydney

Address: - 21 Boardman Avenue, South Bowral

Description: - Lot 104 D.P. 1240498

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.02.1913 (1913 to 1950)	Richard Whatman (Farmer)	Vol 798 Fol 80
21.11.1950 (1950 to 1950)	Ethel Helena Emeline Whatman (Widow) (Transmission Application not investigated)	Vol 798 Fol 80
21.11.1950 (1950 to 1952)	Albert Edward Whatman (Dairy Farmer)	Vol 798 Fol 80
29.08.1952 (1952 to 1954)	Henry Herbert Beattie (Estate Agent) Bernice Agnes Beattie (Married Woman)	Vol 798 Fol 80
28.06.1954 (1954 to 1955)	Arthur Friendship Hinton (Dairy Farmer) Phyllis Elwyn Hinton (Married Woman)	Vol 798 Fol 80 Now Vol 6930 Fol 210
16.09.1955 (1955 to 1958)	Anthony Ian McMillan (Farmer)	Vol 6930 Fol 210
25.11.1958 (1958 to 1959)	Bernard John Ryan (Farmer) Alice Pye (Married Woman)	Vol 6930 Fol 210 Now Vol 7642 Fol's 104 & 105
06.10.1959 (1959 to 1960)	Baker's Investments Pty Limited	Vol 7642 Fol's 104 & 105 Now Vol 7927 Fol 184
16.05.1960 (1960 to 1969)	Bruce Albert Whatman (Farmer)	Vol 7927 Fol 184
24.10.1969 (1969 to 1977)	Clive Wesley Staff (Cattle Dealer)	Vol 7927 Fol 184
15.04.1977 (1977 to 2016)	Clewer Nominees Pty Limited Matite Pty Limited	Vol 7927 Fol 184 Now 104/1085033
23.12.2016 (2016 to date)	# KRB Property Holdings Pty Limited	104/1085033 Now 104/240498

Denotes current registered proprietor

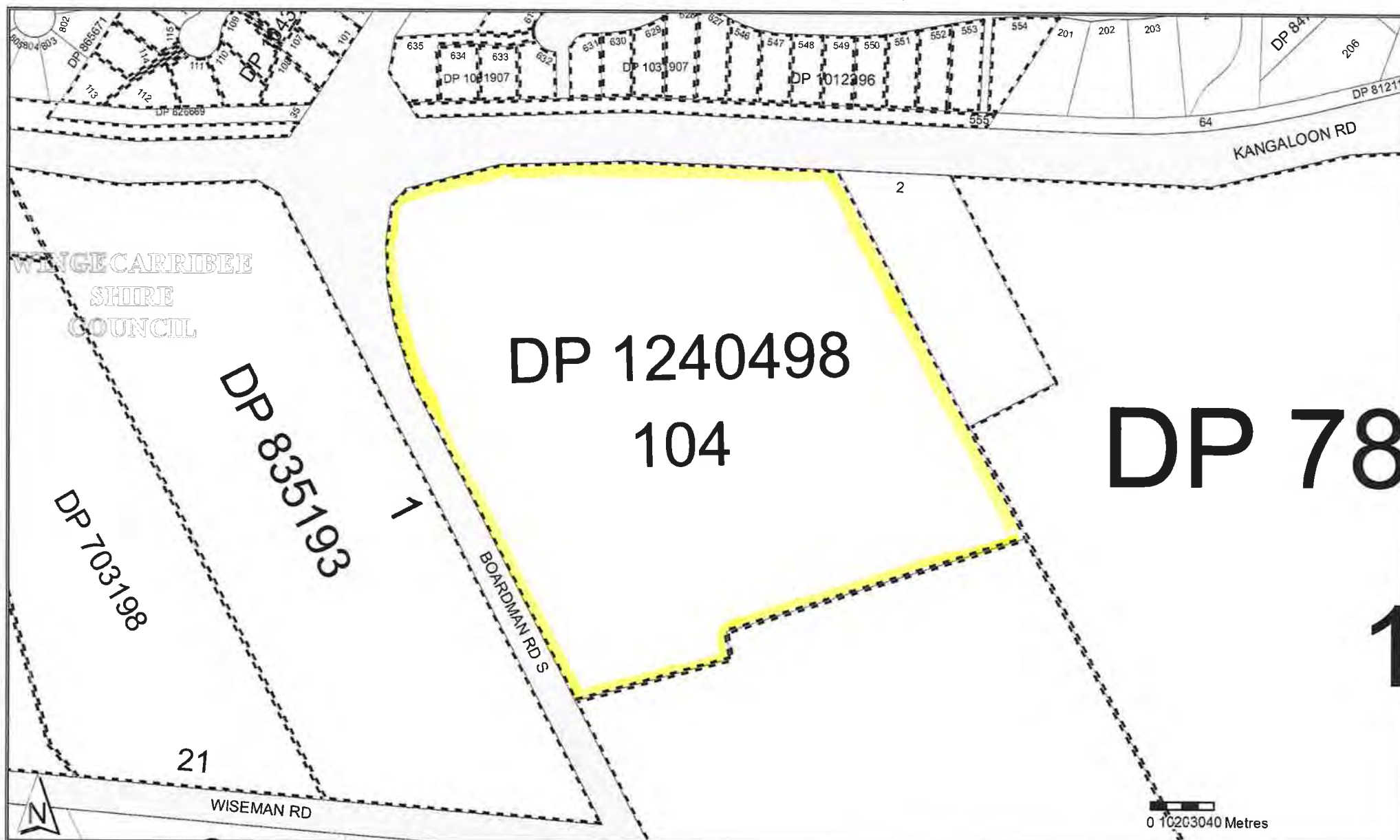
Leases: -

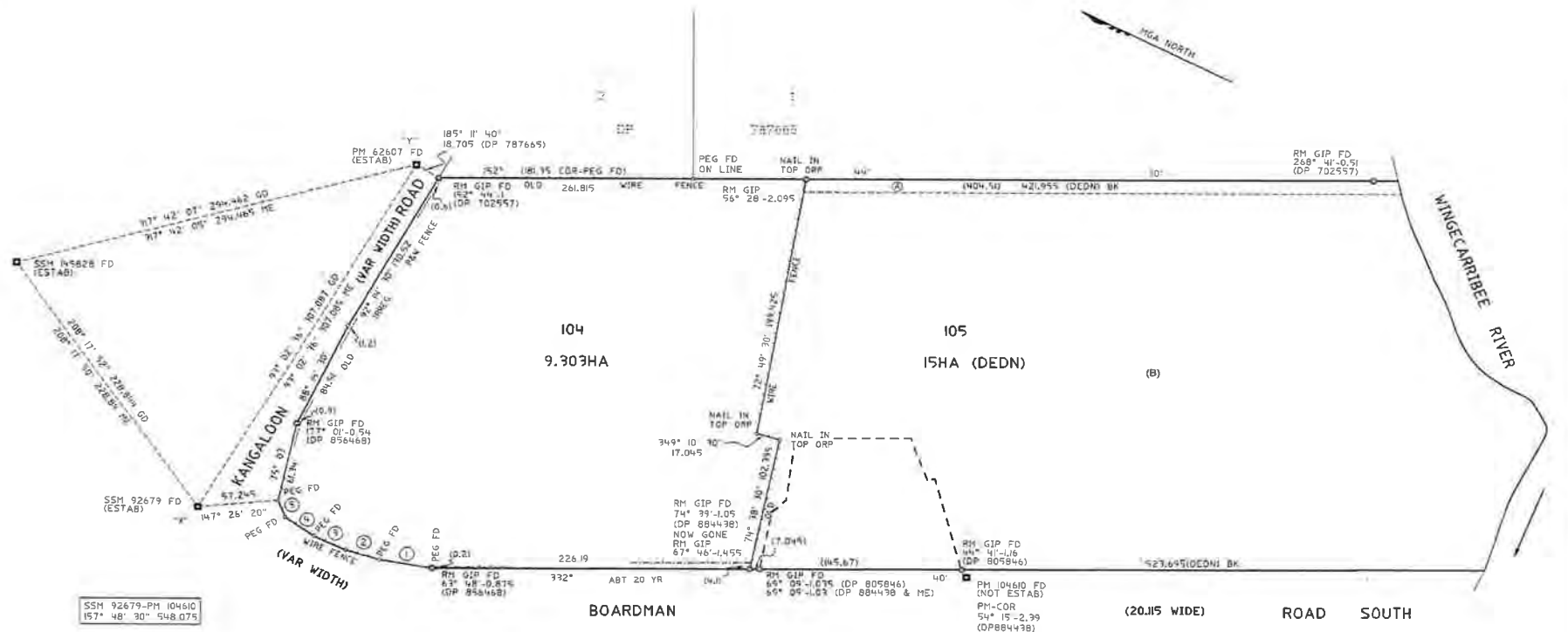
- 03.07.1940 to Ernest James Gillespie (Dairyman) – expired 05.03.1951

Easements: - NIL

Yours Sincerely,
Mark Groll
18 January 2019

Email: mark.groll@infotrack.com.au





SSM 92679-PM 104610
157° 48' 30" 548.075

(A) EASEMENT FOR DRAINAGE OF WATER 10 WIDE
(B) RESTRICTION ON THE USE OF LAND (DP805846)

REF TO BOUNDARIES		
NO	BEARING	DIST
1	342° 32' 30"	38.16
2	349° 44' 50"	25
3	357° 57' 50"	25
4	7° 18' 50"	25
5	41° 15' 50"	14

SURVEYING, AND SPATIAL INFORMATION REGULATION 2017, CLAUSE 7D									
COMBINED SCALE FACTOR 1.000161 MGA DATUM GDA 94									
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	METHOD	STATE		
PM 62607	265308.858	6179255.034	56	B	2	SCIMS	FOUND		
PM 104610	265209.205	6179763.78	56	U	U	TRAV	FOUND		
SSM 92679	265002.152	6179271.341	56	B	2	SCIMS	FOUND		
SSM 104610	265110.655	6179472.671	56	B	2	SCIMS	FOUND		
SOURCE: MGA CO-ORDINATES ADOPTED FROM SCIMS 12-10-2017									

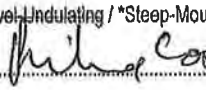
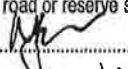
Surveyor RICHARD R COX
Date of Survey 12-10-2017
Surveyors ref 1760

PLAN OF SUBDIVISION OF
LOT 104 & 105 DP1085033

LGA : WINGECARRIBEE
Locality: BOWRAL
Subdivision No: 170744
Lengths are in metres Red Ratio: 1:2000

26.02.2018

DP1240498

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)
Office Use Only Registered:  26.02.2018 Title System: TORRENS		Office Use Only DP1240498	
PLAN OF SUBDIVISION OF LOTS 104 & 105 DP 1085033		LGA: WINGECARRIBEE Locality: BOWRAL Parish: MITTAGONG County: CAMDEN	
Survey Certificate I, RICHARD R COX..... of 15 BUNDAROO STREET BOWRAL NSW 2576 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on, Or *(b) The part of the land shown in the plan (*being/*excluding ** LOT 105 was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on 12-10-2017.. the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: " X " - " Y " Type: *Urban/*Rural The terrain is *Level/Undulating / *Steep-Mountainous. Signature:  Dated: 9/11/17 Surveyor Identification No: 878 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		 Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: Subdivision Certificate I, <u>NICHOLAS WILTON</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: N/A Consent Authority: N/A Date of endorsement: 31 JANUARY 2018 Subdivision Certificate number: 171044-03 File number: 1710744 *Strike through if inapplicable.	
Plans used in the preparation of survey/compilation. DP 702557 DP 787865 DP 805846 DP 884438 DP 858468 DP 1085033		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: 1760		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheet(s)															
Office Use Only Registered: 26.02.2018 PLAN OF SUBDIVISION OF LOTS 104 & 105 DP 1085033 Subdivision Certificate number: <u>17/0744-03</u> Date of Endorsement: <u>31 JANUARY 2018</u>	Office Use Only DP1240498 This sheet is for the provision of the following information as required: - A schedule of lots and addresses- See 60(c) SSI Regulation 2017 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 - Signatures and seals- see 195D Conveyancing Act 1919 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.																
<table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Lot</th> <th>Street number</th> <th>Street name</th> <th>Street type</th> <th>Locality</th> </tr> </thead> <tbody> <tr> <td>104</td> <td>21</td> <td>BOARDMAN</td> <td>ROAD SOUTH</td> <td>BOWRAL</td> </tr> <tr> <td>105</td> <td>71</td> <td>BOARDMAN</td> <td>ROAD SOUTH</td> <td>BOWRAL</td> </tr> </tbody> </table>			Lot	Street number	Street name	Street type	Locality	104	21	BOARDMAN	ROAD SOUTH	BOWRAL	105	71	BOARDMAN	ROAD SOUTH	BOWRAL
Lot	Street number	Street name	Street type	Locality													
104	21	BOARDMAN	ROAD SOUTH	BOWRAL													
105	71	BOARDMAN	ROAD SOUTH	BOWRAL													
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED IT IS INTENDED TO CREATE :- 1. POSITIVE COVENANT THE 2. RESTRICTION ON THE USE OF LAND 3. EASEMENT FOR DRAINAGE OF WATER 10 WIDE (A) Jeff Robert Knox Director / Secretary KRB Property Holdings ACN 164 356 843 Nick Wilton Group Manager Development Services Wingecarribee Shire Council																	
If space is insufficient use additional annexure sheet Surveyor's Reference: 1760																	

PLAN FORM 2		Drawing only to appear in this space		OFFICE NO.																																									
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create reserves, drainage reserves, easements, restrictions on the use of land or positive covenants. Common Seal <i>[Signature]</i> Surveyor				DP 805846 Registered: 1914/90 - 10 - 1990 CA: 1914/90 OF 3.5.1990 Title System: TORRENS Purpose: SUBDIVISION Ref. Map: PARISH W4677-44 * Last Plan: DP 1416 * PLAN OF SUBDIVISION OF LOTS 9 & 10 SEC A DP 1416 Lengths are in metres Reduction Ratio 1: 3000 Mun./Shire: WINGECARRIBEE City Locality: MITTAGONG Parish: MITTAGONG County: CAMDEN This is sheet 1 of my plan in _____ sheets. (Delete if inapplicable) ROBERT JAMES ANDERSON a surveyor registered under the Surveyors Act, 1929 as amended, hereby certifies that the survey represented in this plan, LOT COMPILED (LOT 1) is accurate and has been made in accordance with the Survey Practice Regulations, 1923 and any special requirements of the Department of Lands, and was completed on: <u>25 TH AUGUST, 1989.</u> Signature <i>[Signature]</i> Surveyor registered under Surveyors Act, 1929, as amended. Datum Line of Assumed Insert date of survey "A-B" Plans used in preparation of survey/compilation: DP 1416, 102557, 605488 PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user: IT IS INTENDED TO DEDICATE THE LAND SHOWN AS ROAD WIDENING TO THE PUBLIC AS ROAD PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT OF 1964 IT IS INTENDED TO CREATE: (1) RESTRICTION AS TO USER																																									
Crown Lands Office Approval PLAN APPROVED Authorised Officer Land District Page No. Field Book page		Diagram NOT TO SCALE																																											
Council Clerk'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 2 Division 2 of the Water Boards Act 1902 and the Water Supply Authorities Act 1903 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. 1914 / 90 ... Date 03-05-90 ... (Signature) <i>[Signature]</i> Clerk Council File No. 0 5987 ... SI * 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 Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board. 1 Delete if inapplicable.		WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION																																											
SURVEYOR'S REFERENCE: 10897		Table of mm <table style="width: 100%; text-align: center; font-size: small;"> <tr> <td>10</td><td>20</td><td>30</td><td>40</td><td>50</td><td>60</td><td>70</td><td>80</td><td>90</td><td>100</td><td>110</td><td>120</td><td>130</td><td>140</td><td>150</td><td>160</td><td>170</td><td>180</td><td>190</td><td>200</td><td>210</td><td>220</td><td>230</td><td>240</td><td>250</td><td>260</td><td>270</td><td>280</td><td>290</td><td>300</td><td>310</td><td>320</td><td>330</td><td>340</td><td>350</td><td>360</td><td>370</td><td>380</td><td>390</td><td>400</td> </tr> </table>				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	400
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	400						

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 16th October, 1990



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/1/2019 3:46PM

FOLIO: 1/805846

First Title(s): OLD SYSTEM

Prior Title(s): VOL 7927 FOL 184

Recorded	Number	Type of Instrument	C.T. Issue
17/10/1990	DP805846	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/10/1990	Z322583	DEPARTMENTAL DEALING	EDITION 2
7/2/1996	DP856468	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

south bowral

PRINTED ON 8/1/2019

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LAND
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SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/1/2019 3:46PM

FOLIO: 101/856468

First Title(s): OLD SYSTEM

Prior Title(s): 1/805846

Recorded	Number	Type of Instrument	C.T. Issue
7/2/1996	DP856468	DEPOSITED PLAN	FOLIO CREATED EDITION 1
25/3/1999	DP884438	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

south bowral

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/1/2019 3:34PM

FOLIO: 102/884438

First Title(s): OLD SYSTEM

Prior Title(s): ~~2/805846~~ 101/856468

Recorded	Number	Type of Instrument	C.T. Issue
25/3/1999	DP884438	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/7/2005	DP1085033	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

south bowral

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/1/2019 8:52AM

FOLIO: 104/1085033

First Title(s): OLD SYSTEM

Prior Title(s): 102/884438

Recorded	Number	Type of Instrument	C.T. Issue
21/7/2005	DP1085033	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/12/2016	AM22460	TRANSFER	EDITION 2
26/2/2018	DP1240498	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

south bowral

PRINTED ON 18/1/2019

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LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/1/2019 3:34PM

FOLIO: 104/1240498

First Title(s): OLD SYSTEM

Prior Title(s): 104/1085033

Recorded	Number	Type of Instrument	C.T. Issue
26/2/2018	DP1240498	DEPOSITED PLAN	FOLIO CREATED EDITION 1
13/8/2018	AN576939	MORTGAGE	EDITION 2 CORD ISSUED

*** END OF SEARCH ***

south bowral

PRINTED ON 8/1/2019

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Received: 08/01/2019 15:36:52



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 104/1240498

SEARCH DATE	TIME	EDITION NO	DATE
18/1/2019	10:53 AM	2	13/8/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY BANK OF QUEENSLAND LIMITED.

LAND

LOT 104 IN DEPOSITED PLAN 1240498
AT BOWRAL
LOCAL GOVERNMENT AREA WINGECARRIBEE
PARISH OF MITTAGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP1240498

FIRST SCHEDULE

KRB PROPERTY HOLDINGS PTY LIMITED

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP805846 RESTRICTION(S) ON THE USE OF LAND
- 3 DP1240498 POSITIVE COVENANT
- 4 DP1240498 EASEMENT FOR DRAINAGE OF WATER 10 METRE(S) WIDE
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 AN576939 MORTGAGE TO BANK OF QUEENSLAND LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

south bowral

PRINTED ON 18/1/2019

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

Appendix F

Historical Aerial Photographs



 Approximate Site Location

 Douglas Partners Geotechnics Environment Groundwater	Project No.	89492.00	Historical Aerial Photograph - 1963	Drawing No. 2
	Date:	16 Jan 2019	Proposed Senior Living Development, 21 Boardman Road South Client: KRB Property Holdings Pty Ltd	Revision 0



 Approximate Site Location

 Douglas Partners Geotechnics Environment Groundwater	Project No.	89492.00	Historical Aerial Photograph - 1972	Drawing No. 3
	Date:	16 Jan 2019	Proposed Senior Living Development, 21 Boardman Road South Client: KRB Property Holdings Pty Ltd	Revision 0



Approximate Site Location

 Douglas Partners Geotechnics Environment Groundwater	Project No.	89492.00	Historical Aerial Photograph - 1982	Drawing No. 4
	Date:	16 Jan 2019	Proposed Senior Living Development, 21 Boardman Road South Client: KRB Property Holdings Pty Ltd	Revision 0



 Approximate Site Location



 Approximate Site Location

 Douglas Partners Geotechnics Environment Groundwater	Project No. 89492.00	Historical Aerial Photograph - 2014	Drawing No. 6
	Date: 16 Jan 2019	Proposed Senior Living Development, 21 Boardman Road South Client: KRB Property Holdings Pty Ltd	Revision 0



 Approximate Site Location

 Douglas Partners Geotechnics Environment Groundwater	Project No. 89492.00	Historical Aerial Photograph - 2018	Drawing No. 7
	Date: 16 Jan 2019	Proposed Senior Living Development, 21 Boardman Road South Client: KRB Property Holdings Pty Ltd	Revision 0

Appendix G

Safework NSW Search



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D19/057158

18 January 2019

Douglas Partners Pty Ltd
Mr Michael Gol
PO Box 486
UNANDERRA NSW 2526

Dear Mr Gol

RE SITE: 21 Boardman Road, South Bowral NSW 2576

I refer to your site search request received by SafeWork NSW on 14 January 2019 requesting information on Storage of Hazardous Chemicals for the above site.

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

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

Appendix H

Section 149 (2&5) Planning Certificates

Planning Certificate

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

To:	DOUGLAS PARTNERS PO Box 486 UNANDERRA NSW 2526	Your Ref:	N/A
		Fees Paid:	\$ 133.00
		Receipt Number:	706698
		Date of Issue:	10 January 2019

Certificate Number: S10.7-2019/0018

This certificate relates to: 21 BOARDMAN ROAD SOUTH BOWRAL NSW 2576

Legal Description: Lot 104 DP 1240498

Property No: 1811140

Advice on this certificate: Advice is provided under section 10.7(2): See Items 1-21
Additional Advice is provided under section 10.7(5): See item 1

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 Property and Rating 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's Customer Service Centre on (02) 48680888 or alternatively by email at mail@wsc.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 Council's Planning and Development Policies for the general area, please contact Council's Customer Service Centre.

All information is considered to be correct as at 10 January 2019. 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.

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:

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

State Environmental Planning Policies

State Environmental Planning Policy No. 21 Caravan Parks

State Environmental Planning Policy No. 30 Intensive Agriculture

State Environmental Planning Policy No. 33 Hazardous and Offensive Development

State Environmental Planning Policy No. 36 Manufactured Home Estates

State Environmental Planning Policy No. 44 Koala Habitat Protection

State Environmental Planning Policy No. 50 Canal Estate Development

State Environmental Planning Policy No. 55 Remediation of Land

State Environmental Planning Policy No. 62 Sustainable Aquaculture

State Environmental Planning Policy No. 64 Advertising and Signage

State Environmental Planning Policy No. 65 Design Quality of Residential Apartment Development

State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Local Environmental Plans

Wingecarribee Local Environmental Plan 2010

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

Draft State Environmental Planning Policies

Draft SEPP 44 Koala Habitat Protection

Draft SEPP (Environment)

Draft SEPP (Primary Production and Rural Development)

Draft SEPP (Mining, Petroleum Production and Extractive Industries)

Draft Local Environmental Plans

Shire wide Draft Local Environmental Plan to amend certain clauses in WLEP 2010

Nil

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

Rural Lands Development Control Plan

2. Zoning and land use under relevant LEPs.

The *Wingecarribee Local Environmental Plan 2010* identifies the land as being within the following zone(s):

Zone E3 Environmental Management

Advice: Refer to www.wsc.nsw.gov.au or www.legislation.nsw.gov.au website for the LEP Instrument and zoning maps.

Advice: Schedule 1 of the *Wingecarribee Local Environmental Plan 2010* may contain additional permitted uses that apply to the site.

• Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns.
- To minimise the proliferation of buildings and other structures in these sensitive landscape areas.
- To provide for a restricted range of development and land use activities that provide for rural settlement, sustainable agriculture, other types of economic and employment development, recreation and community amenity in identified drinking water catchment areas.
- To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Wingecarribee's longer term economic sustainability.

- **Permitted without consent**

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations

- **Permitted with consent**

Agricultural produce industries; Airstrips; Aquaculture; Bed and breakfast accommodation; Cellar door premises; Community facilities; Dairies (pasture-based); Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Health consulting rooms; Helipads; Home businesses; Horticulture; Information and education facilities; Places of public worship; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Secondary dwellings; Signage; Viticulture; Water storage facilities

- **Prohibited**

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in 'permitted without consent' or 'permitted with consent'.

Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed: YES there is a Minimum Lot Size to the lot/s, 40 hectares

Note: Pursuant to the *Wingecarribee Local Environmental Plan 2010*, there are provisions that enable subject to development consent, for Council to approve a dwelling house on a smaller lot.

Critical Habitat: The land DOES NOT include or comprise critical habitat.

Conservation Area: The land IS NOT within a Conservation Area (however described).

Heritage Items: An item of environmental heritage (however described) IS NOT situated on the land.

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

The land is considered NOT to be within a zone which is prescribed under Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and therefore the State Environmental Planning Policy as prescribed is not applicable to the land.

3. Complying Development

Note: The advice below for all Complying Development Codes, is limited to identifying whether or not the land, the subject to this certificate, is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Housing Code:

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

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Rural Housing Code:

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

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

Housing Alterations Code:

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

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

General Development Code:

Complying development under the General Development Code MAY NOT be carried out on the land.

- Unless the development does not result in the increase of bedrooms on the site or a site disturbance of more than 250sqm.

General Commercial and Industrial Alterations Code

Complying development under the General Commercial and Industrial Alterations Code MAY be carried out on the land.

General Commercial and Industrial (New Buildings and Additions) Code:

Complying development under the General Commercial and Industrial (New Buildings and Additions) 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.

The reasons why Complying Development may not be carried out are as follows:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies.

4B. Annual Charges under the Local Government Act 1993 for Coastal Protection Services that relate to existing coastal protection works

The land IS NOT subject to an agreement for annual charges under section 496B of the *Local Government Act 1993* for coastal protection services (within the meaning of section 553B of that Act).

5. Mine Subsidence

The land IS NOT within a proclaimed Mine Subsidence District within the meaning of section 15 of the *Mine Compensation Act 1961*.

6. Road Widening or re-alignment

The land IS NOT AFFECTED by any road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*.

The land IS NOT AFFECTED by any road widening or road re-alignment under an environmental planning instrument.

The land IS NOT AFFECTED by any road widening or road realignment under a resolution of the Council.

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

Except as stated below, the land is not affected by a policy referred to in Item 7 of Schedule 4 of the *Environmental Planning and Assessment Regulation 2000* that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Note: The absence of a policy to restrict development of the land because of the likelihood of a particular risk does not imply that the land is free from that risk. The Council considers the likelihood of natural and man-made risks when determining development applications under section 4.15 of the Environmental Planning and Assessment Act 1979. Detailed investigations carried out in conjunction with the preparation or assessment of a development application may result in the Council either refusing development consent or imposing conditions of consent on the basis of risks that are identified above.

7A. Flood related development controls information

There ARE flood related development controls on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing).

There are flood related development controls on the land or part of the land for any other purpose.

Note: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land Reserved for acquisition

The land IS NOT identified for acquisition by a public authority (as referred to in section 3.15 of the Act) by any environmental planning instrument or proposed environmental planning instrument applying to the land.

9. Contributions plans

The following contributions plan/s apply to the land:

Central Library

Open Space, Recreation, Community & Cultural Facilities 2013 to 2036

Roads and Traffic Facilities 2012 to 2031

Administration 2011 to 2031

Resource Recovery Centre 2009

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

9A Biodiversity Certified Land

The land IS NOT biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

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

10. Biodiversity stewardship sites

Council HAS NOT been notified by the Chief Executive Office of Environment and Heritage that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

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

10A. Native vegetation clearing set asides

Council HAS NOT been notified by the Local Land Services (or it is registered in the public register under that section 60ZC) that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

11. Bushfire prone land

NONE of the land is bushfire prone land for the purposes of the *Environmental Planning and Assessment Act 1979*.

12. Property vegetation plans

Council HAS NOT been notified of a property vegetation plan relating to the land.

13. Orders under the Trees (Disputes Between Neighbours) Act 2006

Council HAS NOT been notified of an order that has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

The land IS NOT affected by a direction by the Minister in force under section 75P (2) (C1) of the Act. That a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15. Site compatibility certificates and conditions for seniors housing

- (a) The land IS NOT affected by a current site compatibility certificate (of which Council is aware) issued under the *State Environmental Planning Policy (Housing for Seniors and People with Disability) 2004*.

- (b) The land IS NOT affected by any terms of kind referred to in clause 18(2) of the *State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004*, that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

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

The land IS NOT affected by a valid site compatibility certificate (infrastructure) of which Council is aware, in respect of proposed development on the land.

17. Site compatibility certificates and conditions for affordable rental housing

The land IS NOT affected by a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), in respect of proposed development on the land.

18. Paper Subdivision Information

The land IS NOT affected by any development plan that applies to the land or that is proposed to be subject to a consent ballot.

19. Site Verification Certificates

The site IS NOT subject of a current site verification certificate (of which the Council is aware) in respect of the land.

20. Loose-fill asbestos insulation

The land DOES NOT include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

21. Affected building notices and building product rectification orders

There IS NOT any affected building notice of which Council is aware that is in force in respect of the land.

There IS NOT any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.

There IS NOT any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding

Note:

affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Contaminated Land Management Act 1997

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

- (a) *that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,*

Council HAS NO record that the the land is significantly contaminated land at the date or the issue of this certificate.

- (b) *that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.

- (c) *that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

- (d) *that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,*

Council HAS NO record that the land is the subject of an ongoing maintenance order within the meaning of that Act at the date of the issue of this certificate.

- (e) *that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.*

Council HAS NO record that the land is the subject of a site audit statement within the meaning of that Act at the date of the issue of this certificate.



For
Ann Prendergast – General Manager

Part 2:

ADVICE PROVIDED UNDER SECTION 10.7(5)

Note: Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to subsection 10.7(5).

1. Development Consents

The land HAS NOT been subject to a development consent under the *Environmental Planning and Assessment Act 1979* within the last 2 years.