Douglas Partners
Geotechnics / Environment / Groundwater

Integrated Practical Solutions

Report on
Preliminary Site Investigation (Contamination)

Planning Proposal - Rowan Village
7066 Holbrook Road, Rowan

Prepared for
DevCore Developments Pty Ltd

Project 210894.02
April 2022

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

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Executive Summary

Douglas Partners Pty Ltd (DP) has been engaged by DevCore Property Group (DevCore) c/- Urbis to complete this preliminary site investigation (contamination) (PSI) undertaken for the rezoning of land for a proposed subdivision at 7066 Holbrook Road, Rowan (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal 210894.02.P.001.Rev1 dated 3 March 2022 . DP understands that Urbis are assisting DevCore in the preparation of an Indicative Layout Plan (ILP) and planning proposal for the site to rezone the site from RU1 Primary Production to R1 General Residential, R5 Large Lot Residential, B2 Local Centre and RE1 Public Recreation.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on any constraints that may affect the ILP and planning proposal and need for further investigation and/or management with regard to the proposed development.

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
  - Review of local topographic, soil, geological and acid sulfate soils mapping;
  - Review of available historical aerial photography for the site to identify land uses and changes in the land that may indicate a potential for contamination;
  - Search of the NSW EPA contaminated land records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997);
  - Search through the hazardous substances database held by SafeWork NSW;
  - NSW Office of Water groundwater bore search;
  - Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate potentially contaminating activities that may have occurred on site. It is noted that given the large number of lots that the site covers, a historical title search was conducted for three lots, to give preliminary information of previous owners; and
  - Review of readily available Council records and Section 10.7 (formerly Section 149) certificate;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

Information on historical aerial photographs indicate that the site has likely been used for agricultural uses from at least 1966. Historical aerial photographs from 2019 and 2021 indicated that some minor fly-tipping occurred within the southern portion of the Stringybark Creek tributary within the site.

There are no records of any previous site contamination assessments undertaken at the site and the site does not appear on the list of contaminated sites notified to the NSW EPA. There are no records of an environment protection licence for the site and there are no records of stored hazardous substances within the site. The Planning Certificate also indicates the site is not significantly

contaminated. However, contamination assessments should be conducted to assess whether the site is affected by contamination or not.

The site inspection conducted on 12 November 2021 observed the key following items:

- The land was used for agricultural purposes (grazing and cropping);
- Gully erosion was present within the southern part of the Stringybark Creek tributary;
- Various materials had been tipped in the section of the Stringybark Creek, including vegetation, timber, concrete, brick and cattle carcasses. Asbestos containing material (ACM) was not observed at the tip site;
- Tipped concrete slabs were present adjacent to the Stringybark Creek tributary in the central part of the site. ACM was not observed at the concrete tip site;
- A cattle yard was present in the south-western part of the site and comprised metal fences; and
- Farm machinery and chemical spraying equipment were present within and to the south of the shed in the eastern part of the site.

Based on the findings of the PSI, DP considers that the site has a generally low potential for contamination and is suitable, from a contamination perspective, for the proposed rezoning.

Following rezoning, and prior to development, the below identified areas of environmental concern will require further investigation, in the form of a detailed site investigation (DSI):

- The tipping site within in tributary line; and
- At, and immediately surrounding, the shed on the eastern side of the property.

The DSI should also incorporate a low-density sampling program to assess potential broadscale impacts associated with the sites historical agriculture use and targeted sampling of dam and creek sediments which are a potential sink for contamination. The DSI should be completed with reference to the CSM (Section 9), NEPC (2013) and NSW EPA (2020)

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Report on Preliminary Site Investigation (Contamination)
Planning Proposal - Rowan Village
7066 Holbrook Road, Rowan

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by DevCore Developments Pty Ltd (DevCore) c/-Urbis to complete this preliminary site investigation (contamination) (PSI) undertaken for the rezoning of land for a proposed subdivision at 7066 Holbrook Road, Rowan (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal 210894.02.P.001.Rev1 dated 3 March 2022 . DP understands that Urbis are assisting DevCore in the preparation of an Indicative Layout Plan (ILP) and planning proposal for the site to rezone the site from RU1 Primary Production to R1 General Residential, R5 Large Lot Residential, B2 Local Centre and RE1 Public Recreation.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on any constraints that may affect the ILP and planning proposal and need for further investigation and/or management with regard to the proposed development.

DP has also undertaken a desktop geotechnical assessment which has been reported separately.

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

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

- NEPC National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM] (NEPC, 2013);
- NSW Department of Planning, Industry and Environment, State Environmental Planning Policy (Resilience and Hazards) 2021, (Resilience and Hazards SEPP) (which incorporates the previous SEPP 55 – Remediation of Land); and
- NSW EPA Guidelines for Consultants Reporting on Contaminated Land (NSW EPA, 2020).

2. Background

DP have previously undertaken a pre-purchase preliminary contamination assessment (PCA) detailed in '*Preliminary Contamination Assessment, Pre-Purchase Due Diligence Assessment, 7066 Holbrook Road, Rowan*', Project Number 210894.00.R.001.Rev0, dated 24 November 2021 (DP, 2021).

The PCA identified areas of environmental concern that had a medium to high potential for contamination in isolated/localised areas, including unauthorised tip site within and along the Stringybark Creek tributary, potential uncontrolled fill in drainage lines and farming equipment storage areas and it was recommended that additional contamination investigations be undertaken.

3. Planning Proposal

The Planning Proposal seeks to rezone the site from RU1 Primary Production and R5 Large Lot Residential to the following mix of land use zones:

- R1 General Residential
- R5 Large Lot Residential
- B2 Local Centre
- RE1 Public Recreation

Based on a dwelling yield of 10 dwellings per hectare, the Planning Proposal master plan will enable the delivery of circa 2,100 dwellings across a 225 hectare site area, which importantly will encompass the delivery of a diverse mix of low density residential housing typologies described as follows:

- **Rural transition residential lots** – These residential lots will be located along the southern boundary of the site and will be the largest residential lot typology. This lot typology will importantly provide an appropriate transition between the site and the adjacent rural context to the south of Rowan Road.
- **Neighbourhood residential lots** – A range of suitable low density residential lots will be accommodated within close proximity to open space provision and the riparian corridor network. This lot typology will provide the appropriate transition between the village residential lots and the rural transition lots. A diversity of lot sizes will be delivered through the neighbourhood residential lot typology.
- **Village residential lots** – These residential lots will leverage off the close proximity to the local centre and its associated amenities and offerings. Fundamentally, these residential lots will still uphold the low density residential housing charter that the site will deliver, whilst ensuring that an appropriate diversity of housing choice is delivered.

The Planning Proposal will enable the creation of a new amenity-led neighbourhood providing an opportunity for a variety of housing options through a range of residential lot sizes, supported by the timely delivery of resilient utilities and infrastructure that supports and promotes the future growth of Wagga Wagga in an orderly and sustainable way. The delivery of a mix of low density housing choices will be crucial to attracting a wide range of demographics to the area.

As presented in the Urban Design Study that supports the Planning Proposal, a dense, active and vibrant local village centre will be located at the heart of the neighbourhood, with a mix of land uses and services for convenience. The local centre will create a focal point for the community and encourages social gathering and interaction.

Future development on the site would be facilitated by a highly connected, and permeable network with convenient access to public transport, public spaces, facilities, and amenities. Cycleways and footpaths will connect across the site to promote a walkable community.

The Planning Proposal will also ensure that the environmental values of the site are preserved through the dedicated retention, and where required rehabilitation, of significant trees and riparian corridors.

It should be noted that the above Planning Proposal details were provided to DP by Urbis and were required to be included in the report as a Pro-Forma section. The ILP is shown in Figure 1 below.

Figure 1: Indicative Layout Plan

4. Scope of Works

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
  - Review of local topographic, soil, geological and acid sulfate soils mapping;
  - Review of available historical aerial photography for the site to identify land uses and changes in the land that may indicate a potential for contamination;
  - Search of the NSW EPA contaminated land records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997);
  - Search through the hazardous substances database held by SafeWork NSW;
  - NSW Office of Water groundwater bore search;
  - Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate potentially contaminating activities that may have occurred on site. It is noted that given the large number of lots that the site covers, a historical title search was conducted for three lots, to give preliminary information of previous owners; and

- o Review of readily available Council records and Section 10.7 (formerly Section 149) certificate;
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

5. Site Information

5.1 Site Identification

Site Address	7066 Holbrook Road, Rowan
Legal Description	Lots 43, 65 and 66 in D.P. 757246 Lot 18 in D.P. 1054800 Lots 1 and 2 in D.P. 1171894 Lot 23 in D.P. 1063399 Lots 24 and 26 in D.P. 757246
Area	225.02 ha
Zoning	RU1 Primary Production and R5 Large Lot Residential
Local Council Area	City of Wagga Wagga
Current Use	Agricultural (Cropping and Grazing)
Surrounding Uses	North – Low density residential East – Vacant agricultural (future Sunnyside site – proposed to be rezoned for predominantly residential and some commercial land uses) South – Rowan Road, beyond which is rural residential and agricultural West – Holbrook Road, beyond which agricultural
Site Address	7066 Holbrook Road, Rowan

Figure 2: Site Location outlined in red and highlighted by yellow.

5.2 Site Description

The site comprises vacant cropping and grazing land. A tributary to Stringybark Creek is aligned northeast – southwest through the centre of the site. Several ephemeral drainage lines are present to the west of the tributary and flow into the Stringybark Creek tributary. Several ephemeral drainage lines are also located to the east of the tributary line, however, do not flow into the Stringybark Creek tributary, but to the east. Several farm dams are present within drainage lines. Site topography grade down in a generally south-westerly to a north-easterly direction with the drainage lines.

6. Environmental Setting

6.1 Topography

The regional topography comprises gently inclined footslopes and piedmonts (i.e. gentle slopes leading from the foot of mountains/hills to a region of flat land). and is adjacent to granite and sandstone hills to the west. Slope gradients are generally less than 3% and local relief is generally less than 10 m within an elevation range of 210 – 270 m.

The site topography gently slopes from approximately 259 m in the south-west corner of the site to 224 m in the north-east corner of the site, towards Stringybark Creek with reference to levels relative to Australian Height Datum (AHD).

6.2 Soil Landscapes

The site is underlain by various soil landscape groups. Published mapping indicates it is underlain by the Redbank soil group (mapped across the majority of the site – north-west portion, central and eastern and southern portions of the site), the Becks Lane soil group (mapped across a small section of the western portion of the site) and the Gregadoo variant a soil group (mapped across the south-west corner of the site), refer to Appendix C for further details.

The Redbank soil group landscape is characterised by very gently inclined long piedmont slopes, local relief is less than 10 m and comprises of long undulating slopes and narrow drainage lines. The landscape is almost completely cleared of tall woodland. Limitations associated with the Redbank soil group include high erosion hazards, localised foundation hazards, localised water logging, strong acidity and low fertility soil.

The Becks Lane soil group landscape is characterised by gently inclined footslopes adjacent to hills of Ordovician metasedimentary rocks. Local relief ranges from 5 – 15 m and slope gradients are between 2 - 4%. Long (>300 m) waning slopes and mostly parallel, shallow drainage lines are present and the landscape is almost completely cleared of tall woodland. Limitations associated with the Becks Lane soil group include high erosion hazards, localised foundation hazards, acidity and locally hardsetting soil.

The Gregadoo variant a soil group landscape is characterised by gently inclined mid-slopes of adamellite and granite hills. Local relief ranges between 10 – 30 m and slope gradients are less than 3%. Long slopes and mostly parallel shallow drainage lines are present and rare rock outcrops are also associated with this soil landscape. Limitations associated with the Gregadoo variant a soil group include high erosion hazards, localised mass movement, localised foundation hazards, localised sodicity, strong acidity and low fertility soil with localised hardpans.

6.3 Site Geology

Published mapping indicates that the site is underlain by Quaternary alluvium that comprises of gravel, sand, silt and clay. A small portion of the western part of the site is underlain by Palaeozoic granite, gneissic granite and gneiss.

According to the published mapping, it is likely that the Quaternary alluvium is underlain by granite and possibly sandstone which is located to the west of site. Driller's Logs from on-site registered groundwater bores GW403836 and GW403837 indicate granite is present at approximately between 11.5 – 12.0 m below ground level (bgl).

6.4 Acid Sulphate Soils

Reference to the CSIRO's Atlas of Australian Acid Sulfate Soils online mapping portal, (A S R I S - Atlas of Australian Acid Sulfate Soils (csiro.au)) indicates that the site has a low probability of acid sulfate soils to be present.

6.5 Surface Water and Groundwater

A tributary of Stringybark Creek, several ephemeral drainage lines and several farm dams are present across the site. The tributary and drainage lines flow towards Stringybark Creek approximately 2 km north-east of the site, and then into Lake Albert which is located approximately 2.4 km to the north-east of the site. Review of the topographic map and the site inspection indicates that the likely direction of surface water drainage would generally be towards the north-east.

There are two registered groundwater bores present on the site and there are seven registered groundwater bores within 1 km of the site.

A search of the publicly available registered groundwater bore database indicated that there are nine registered groundwater bores within 1 km of the site. The groundwater bores from within 1 km of the site are summarised in Table 1 below, further details of each bore are presented in Appendix C.

Table 1: Summary of Available Information from Nearby Registered Groundwater Bores

Bore ID Authorised Purpose Completion Year Status	Approximate Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW403836 – Monitoring Bore – 2007	Within the north-west corner of the site	15.0	8.6
GW403837 – Monitoring Bore – 2007	Within the north-west corner of the site	15.0	N/A
GW057259 – Stock/Domestic - 1983	320 m S	8.5	N/A
GW403838 – Monitoring Bore – 2007	510 m N	10.0	5.7
GW403840 – Monitoring Bore – 2007	710 m NE	8.6	6.6
GW404190 – Stock/Domestic - 2005	830 m N	108.0	64.0
GW403835 – Monitoring Bore – 2007	860 m N	15.2	N/A
GW403839 – Monitoring Bore – 2007	910 m N	15.3	N/A
GW416362 – Stock/Domestic – 2013	1000 m N	216.0	49.0

Information from the registered groundwater bore log GW403836 indicates that the depth to groundwater within the north-west corner of the site is recorded as being 8.6 m bgl. Information from the registered groundwater bore logs in the vicinity of the site are recorded as being between 5.7 m and 64 m bgl.

Based on the regional topography and the inferred flow direction of nearby water courses, the anticipated flow direction of groundwater beneath the site is to the north-east, towards Stringybark Creek and Lake Albert, the likely receiving surface water body for the groundwater flow path. Given the local geology (i.e. alluvial and possible Mount Flakney Granite), the groundwater in the porous and unconsolidated soils and possible fractured rock beneath the site is anticipated to be relatively fresh. Accordingly, potential beneficial uses could include irrigation or drinking water, although the future use of the groundwater for these purposes in the vicinity of the site is considered unlikely given the urban setting.

7. Site History

7.1 Historical Aerial Photography

A review of historical aerial imageries from 1966, 1980, 1990, 1998 and 2009 (supplied by Spatial Services, NSW Government), and Metro Map photographs from 2019 to 2021 have been completed to identify PAEC at the site. A summary of the review of historical aerial photography is detailed below. Historical aerial photographs are presented in Appendix D (Drawings D1 – D7.)

1966 – The site is vacant cleared land with scatters of remnant vegetation. Drainage lines and farm dams are evident. Earthworks appears to have created a series of low embankments (likely for crop or pasture irrigation) within the northern drainage line in the western part of the site. A shed is present in the eastern part of the site.

Surrounding land is vacant. Land disturbance is evident on a property to the west of the site.

1980 – No significant changes to the site or surrounding land are evident.

1990 (Note: The southernmost portion of the site is not included in this image) – No significant changes to the site are evident. The colour aerial photograph shows erosion in the Stringybark Creek tributary. Rural residential developments have occurred to the north-east and south of the site.

1998 – No significant changes to the site or surrounding land are evident.

2009 – No significant changes to the site are evident, with the exception that:

- The Stringybark Creek tributary within the site has been fenced (potentially to control erosion).
- Overhead power lines are present in an east-west alignment in the southern part of the site.
- A cattle yard has been constructed in the south-western corner of the site.

Low density residential lots have been development immediately beyond the northern site boundary.

2019 to 2021 – No significant changes to the site are evident, with the exception that:

- Tipped refuse is evident within a section of Stringybark Creek in the southern part of the site (Figure 1).
- An area to the south of the shed in the eastern part of the site is being used to store farm machinery and other items (Figure 2).

Low density residential lots have been development immediately beyond the northern site boundary.

7.2 Title Deeds

A historical title deeds search was requested to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deed search are provided in Appendix C. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Tables 2 – 10..

7.2.1 Title Deeds Part 1

Table 2: As regards to Lot 43 D.P. 757246

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
27.03.1925 (1925 to 1946)	Telacon Lloyd (Grazier)	Agriculture
06.05.1946 (1946 to 1946)	William Thomas Lloyd (Station Manager) John Darcy Ryan (Grazier) (Transmission Application not investigated)	Agriculture
07.05.1946 (1946 to 1973)	Mary Sylvia Rita Walsh (Married Woman)	Agriculture
12.07.1973 (1973 to 1997)	Julianne Rocks (Married Woman) Brian Patrick Walsh (Grazier)	Agriculture
22.08.1997 (1997 to 2001)	Julianne Rocks	Agriculture
17.12.2001 (2001 to Date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

Easements:

- 17.11.1971 (M460131): Easement for electricity purposes affecting the land 60.95 wide shown in plan with M460131 within portion 43.
- 26.04.1996 (2103365): Easement vested in New South Wales Electricity Transmission Authority.

Table 3: As regards to Lot 65 D.P. 757246

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
27.03.1925 (1925 to 1946)	Telacon Lloyd (Grazier)	Agriculture
06.05.1946 (1946 to 1946)	William Thomas Lloyd (Station Manager) John Darcy Ryan (Grazier) (Transmission Application not investigated)	Agriculture
07.05.1946 (1946 to 1973)	Mary Sylvia Rita Walsh (Married Woman)	Agriculture
12.07.1973 (1973 to 1997)	Julianne Rocks (Married Woman) Brian Patrick Walsh (Grazier)	Agriculture
22.08.1997 (1997 to 2001)	Julianne Rocks	Agriculture
17.12.2001 (2001 to Date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

Table 4: As regards to Lot 66 D.P. 757246

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
27.03.1925 (1925 to 1946)	Telacon Lloyd (Grazier)	Agriculture
06.05.1946 (1946 to 1946)	William Thomas Lloyd (Station Manager) John Darcy Ryan (Grazier) (Transmission Application not investigated)	Agriculture
07.05.1946 (1946 to 1973)	Mary Sylvia Rita Walsh (Married Woman)	Agriculture
12.07.1973 (1973 to 1997)	Julianne Rocks (Married Woman) Brian Patrick Walsh (Grazier)	Agriculture
22.08.1997 (1997 to 2001)	Julianne Rocks	Agriculture
17.12.2001 (2001 to Date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

7.2.2 Title Deeds Part 2

Table 5: As regards to Lot 18 D.P. 1054800

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
27.03.1925 (1925 to 1946)	Telacon Lloyd (Grazier)	Agriculture
06.05.1946 (1946 to 1946)	William Thomas Lloyd (Station Manager) John Darcy Ryan (Grazier)	Agriculture
07.05.1946 (1946 to 1973)	Mary Sylvia Rita Walsh (Married Woman)	Agriculture
12.07.1973 (1973 to 1997)	Julianne Rocks (Married Woman) Brian Patrick Walsh (Grazier)	Agriculture
22.08.1997 (1997 to 2001)	Julianne Rocks	Agriculture
17.12.2001 (2001 to 2013)	Gil Mathew Steel Pty Limited	Agriculture
20.09.2013 (2013 to Date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

Table 6: As regards to Lot 26 D.P. 757246

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
27.03.1925 (1925 to 1946)	Telacon Lloyd (Grazier)	Agriculture
06.05.1946 (1946 to 1946)	William Thomas Lloyd (Station Manager) John Darcy Ryan (Grazier)	Agriculture
07.05.1946 (1946 to 1973)	Mary Sylvia Rita Walsh (Married Woman)	Agriculture
12.07.1973 (1973 to 1997)	Julianne Rocks (Married Woman) Brian Patrick Walsh (Grazier)	Agriculture
22.08.1997 (1997 to 2001)	Julianne Rocks	Agriculture
20.09.2013 (2013 to Date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

Table 7: As regards to Lot 24 D.P. 757246

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
27.03.1925 (1925 to 1946)	Telacon Lloyd (Grazier)	Agriculture
06.05.1946 (1946 to 1946)	William Thomas Lloyd (Station Manager) John Darcy Ryan (Grazier)	Agriculture
07.05.1946 (1946 to 1973)	Mary Sylvia Rita Walsh (Married Woman)	Agriculture
12.07.1973 (1973 to 1997)	Julianne Rocks (Married Woman) Brian Patrick Walsh (Grazier)	Agriculture
22.08.1997 (1997 to 2001)	Julianne Rocks	Agriculture
20.09.2013 (2013 to Date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

Easements:

- 17.11.1971 (M460131): Transfer and grant of an Easement for Electricity purposes, affecting the part of the land 303.0 links wide shown in plan with M460131.
- 26.04.1996 (2103365): Easement vested in New South Wales Electricity Transmission Authority.

7.2.3 Title Deeds Part 3

Table 8: As regards to Lot 23 D.P. 1063399

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
27.03.1925 (1925 to 1946)	Telacon Lloyd (Grazier)	Agriculture
06.05.1946 (1946 to 1946)	William Thomas Lloyd (Station Manager) John Darcy Ryan (Grazier)	Agriculture
07.05.1946 (1946 to 1973)	Mary Sylvia Rita Walsh (Married Woman)	Agriculture
12.07.1973 (1973 to 1997)	Julianne Rocks (Married Woman) Brian Patrick Walsh (Grazier)	Agriculture
22.08.1997 (1997 to 2001)	Julianne Rocks	Agriculture
17.12.2001 (2001 to 2013)	Gil Mathew Steel Pty Limited	Agriculture

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
20.09.2013 (2013 to Date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

Easements:
- 12.11.2003 (D.P. 1054800) Easement for Drainage of Sewage 2 metres wide

Table 9: As regards to Lot 1 D.P. 1171894

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
	This parcel was formerly crown road subsequently closed 20th July 2012	Road
	The State of New South Wales	Road
03.04.2012 (2012 to 2013)	Gil Mathew Steel Pty Limited	Agriculture
20.09.2013 (2013 to date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

Table 10: As regards to Lot 2 D.P. 1171894

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
	This parcel was formerly crown road subsequently closed 20th July 2012	Road
	The State of New South Wales	Road
06.08.2012 (2012 to date)	# Gilchrist Felton Mathew # Margaret Mary Mathew	Agriculture

# Denotes current registered proprietor

7.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)	There were no records of notices for the site or adjacent sites.

Database searched 11 March 2022	
Sites notified to EPA under Section 60 of the CLM Act Database searched 11 March 2022	The site and adjacent sites were not listed as a notified contaminated site.
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) Database searched 11 March 2022	There were no records issued to the site or adjacent sites.
SafeWork NSW Email letter dated – 11 March 2022 (refer to Appendix D)	No relevant records
Planning Certificate(s) Letter dated – 18 March 2022	A Planning Certificate for the site was obtained from the City of Wagga Wagga Council. The certificate is dated 18 March 2022. The following information was stated: The land was not significantly contaminated, subject to a management order, subject of an approved voluntary management proposal, subject to an ongoing management order, nor subject of a site audit statement, at the time the certificate was issued. The land was not reported to contain loose fill asbestos. The land was not reported to be bush fire prone land. The land was not located in bio-diversity certified land. The site was not located in a mine subsidence or road widening/construction area. The site was not reported to be impacted by floods. However, it is reported that the property can be impacted by overland flow.

7.4 Site History Integrity Assessment

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

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

7.5 Summary of Site History

Information on historical aerial photographs indicate that the site has likely been used for agricultural uses from at least 1966. Historical aerial photographs from 2019 and 2021 indicated that some minor fly-tipping occurred within the southern portion of the Stringybark Creek tributary within the site. Historical title deeds indicate that the site has been used for agricultural land use since at least 1925. Gil Mathew Steel Pty Limited purchased Lot 1 D.P. 1171894 in 2013 and Lot 23 D.P. 1063399 and Lot 18 D.P. 1054800 in 2001. The current proprietors purchased the lots between 2012 and 2013. No evidence from the historical aerials indicated the lots were used for steel production.

There are no records of any previous site contamination assessments undertaken at the site and the site does not appear on the list of contaminated sites notified to the NSW EPA. There are no records of an environment protection licence for the site and there are no records of stored hazardous substances within the site. The Planning Certificate also indicates the site is not significantly contaminated. However, contamination assessments should be conducted to assess whether the site is affected by contamination or not.

8. Site Inspection

A site inspection was undertaken on 12 November 2021 as part of the due diligence investigation (DP, 2021) to inspect the PAEC identified in the limited historical investigation and identify additional PAEC. It should be noted that DP conducted a geotechnical walkover on 10 March 2022 and used the opportunity to observe whether any changes to the site had occurred since the 12 November 2021 inspection. No significant changes to the site were noted during the 10 March 2022 geotechnical walkover. Site features observed during the inspection are shown on Drawing 1, Appendix A. Selected photographs taken during the walkover are also attached. Vegetation across most of the site, as well as access restrictions in heavily eroded and vegetated creek lines (southern part of the site) obscured a thorough visual assessment of all ground surfaces. The following was observed during the site inspection:

- The site was vacant with most of the land being used for wheat cropping and grazing (Photographs 1 and 2);
- Vegetation appeared to be in a healthy condition, however some dead trees were present;
- Dam walls and embankments and contour berms were constructed with soil material and appeared to be site-won material. No refuse was observed on the surface of the dam walls (Photographs 3 and 4);

- The overhead power line in the southern part of the site was supported on concrete power poles (Photograph 5);
- Gully erosion was present within the southern part of the Stringybark Creek tributary (Photograph 6);
- Various materials had been tipped in the section of the Stringybark Creek tributary identified in the Metromap aerial photographs (2019 and 2021), including vegetation, timber, concrete, brick and cattle carcasses (Photographs 7 and 8). Asbestos containing material (ACM) was not observed at the tip site;
- Tipped concrete slabs were present adjacent to the Stringybark Creek tributary in the central part of the site (Photograph 9). ACM was not observed at the concrete tip site;
- The cattle yard in the south-western part of the site comprised metal fences (Photograph 10); and
- Farm machinery and chemical spraying equipment were present within and to the south of the shed in the eastern part of the site (Photographs 11 and 12).

No visual or olfactory evidence of contamination, including asbestos containing material was observed during the inspection and subsequent site visit.

9. Potential Areas of Environmental Concern

From the site history review and the site inspection, it is considered that there is the potential for contamination to exist at the site. Fill (dumped brick, concrete and timber material), animal carcasses and vegetation waste were observed within the Stringybark Creek tributary. Potential use of pesticides may have occurred across the site due to several cropped paddocks and spraying machinery being observed within the site. Potential fuel and oil storage may have occurred where the machinery shelter was present within the site.

Therefore, the main sources of potential site contamination are considered to be:

- PAEC 1: Fill associated with dumped material within and along the tributary creek line (concrete, bricks and timber along the tributary line. Potential contaminants of concern (COPC) include metals (As, Cd, Cr, Cu, Hg, Ni, Pb and Zn), total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine and organophosphorus pesticides (OCP/OPP), phenols and asbestos;
- PAEC 2; Animal carcases and vegetation waste associated with dumped animal carcasses and vegetation waste within the tributary line. COPC include E. coli, faecal coliforms, viruses, salmonella and nutrients;
- PAEC 3: Potential use of pesticides associated with cropping and grazing agriculture at the site. COPC include arsenic, and OCP/OPP; and
- PAEC 4: Potential past and present storage of fuels and oil associated with the machinery storage shed at the site (located along the eastern boundary of the site). COPC include lead, TRH, BTEX and PAH.

10. Preliminary Conceptual Site Model

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

Potential Sources

Based on Section 9, the identified potential contamination sources were as follows:.

- S1: Fill/waste materials;
- S2: Animal carcases and vegetation waste;
- S3: Potential use of pesticides;
- S4: Potential past and present storage of fuels and oil..

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [agricultural land use (livestock and farmers)];
- R2: Future construction and maintenance workers;
- R3: End users [residential]; and
- R4: Adjacent site users [neighbouring agricultural (livestock and farmers) and residential].

The following potential environmental receptors have been identified:

- R5: Surface water [tributary and minor drainage lines to Stringybark Creek and on-site farm dams (fresh water)];
- R6: Groundwater; and
- R7: Terrestrial ecosystems.

Potential Pathways

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

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

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

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

Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors (R1 to R7) are provided in below Table 11

Table 11: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill/Waste Materials: metals, TRH, BTEX, PAH, OCP, OPP and asbestos	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial ecology	R1: Current users [livestock and farmers]; R2: Future construction and maintenance workers; R3: End users [future residents]; and R4: Adjacent site users [Neighbouring agricultural land and residential residents]. R5: Surface water [Stringybark Creek tributary, drainage lines and on-site farm dams]; R6: Groundwater; and R7: Terrestrial ecology	Minor amounts of sporadic waste materials were observed on the site surface within or along the tributary line. These included timber, bricks and concrete. The likelihood that contamination has resulted from these waste materials is low, however, the waste material should be removed from the site and disposed at a licensed waste disposal facility prior to development commencing. A construction environment management plan (CEMP) incorporating an unexpected finds protocol (UFP) and asbestos finds protocol should be prepared and implemented during any future construction works at the site if contamination is suspected (i.e. fill is uncovered, staining of soil and odours are observed, etc.).

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S2: Animal carcasses and vegetation waste, E. coli, faecal coliforms, viruses, salmonella, and nutrients.	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Inhalation, ingestion and absorption	R1: Current users [livestock and farmers]; R2: Future construction and maintenance workers; R3: End users [future residents]; and R4: Adjacent site users [Neighbouring agricultural land and residential residents]. R5: Surface water [Stringybark Creek tributary, drainage lines and on-site farm dams]; R6: Groundwater; and R7: Terrestrial ecology	Minor amounts of animal carcasses and vegetation waste were observed on within the Stringybark Creek tributary line. The likelihood that contamination has resulted from these waste materials is low, however, the waste material should be removed from the site and disposed at a licensed waste disposal facility prior to development commencing. A CEMP incorporating a UFP should be prepared and implemented during any future construction works at the site if contamination is suspected (i.e. further animal carcasses are uncovered, staining of soil and odours are observed, etc.).
S3: Potential historical use of pesticides, arsenic, OCP/OPP.	P1: Ingestion and dermal contact P2: Inhalation of dust P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial ecology	R1: Current users [livestock and farmers]; R2: Future construction and maintenance workers; R3: End users [future residents]; and R4: Adjacent site users [Neighbouring agricultural land and residential residents]. R5: Surface water [Stringybark Creek tributary, drainage lines and on-site farm dams]; R6: Groundwater; and R7: Terrestrial ecology	A number of paddocks within the site appeared to have been used for cropping and chemical spraying equipment was also present. It is considered that the risk of accumulation of significant quantities of pesticides in general soil across the site is low (given the low intensity of the agricultural activities). However, soil sampling across areas of the site should be conducted to assess whether potential past pesticide use has affected the site and at this time an intrusive

Source and COPC	Transport Pathway	Receptor	Risk Management Action
			investigation is not required.
S4: Potential past and present storage of fuel, lead, TRH, BTEX and PAH.	P1: Ingestion and dermal contact P2: Inhalation of dust P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial ecology	R1: Current users [livestock and farmers]; R2: Future construction and maintenance workers; R3: End users [future residents]; and R4: Adjacent site users [Neighbouring agricultural land and residential residents]. R5: Surface water [Stringybark Creek tributary, drainage lines and on-site farm dams]; R6: Groundwater; and R7: Terrestrial ecology	The shed located along the eastern boundary of the site appeared to be used to shelter/store small farm machinery. No staining of surface soils or odours associated with fuel usage or storage was observed at the time of the site inspection. The SafeWork NSW search indicated that there are no records of hazardous substances stored within the site. However, soil sampling immediately surrounding the shed should be conducted to assess whether potential past fuel storage has affected the site. A CEMP incorporating a UFP should be prepared and implemented during any future construction works at the site if contamination is suspected (i.e. staining of soil and odours are observed, etc.).

11. Conclusions and Recommendations

Based on the findings of the PSI, DP considers that the site has a generally low potential for contamination and is suitable, from a contamination perspective, for the proposed rezoning.

Following rezoning, and prior to development, the below identified areas of environmental concern will require further investigation, in the form of a detailed site investigation (DSI):

- The tipping site within the tributary creek line; and
- At, and immediately surrounding, the shed on the eastern side of the property.

The DSI should also incorporate a low-density sampling program to assess potential broadscale impacts associated with the sites historical agriculture use and targeted sampling of dam and creek sediments which are a potential sink for contamination. The DSI should be completed with reference to the CSM (Section 10), NEPC (2013) and NSW EPA (2020)

12. References

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

National Environment Protection Council (NEPC) (1999), 'National Environment Protection (Assessment of Site Contamination) Measure', dated 1999 as amended May 2013

NSW Environment Protection Authority (2020). *Consultants Reporting on Contaminated Land*. Sydney: NSW Environment Protection Authority

13. Limitations

Douglas Partners (DP) has prepared this report for this project at 7066 Holbrook Road, Rowan in accordance with DP's proposal dated 3 March 2022 and acceptance received from Cameron Beames dated 8 March 2022. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of DevCore Property Group 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 sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface 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 conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

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

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

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

Douglas Partners Pty Ltd

Appendix A

Drawing 1

Locality Plan

LEGEND

- Site Boundary
- Approximate Tipping Site Location
- Approximate Shed Location
- Approximate Drainage Line Location
- Approximate Stringybank Creek Tributary
- Farm Dam Location

0 75 150 225 300 375

1:7500 @ A3

NOTE: Base drawing from Metromap, dated February 2022

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT: DevCore Developments Pty Ltd		TITLE: **Site Features and Locality Plan**
OFFICE: Canberra	DRAWN BY: SDG	**Planning Proposal - Rowan Village**
SCALE: As Shown	DATE: 31.03.2022	**7066 Holbrook Road, Rowan**

N

PROJECT No:	210894.02
DRAWING No:	1
REVISION:	1

Appendix B

About This Report

About this Report

Douglas Partners

Introduction

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

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

Copyright

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

Borehole and Test Pit Logs

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

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

Groundwater

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

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

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

Reports

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

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

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

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

About this Report

Site Anomalies

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

Information for Contractual Purposes

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

Site Inspection

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

Appendix C

Site History Searches

rb	REDBANK	Transferral

Landscape— very gently inclined long piedmont slopes. Local relief mostly <10 m; slope gradients <3%. Long undulating slopes and narrow drainage lines. Almost completely cleared tall woodland.

Soils— moderately deep (80 – 120 cm) Eutrophic Brown Chromosols on slopes, moderately deep (80 - 120 cm) Mottled Subnatric Brown Sodosols in drainage lines.

Limitations— high erosion hazard, foundation hazard (localised), waterlogging (localised), strong acidity, low fertility soil.

LOCATION

Eroded piedmont adjacent to granite hills mostly in the Kyeamba Valley Plain. Distributed mainly in the Lake Albert catchment. Type location is about 2 km south of Lake Albert (Map reference: 5 3437*E, 61 0552*N).

LANDSCAPE

Geology and Regolith

Thick (>3 m) Cainozoic alluvial and slope-washed sediments derived mostly from Mount Flakney Adamellite and less from Ordovician metasedimentary rocks (probably with minor windblown clay addition).

Topography

Very gently inclined, long (>2 km) piedmont adjacent to granite hills. Slope gradients are mainly <3%. Local relief is mostly <10 m within an elevation range of 210 - 270 m. Narrow (<100 m) drainage depressions incised <10 m from the piedmont surface.

Vegetation

Almost completely cleared except for trees along some roads and drainage lines. Most common tree species include white box, grey box, yellow box and red stringybark. Understorey species include kangaroo grass, tussock grass, plains grass, Patersons curse, spear grass and wallaby grass.

Climate and Hydrology

Annual rainfall is about 550 mm. Soil is moderately moist to moist during winter and spring but dry in summer and early autumn. Moderate run-on occurs in the zones near drainage depressions when land cover is least during late summer to autumn. Otherwise, the run-on is generally low.

Land Use/Existing Land Degradation

Cropping for wheat with barley and cereal rye, and improved pasture of dryland lucerne. Minor natural pasture for sheep and cattle grazing on steeper parts near the hills and along drainage lines. Hobby farms, rural residential and urban development in the areas close to Lake Albert.

Moderate to severe gully erosion (up to 4 m deep, not to bedrock) along a few drainage lines. Minor to moderate sheet erosion on steeper zones near the drainage lines.

QUALITIES AND LIMITATIONS

Landscape Limitations

High to moderate water erosion hazard (localised, near drainage lines)
Foundation hazard (localised)

Erodibility

	Non-concentrated flows	**Concentrated flows**	**Wind**
rb1	moderate	moderate	low
rb2	moderate	high	low
rb3	moderate	moderate	low
rb4	moderate	moderate	low

Erosion Hazard

	Non-concentrated flows	**Concentrated flows**	**Wind**
grazing	slight	moderate	slight
cultivation	moderate	high	slight
urban	slight	moderate	slight

Foundation Hazard and Urban Capability

Low to moderate. Locally occurring (near drainage lines) high run-on, waterlogging and high erosion hazard result in low stability for building foundations.

Generally slight and locally (near drainage depressions) moderate limitations for urban development.

Rural Capability and Land Management Recommendations

Slight limitations for grazing and moderate limitations for cultivation.

Seasonally waterlogged areas may need to be fenced off. Eroded drainage lines should be fenced off and revegetated.

■ *Distribution diagram of Redbank soil landscape illustrating the occurrence and relationship of dominant soil materials.*

SOILS

Dominant Soil Materials and Their Qualities

rb1— Brown loam (topsoil— A_1 horizon). Brown to dark brown, loam to clay loam, massive to weakly pedal; field pH 5.0 – 5.5

Very strong acidity, low wet bearing strength, low fertility (localised), hardsetting (locally), high organic matter (localised).

rb2— Dull sandy loam (topsoil— A_2 horizon). Dull brown to dull orange, silty loam to fine sandy loam, massive; field pH 5.5 – 6.0.

Sodicity, hardsetting, low fertility, low wet bearing strength.

rb3— Reddish clay (subsoil— B_1 horizon). Bright reddish brown, light to light medium clay, moderately pedal; field pH 6.0 – 9.5.

Low fertility, low wet bearing strength, sodicity.

rb4— Mottled yellowish clay (subsoil— B, or BC horizon). Dull yellowish brown to bright brown, mottled, light medium to medium heavy clay, moderately to strongly pedal; field pH 6.5 – 8.0.

Low fertility, low wet bearing strength, shrink-swell, sodicity (localised), low permeability.

Type Profile 1: Piedmont slopes

Dominance: about 67% of soil landscape.

Moderately well-drained, Haplic Eutrophic Brown Chromosols (Yellow Podzolic Soils). No surface gravels.

Depth: 85 cm, rooting depth about 70 cm.

Location: roadside 150 m south of Red Bank, 2 km south of Lake Albert (Map reference: 5 34175*E, 61 05425*N), Soil Data System card 128. Voluntary/ native pasture.

Soil Material	Description
Layer 1, A_1 0 – 12 cm **rb1**. Brown Loam. Field pH 5.0	brown (7.5YR 4/3), loam, massive, earthy, weak (moist), coherent, moderately permeable, no coarse fragments, many roots, clear smooth boundary to—
Layer 2, A_2, 12 – 28 cm **rb2**. Dull Sandy Loam. Field pH 6.0	dull brown (7.5YR 5/4), not bleached, silty loam, massive, earthy, weak (moist), hardsetting when dry, moderately permeable, no coarse fragments, common roots, gradual boundary to—
Layer 3, B_2, 28 – 60 cm **rb3**. Reddish Clay. Field pH 9.5	bright brown (7.5YR 5/6), light medium clay, moderate pedality, <2 mm crumb peds, rough-faced peds, firm (moist), coherent, moderately permeable, no coarse fragments, few roots, gradual boundary to—
Layer 4, B_3, 60 – 85 cm **rb4**. Mottled Yellowish Clay. Field pH 7.0	bright brown (7.5YR 5/8), 2 – 10% red mottles, light medium clay, pedality, 2 – 5 mm polyhedral peds, rough-faced peds, firm (moist), coherent, slowly permeable, no coarse fragments, few roots, underlain by clayey sediments.

Type Profile 2: Drainage lines

Dominance: <20% of soil landscape.

Imperfectly drained, Eutrophic Mottled Subnatric Brown Sodosols (Soloths). No surface gravels.

Depth: 55 cm, rooting depth about 50 cm.

Location: 20 m in from fence, near road 1.5 km west of the substation 3 km south-east of Lake Albert (Map reference: 5 34400*E, 61 04450*N), Soil Data System card 325. Voluntary/ native pasture.

Soil Material	Description
Layer 1, A, 0 – 10 cm **rb1**. Brown Loam. Field pH 5.5	brown (7.5YR. 4/3), clay loam, weak pedality, 20 – 50 mm sub-angular blocky peds, earthy, weak (moist), coherent,

	moderately permeable, no coarse fragments, common roots, clear smooth boundary to—
Layer 2, A_2, 10 – 28 cm **rb2**. Dull Sandy Loam. Field pH 5.5	brown (7.5YR 4/4), fine sandy clay loam, massive, earthy, weak (moist), hardsetting when dry, moderately permeable, no coarse fragments, few roots, clear smooth boundary to—
Layer 3, B, 28 – 55 cm **rb4**. Mottled Yellowish Clay. Field pH 8.0	dull yellowish brown (10YR 5/3), 10 – 20% grey mottles, medium heavy clay, moderate pedality, 10 – 20 mm sub-angular blocky breaking to 2 – 5 mm polyhedral peds, smooth-faced peds, firm (moist), coherent, slowly permeable, no coarse fragments, few roots, underlain by clayey sediments.

bk	BECKS LANE	Transferral

Landscape— gently inclined footslopes adjacent to hills of Ordovician metasedimentary rocks. Local relief 5 - 15 m; slope gradients 2 - 4%. Long (>300 m) waning slopes and mostly parallel, shallow drainage lines. Almost completely cleared tall woodland.

Landscape Variant— bka— similar to **bk** but in areas with convergent drainages, with higher run-on and higher erosion hazard.

Soils— moderately deep (80 - 100 cm) Haplic and Bleached Red and Brown Chromosols on slopes, and moderately deep (80 - 150 cm) Bleached Mottled and Bleached Brown Dermosols near drainage lines.

Limitations— high erosion hazard, foundation hazard (localised), acidity and locally hardsetting soil.

LOCATION

Long footslopes adjacent to hills and rises of mainly metasedimentary rocks. Distributed widely in marginal zones of Malebo-Mt Burngoogee Ranges, Clenroy Rises and Low Hills, Bomen Rises and Low Hills and O'Briens Creek Valley Alluvial Plains. Type location is along Becks Lane, north of Wagga Wagga city (Map reference: 5 2670*E, 61 2230*N).

LANDSCAPE

Geology and Regolith

Thick (>2 m) slope-washed and alluvial-colluvial sands, clays and gravels, mostly derived from Ordovician metasedimentary rocks.

Topography

Very gently to gently inclined (2 – 4%), long (>300 m) footslopes and piedmonts adjacent to hills and rises. Local relief is mostly 5 – 15 m within an elevation range of 200 – 300 m. Unidirectional (mostly parallel) drainage lines are shallow and narrow (<60 m).

Vegetation

Almost completely cleared except for scattered trees along some roads and drainage lines. Most common tree species include white box, grey box and yellow box. Understorey species include kangaroo grass, tussock grass, plains grass, spear grass, wallaby grass. In intensively grazed areas, pitted blue grass and paterson's curse are particularly common. In waterlogged areas, clustered dock and curled dock are common.

Climate and Hydrology

Annual rainfall ranges from 550 mm near Wagga Wagga up to 650 mm in the Kyeamba Valley. The soil is moderately moist to moist during winter and spring but dry in summer and early autumn. Moderate run-on occurs, especially near drainage lines when land cover is least during harvest and cultivation (late summer and autumn). Otherwise, relatively low run-on occurs for most slopes. Waterlogging may occur locally near and along some drainage lines during winter and spring.

Land Use/Existing Land Degradation

Cropping for wheat, with minor barley and cereal rye, and improved pasture of dryland lucerne. Moderate gully erosion (up to 2 m deep) occurs along some (<40% of total) major drainage lines. Severe gully erosion (>2 m) is common in the landscape variant **bka**. Minor to moderate sheet erosion commonly occurs in intensively cultivated areas.

Included Soil Landscapes

Small areas of Pulletop (**pu**) soil landscape have been included near the upper boundary to Livingstone (**li**) and Lloyd (**1d**) soil landscapes.

Landscape Variants

The areas mapped as **bka** are partly surrounded by hilly areas with convergent drainage lines. Thick (usually >3 m) alluvial, slope-washed sediments underlie most soils. Run-on is higher and more severe gully erosion occurs. Otherwise, this variant has similar landscape features to Becks Lane (**bk**) soil landscape.

QUALITIES AND LIMITATIONS

Landscape Limitations

Moderate to high water erosion hazard.
Foundation hazard (localised).

Erodibility

	Non-concentrated flows	Concentrated flows	Wind
bkl	moderate	moderate	low
bk2	moderate	high	low
bk3	moderate	moderate	low
bk4	moderate	high	low

Erosion Hazard

	Non-concentrated flows	Concentrated flows	Wind
grazing	slight	moderate	slight
cultivation	moderate	high	slight
urban	slight	moderate	slight

Foundation Hazard and Urban Capability

Mostly low but may be locally moderate to high near drainage lines.

Generally slight but locally moderate to high limitations for urban development near drainage lines.

Rural Capability and Land Management Recommendations

Generally slight to moderate but locally (in landscape variant **bka**) high limitations for cultivation and grazing.

As some areas are sodic, minimal disturbance of the subsoil (A_2 - B horizons) should occur. Eroded drainage lines and gullies should be fenced off and revegetated.

SOILS

Dominant Soil Materials and Their Qualities

bk1— Dark clay loam (topsoil— A_1 or A horizon). Dark brown to reddish brown, clay loam to loam, massive; field pH 5.5 – 6.5.

Hardsetting (localised), low wet bearing strength, low fertility, highly erodible.

bk2— Bleached sandy clay loam (topsoil— A_2 horizon). Dull brown to reddish brown, fine sandy loam to fine sandy clay loam, massive; field pH 5.5 – 7.0.

Strong acidity, low fertility, low wet bearing strength, highly erodible, sodicity (localised).

bk3— Reddish clay (subsoil— B horizon). Reddish brown to dark reddish brown, light clay to light medium clay, moderately pedal; field pH 6.0 – 7.0.

Low fertility, low wet bearing strength, sodicity (localised).

bk4— Mottled brown clay (subsoil— B horizon). Mottled brown to bright brown, light medium to medium clay, moderately to strongly pedal; field pH 5.5 – 7.0.

Low fertility, low permeability, sodicity, low wet bearing strength.

■ *Distribution diagram of Becks Lane soil landscape (footslope) illustrating the occurrence and relationship of dominant soil materials.*

■ *Distribution diagram of Becks Lane soil landscape (drainage line) illustrating the occurrence and relationship of dominant soil materials.*

Type Profile 1: Slopes

Dominance: >33% of soil landscape.

Moderately well-drained, Haplic Mesotrophic Red Dermosols (Non-calcic Brown Soils). No surface gravels.

Depth: 70 cm, rooting depth about 60 cm.

Location: roadside of Cambourne Lane, near T junction, 8 km north-west of Wagga Wagga (Map reference: 5 26850*E, 61 22875*N), Soil Data System card 15. Voluntary/ native pasture.

Soil Material	Description
Layer 1, A_1, 0 – 15 cm **bk1**. Dark Clay Loam. Field pH 5.5	dull reddish brown (5YR 4/4), sandy clay loam, massive, earthy, porous, firm (moist), coherent, moderately permeable, no coarse fragments, many roots, gradual smooth boundary to—
Layer 2, B_2 15 – 50 cm **bk3.** Reddish Clay. Field pH 7.0	reddish brown (5YR 4/6), light clay, weakly pedal, earthy, firm (moist), coherent, moderately permeable, no coarse fragments, common roots, gradual smooth boundary to—
Layer 3, BC, 50 – 70 cm **bk4**. Mottled Brown Clay. Field pH 7.0	bright brown (7.5YR 5/6), medium clay, moderate pedality, 2 – 5 mm polyhedral peds, rough-faced, firm (moist), slowly permeable, no coarse fragments, few roots, underlain by clayey sediments.

Type Profile 2: Slopes

Dominance: 33% of soil landscape.

Moderately well-drained, Haplic Eutrophic Brown Chromosols. No surface gravels.

Depth: 55 cm, rooting depth <55 cm.

Location: roadside of Einlaysons Lane, 1.5 km south of Yerong Creek township (Map reference: 5 05000*E, 60 82700*N), Soil Data System card 301. Voluntary/native pasture.

Soil Material	Description
Layer 1, A_1, 0 – 15 cm **bk1**. Dark Clay Loam. Field pH 5.5	dull reddish brown (5YR 4/4), clay loam massive, earthy, firm (dry), coherent, moderately permeable, no coarse fragments, many roots, diffuse smooth boundary to—
Layer 2, A_2 15 – 35 cm **bk2**. Bleached Sandy Clay Loam. Field pH 5.5	dull reddish brown (5YR 5/4), fine sandy clay loam, massive, earthy, firm (dry), hardsetting, coherent, moderately permeable, no coarse fragments, common roots, clear smooth boundary to—
Layer 3, B, 35 – 55 cm **bk3**. Reddish Clay. Field pH 6.0	bright brown (7.5YR 5/6), light medium clay, moderate pedality, 10 – 20 mm polyhedral peds, smooth-faced peds, strong (dry), coherent, moderately permeable, coarse fragments, few roots, underlain by clayey sediments.

Type Profile 3: Drainage lines

Dominance: <20% of soil landscape.

Imperfectly drained, Bleached Sodic Eutrophic Brown Dermosols. No surface gravels.

Depth: 70 cm, rooting depth about 60 cm.

Location: roadside of The Cap Road, 12 km north-west of Wagga Wagga (Map reference: 5 26125*E, 61 25750*N), Soil Data System card 153. Voluntary/native pasture.

Soil Material	Description
Layer 1, A_1, 0 – 25 cm **bk1**. Dark Clay Loam. Field pH 5.5	dark brown (7.5YR 3/3), clay loam, weak pedality, 20 – 50 mm sub-angular blocky peds, earthy, firm (dry), coherent, moderately permeable, no coarse fragments, many roots, clear smooth boundary to—
Layer 2, A_2, 25 – 42 cm **bk2**. Bleached Sandy Clay Loam. Field pH 5.5	dull brown (7.5YR 5/3), bleached (dry colour 7.5YR 7/3), silty clay loam, massive, earthy, porous, very firm (dry), hardsetting, coarse fragments absent, common roots, clear smooth boundary to—
Layer 3, B, 42 – 70 cm **bk4**. Mottled Brown Clay. Field pH 5.5	brown (7.5YR 4/6), mottled light medium clay, moderate pedality, 5 – 10 mm polyhedral peds, rough-faced, very firm (dry), coherent, slowly permeable, no coarse fragments, few roots, underlain by clayey sediments.

gr	GREGADOO	Transferral

Landscape— gently inclined midslopes of adamellite and granite hills. Local relief 10 – 30 m; slope gradients 10 – 30%. Long slopes and mostly parallel shallow drainage lines. Rare rock outcrops. Almost completely cleared tall open-forest and woodland.

Landscape Variant— gra— similar to **gr** but with gentler slopes (<3%).

Soils— moderately deep (80 – 120 cm) Mottled Hypernatric Brown Sodosols and Mottled Subnatric Red Sodosols.

Limitations— high erosion hazard, mass movement (localised), foundation hazard (localised); strong acidity, sodicity (localised), low fertility soil with hardpans (localised).

LOCATION

Lower slopes and lower to midslopes surrounding adamellite and granite hills, mostly in the marginal zones between the Malebo-Mt Burngoogee Ranges and the Kveamba Valley Plains. Distributed widely from Lake Albert catchment to Graveyard Hill and Mt Burngoogee region towards the south-eastern corner of the mapping area. There are also small areas around the granite hills south-east of Yerong Creek township and north of The Rock township. Type location is a granite hillslope near the Gregadoo Road (Map reference: 5 3853*E, 61 0027*N).

LANDSCAPE

Geology and Regolith

Marginal zones of various Silurian granite rocks including Mount Flakney Adamellite, Burrandana Granite, Kyeamba Adamellite and Buchargingah Muscovite Granite. Moderately thick (commonly >2 m) slope-washed adamellite sands and clays on lower slopes and in drainage depressions.

Topography

Gently inclined long (>300 m) lower midslopes and lower waning slopes of adamellite and granite hills. Slope gradients are mostly 3 – 10% and may be 2 – 15%. Local relief is commonly 10 – 30 m, within an elevation range of 230 – 450 m, rising towards the south-east of the mapping area. Mostly parallel drainage lines which are narrow (<100 m) and shallow. Bedrock outcrops are rare (<2%) and the slopes are relatively smooth.

Vegetation

Mainly cleared with isolated small areas (<10%) of partially cleared tall woodland with understorey grasses in Crown reserves. Most common tree species include white box, grey box, yellow box, red stringybark, Blakelys red gum and white cypress pine. Understorey species include kangaroo grass, tussock grass, plains grass, spear grass and wallaby grass. In intensively grazed areas, pitted blue grass and paterson's curse are particularly common.

In waterlogged areas, clustered dock and curled dock are common.

Climate and Hydrology

Annual rainfall increases steadily from 550 mm in the central part to 700 mm towards the south-eastern corner of the mapping area. Soil is moderately moist to moist during winter and spring and during summer and early autumn soil is mostly dry. On some lower slopes, especially near drainage lines, waterlogging and springs occur after rains, and run-on is moderate to high. On most mid to lower slopes, run-on is generally low to moderate because of high permeability of top soils.

Land Use/Existing Land Degradation

Mainly natural pasture for sheep and cattle grazing, and improved pasture of dryland lucerne. Minor fodder cropping of oats, barley and cereal rye on flatter lower slopes.

Severe gully erosion (up to 4 m deep, down to bedrock or hardpans) occurs near some (<30%) major drainage lines, especially in convergent drainage areas. Severe to moderate sheet erosion occurs commonly, with >10 cm (but highly variable from one site to another) of topsoil lost. Waterlogging and flowing springs can occur near drainage lines after rains.

Included Soil Landscapes

Small areas of Mount Flakney landscape variant **mfa** have been included near the boundary with Mount Flakney (**mf**) soil landscape.

Small areas of O'Briens Creek (**ob**) soil landscape have been included near the boundary to the O'Briens Creek (**ob**) soil landscape on lower slopes and in valley flats.

Landscape Variants

The areas mapped as **gra** have relatively thicker (>1 m) earthy sand soils and gentler (<3%) slopes. Otherwise, this variant has similar landscape features to Gregadoo (**gr**) soil landscape.

QUALITIES AND LIMITATIONS

Landscape Limitations

High erosion hazard
High foundation hazard

Erodibility

	Non-concentrated flows	Concentrated flows	Wind
gr1	moderate	moderate	low
gr2	moderate	high	low
gr3	moderate	high	low

Erosion Hazard

	Non-concentrated flows	Concentrated flows	Wind
grazing	moderate	moderate	slight
cultivation	high	very high	slight
urban	slight	moderate	slight

Foundation Hazard and Urban Capability

Moderate to high. High subsurface flow, high erosion hazard and localised spring activity result in low stability for roads and building foundations.

Moderate limitations for urban development.

Rural Capability and Land Management Recommendations

Moderate to low limitations for grazing and high limitations for cultivation.

The subsoil (A_2 - B horizons) should not be exposed due to the high levels of sodium present. The areas of sheet erosion should be treated with diversion banks, tree planting and pasture sowing. The springs should be fenced off, as should eroded drainage lines, which should also be revegetated.

SOILS

Dominant Soil Materials and Their Qualities

gr1— Dark sandy loam (topsoil— A, horizon). Dark brown to brown, loamy sand to coarse sandy clay loam, massive; field pH 5.0 – 6.5.

Low wet bearing strength, low fertility, sodicity, strong acidity, hardsetting (locally).

gr2— Bleached loamy sand (A_2 horizon). Dull greyish yellow brown to brown, loamy coarse sand to coarse sandy loam, massive; field pH 5.5 – 6.0.

Low wet bearing strength, sodicity, low fertility, high erodibility.

gr3— Mottled brown sandy clay (subsoil— B horizon). Dull yellowish brown to reddish brown, coarse sandy light clay to coarse sandy medium clay, moderately pedal; field pH 5.5 – 6.5.

Low fertility, low wet bearing strength (localised), sodicity, strong acidity, hardpan (localised).

Associated Soil Materials

Cemented clayey coarse sand. This occurs very locally near some drainage lines and on lower slopes as a buried discontinuous duripan up to 50 cm thick and can occur with multiple layers which harden on exposure.

■ *Distribution diagram of Gregadoo soil landscape illustrating the occurrence and relationship of dominant soil materials.*

Type Profile 1: Lower midslopes

Dominance: >50% of soil landscape.

Imperfectly drained, Eutrophic Mottled Hypernatric Brown Sodosols (Soloths). No surface gravels.

Depth: 100 cm, rooting depth about 80 cm.

Location: roadside of highway to Mangoplah, 5 km south of Wagga Wagga (Map reference: 5 30075*E, 61 04325*N), Soil Data System card 182. Voluntary/native pasture.

Soil Material	Description
Layer 1, A_1, 0 – 10 cm **gr1**. Dark Sandy Loam. Field pH 5.5	dark brown (10YR 3/3), coarse sandy loam, massive, earthy, firm (dry), coherent, highly permeable, <2% fine quartz gravels (2 – 6 mm), many roots, clear smooth boundary to-
Layer 2, A_2, 10 – 65 cm **gr2**. Bleached Loamy Sand. Field pH 5.5	greyish yellow brown (10YR 6/2), bleached (dry colour 10YR 8/2), clayey coarse sand, massive, firm (dry), hardsetting, coherent, highly permeable, many (20 – 50%) fine quartz gravels (2 – 6 mm), few roots, clear smooth boundary to—
Layer 3, B, 65 – 100 cm, **gr3**. Mottled Brown Sandy Clay. Field pH 6.0	dull yellowish brown (10YR 5/4), 10 – 20% distinct orange mottles, coarse sandy light medium clay, moderate pedality, 20 – 50 mm sub-angular blocky peds, smooth-faced, very firm (dry), coherent, slowly permeable, few (2 – 10%) fine quartz gravels (2 – 6 mm), few roots, underlain by slope-washed clays and sands.

Type Profile 2: Lower slopes

Dominance: about 33% of soil landscape.

Imperfectly drained, Eutrophic Mottled Subnatric Red Sodosols. No surface gravels.

Depth: 160 cm, rooting depth about 100 cm.

Location: roadside near Valley Field, 5 km south of Wagga Wagga (Map reference: 5 31930*E, 61 03850*N), Soil Data System card 3. Voluntary/native pasture.

Soil Material	Description
Layer 1, A, 0 – 20 cm **gr1**. Dark Sandy Loam. Field pH 5.5	dark brown (7.5YR 3/4), loamy fine sand, massive, earthy, weak (moist), slightly coherent, highly permeable, no coarse fragments, common roots, gradual smooth boundary to—
Layer 2, A_2, 20 – 45 cm **gr2**. Bleached Loamy Sand. Field pH 6.0	dull yellow orange (10YR 6/4), bleached (dry colour (10YR 8/3), loamy coarse sand, massive, sandy, loose (moist), highly permeable, no coarse fragments, few roots, clear smooth boundary to—
Layer 3, B, 45 – 80 cm **gr3**. Mottled Brown Sandy Clay. Field pH 5.5	reddish brown (5YR 4/8), 20 - 50% prominent red and faint grey mottles, sandy medium clay, weakly pedal, earthy, firm (moist), coherent, slowly permeable, few (2 - 10%) fine quartz gravels (2 - 6 mm), few roots, underlain by alluvial sands and clays.

WaterNSW
Work Summary

GW403836

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: New Bore
Construct.Method: Rotary Air
Owner Type: Local Govt

Commenced Date:
Completion Date: 24/05/2007
Final Depth: 15.00 m
Drilled Depth: 15.20 m

Contractor Name: (None)
Driller: David, Michael Mcmahon
Assistant Driller: Tim McGarry

Property:
GWMA:
GW Zone:
Standing Water Level (m): 8.600
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	18//1054800
Licensed:			

Region: 40 - Murrumbidgee
River Basin: 410 - MURRUMBIDGEE RIVER
Area/District:
CMA Map: 8327-1S
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6106586.000
Easting: 529977.000
Latitude: 35°10'59.7"S
Longitude: 147°19'45.3"E

GS Map: -
MGA Zone: 55
Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.00	88			Rotary Air
1		Annulus	Waterworn/Rounded	10.50	15.00				Graded, PL:Poured/Shovelled
1	1	Casing	Pvc Class 18	0.00	12.00	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	12.00	15.00	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 5.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
12.00	15.00	3.00	Unknown	8.60					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	BROWN SANDY CLAY TOPSOIL	Topsoil	
0.40	2.10	1.70	RED MEDIUM CLAY	Invalid Code	
2.10	5.30	3.20	YELLOW RED SILTY CLAY	Invalid Code	
5.30	9.50	4.20	GREY SILTY CLAY	Invalid Code	
9.50	12.00	2.50	RED SANDY CLAY	Invalid Code	
12.00	15.20	3.20	DECOMPOSED GRANITE - COARSE FRAGMENTS - 60% MOISURE AT 14.5 M	Invalid Code	

Remarks

24/05/2007: Form A Remarks:
ENTERED BY PATRICIA EWERS 8TH NOVEMBER 2007.

MONITORING BORE FOR WAGGA CITY COUNCIL SALINITY BOREFIELD

INFORMATION NOT INCLUDED ON FORM:

NO INFORMATION ON YIELD AND DRAWDOWN LEVEL
NO INFORMATION ON WATER TASTE
NO INFORMATION ON PUMPING TESTS ON BORE COMPLETION
NO DETAILS ON BORE DEVELOPMENT

***** End of GW403836 *****

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WaterNSW
Work Summary

GW403837

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: New Bore
Construct.Method: Rotary Air
Owner Type: Local Govt

Commenced Date:
Completion Date: 24/05/2007
Final Depth: 15.00 m
Drilled Depth: 15.00 m

Contractor Name: (None)
Driller: David, Michael Mcmahon
Assistant Driller: Tim McGarry

Property:
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	18//1054800
Licensed:			

Region: 40 - Murrumbidgee
CMA Map: 8327-1S
River Basin: 410 - MURRUMBIDGEE RIVER
Grid Zone:
Scale:
Area/District:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6106586.000
Easting: 529978.000
Latitude: 35°10'59.7"S
Longitude: 147°19'45.3"E

GS Map: -
MGA Zone: 55
Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.00	88			Rotary Air
1		Annulus	Waterworn/Rounded	11.00	15.00				Graded, PL:Poured/Shovelled
1	1	Casing	Pvc Class 18	0.00	12.00	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	12.00	15.00	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 5.00mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	BROWN CLAY LOAM	Loam	
0.40	2.50	2.10	YELLOW RED MEDIUM CLAY	Invalid Code	
2.50	5.20	2.70	YELLOW SILTY CLAY	Invalid Code	
5.20	5.70	0.50	SILTY CLAY 30% COARSE FRAGMENTS	Invalid Code	
5.70	7.50	1.80	GREY MEDIUM CLAY	Invalid Code	

7.50	10.20	2.70	MEDIUM CLAY (GREY)	Clay	
10.20	11.50	1.30	GREY SILTY CLAY	Invalid Code	
11.50	15.00	3.50	DECOMPOSED GRANITE (50% COARSE FRAGMENTS)	Granite	

Remarks

24/05/2007: Form A Remarks:
ENTERED BY PATRICIA EWERS 8TH NOVEMBER 2007

DRY HOLE

MONITORING BORE FOR WAGGA CITY COUNCIL SALINITY NETWORK.

***** End of GW403837 *****

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WaterNSW
Work Summary

GW057259

Licence: 40WA409091 **Licence Status:** CURRENT

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

Work Type: Bore
Work Status:
Construct.Method: Cable Tool
Owner Type: Private

Commenced Date: **Final Depth:** 8.50 m
Completion Date: 01/12/1982 **Drilled Depth:** 8.50 m

Contractor Name: (None)
Driller: Glen William Lutze
Assistant Driller:

Property: ROWAN NSW **Standing Water Level (m):**
GWMA: - **Salinity Description:** 0-500 ppm
GW Zone: - **Yield (L/s):**

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	68
Licensed:	WYNYARD	ROWAN	Whole Lot //

Region: 40 - Murrumbidgee **CMA Map:** 8327-1S
River Basin: 410 - MURRUMBIDGEE RIVER **Grid Zone:** **Scale:**
Area/District:

Elevation: 0.00 m (A.H.D.) **Northing:** 6104900.000 **Latitude:** 35°11'54.4"S
Elevation Source: (Unknown) **Easting:** 529874.000 **Longitude:** 147°19'41.4"E

GS Map: - **MGA Zone:** 55 **Coordinate Source:** GD.,ACC.MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	0.00	8.50	152			Suspended in Clamps
1	1	Opening	Slots - Vertical	5.10	8.40	152		1	Oxy-Acetylene Slotted, A: 1.50mm

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)
4.80	8.20	3.40	Unconsolidated	4.60		0.13			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.80	1.80	Loam Sandy	Loam	

1.80	4.80	3.00	Clay Sandy	Clay	
4.80	8.20	3.40	Sand Water Supply	Sand	
8.20	8.50	0.30	Clay	Clay	

***** End of GW057259 *****

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WaterNSW
Work Summary

GW403838

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: New Bore
Construct.Method: Rotary Air
Owner Type: Local Govt

Commenced Date:
Completion Date: 07/06/2007
Final Depth: 10.00 m
Drilled Depth: 10.50 m

Contractor Name: (None)
Driller: David, Michael Mcmahon
Assistant Driller: Tim McGarry

Property:
GWMA:
GW Zone:
Standing Water Level (m): 5.700
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	2//860586
Licensed:			

Region: 40 - Murrumbidgee
River Basin: 410 - MURRUMBIDGEE RIVER
Area/District:
CMA Map: 8327-1S
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6107089.000
Easting: 531332.000
Latitude: 35°10'43.2"S
Longitude: 147°20'38.8"E

GS Map: -
MGA Zone: 55
Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	10.00	88			Rotary Air
1		Annulus	Waterworn/Rounded	6.00	10.00				Graded, PL:Poured/Shovelled
1	1	Casing	Pvc Class 18	0.00	7.00	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	7.00	10.00	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 5.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
9.20	10.50	1.30	Unknown	5.70					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	RED BROWN SANDY LOAM	Loam	
0.30	2.50	2.20	RED MEDIUM CLAY - CC	Invalid Code	
2.50	4.80	2.30	YELLOW RED SILTY CLAY	Invalid Code	
4.80	7.80	3.00	GREY MEDIUM CLAY	Invalid Code	
7.80	8.20	0.40	DECOMPOSED GRANITE < 5MM	Granite	
8.20	8.50	0.30	GREY MEDIUM CLAY	Invalid Code	
8.50	9.20	0.70	DECOMPOSED GRANITE < 20 MM	Granite	
9.20	10.00	0.80	YELLOW GREY MEDIUM CLAY	Invalid Code	
10.00	10.50	0.50	DECOMPOSED GRANITE - MOISTURE ENCOUNTERED AT 9.00 M - REFUSAL AT 10.7 M	Granite	

Remarks

07/06/2007: Form A Remarks:
ENTERED BY PATRICIA EWERS 8TH NOVEMBER 2007.

MONITORING BORE FOR WAGGA CITY COUNCIL SALINITY BOREFIELD.

INFORMATION NOT INCLUDED ON FORM:

NO INFORMATION ON YIELD AND DRAWDOWN LEVEL
NO INFORMATION ON WATER TASTE
NO INFORMATION ON PUMPING TESTS ON BORE COMPLETION
NO DETAILS ON BORE DEVELOPMENT

***** End of GW403838 *****

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

GW403840

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: New Bore
Construct.Method: Rotary Air
Owner Type: Local Govt

Commenced Date:
Completion Date: 31/05/2007
Final Depth: 8.60 m
Drilled Depth: 8.60 m

Contractor Name: (None)
Driller: David, Michael Mcmahon
Assistant Driller: Tim McGarry

Property:
GWMA:
GW Zone:
Standing Water Level (m): 6.600
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	10//253938
Licensed:			

Region: 40 - Murrumbidgee
River Basin: 410 - MURRUMBIDGEE RIVER
Area/District:
CMA Map: 8327-1S
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6106662.000
Easting: 532232.000
Latitude: 35°10'57.0"S
Longitude: 147°21'14.4"E

GS Map: -
MGA Zone: 55
Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	8.60	88			Rotary Air
1		Annulus	Waterworn/Rounded	4.60	8.60				Graded, PL:Poured/Shovelled
1	1	Casing	Pvc Class 18	0.00	5.60	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	5.60	8.60	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 5.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
8.00	8.60	0.60	Unknown	6.60					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	RED BROWN SANDY CLAY LOAM	Invalid Code	
0.40	2.50	2.10	YELLOW RED MEDIUM CLAY	Invalid Code	
2.50	8.60	6.10	YELLOW GREY MEDIUM CLAY - STIFF - MOISTURE PRESENT AT 8.0 M	Invalid Code	

Remarks

31/05/2007: Form A Remarks:
ENTERED BY PATRICIA EWERS ON 8TH NOVEMBER 2007.

MONITORING BORE FOR WAGGA CITY COUNCIL SALINITY BOREFIELD

INFORMATION NOT INCLUDED ON FORM:

NO INFORMATION ON YIELD AND DRAWDOWN LEVEL
NO INFORMATION ON WATER TASTE
NO INFORMATION ON PUMPING TESTS ON BORE COMPLETION
NO DETAILS ON BORE DEVELOPMENT

***** End of GW403840 *****

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

GW404190

Licence: 40WA410328 **Licence Status:** CURRENT

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

Work Type: Bore
Work Status: Supply Obtained
Construct.Method:
Owner Type: Private

Commenced Date:
Completion Date: 01/07/2005
Final Depth: 108.00 m
Drilled Depth: 108.00 m

Contractor Name: DAYMAN DRILLING & ENGINEERING
Driller: Brian Keith Dayman
Assistant Driller:

Property: N/A 7 Ironbark Place WAGGA WAGGA 2650 NSW
GWMA: -
GW Zone: -
Standing Water Level (m): 64.000
Salinity Description:
Yield (L/s): 1.000

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	10//881515
Licensed:	WYNYARD	ROWAN	Whole Lot 10//881515

Region: 40 - Murrumbidgee
CMA Map: 8327-1S
River Basin: 410 - MURRUMBIDGEE RIVER
Area/District:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6107499.000
Easting: 530601.000
Latitude: 35°10'30.0"S
Longitude: 147°20'09.8"E

GS Map: -
MGA Zone: 55
Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	108.00	200			(Unknown)
1	1	Casing	Pvc Class 12	0.00	108.00	150			
1	1	Opening	Slots	96.00	99.00	150		0	Stainless Steel, ()

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	CLAY - BROWN	Clay	
6.00	8.00	2.00	CLAYBOUND SAND - BROWN CLAY	Invalid Code	
8.00	36.00	28.00	CLAY - BROWN	Clay	
36.00	48.00	12.00	CLAY - BROWN - SILTY	Clay	
48.00	55.00	7.00	CLAY - BROWN	Clay	
55.00	61.00	6.00	CLAY - BROWN - SILTY - SOME BROWN	Clay	

			SAND		
61.00	79.00	18.00	CLAYBOUND SAND - PINK - SILTY	Invalid Code	
79.00	81.00	2.00	SAND - BROWN AND WHITE	Sand	
81.00	94.00	13.00	CLAYBOUND SAND - WHITE, PINK AND BROWN	Invalid Code	
94.00	95.00	1.00	SAND - BROWN - CLAYBOUND	Sand	
95.00	100.00	5.00	SAND - WHITE AND BROWN	Sand	
100.00	108.00	8.00	CLAYBOUND SAND - BROWN	Invalid Code	

Remarks

01/07/2005: Form A Remarks:
ENTERED BY PATRICIA EWERS ON 12TH FEBRUARY 2008. FORM AG - VERY FEW DETAILS PROVIDED.

INFORMATION NOT PROVIDED ON FORM:

NO INFORMATION ON BORE CONSTRUCTION METHOD
NO INFORMATION ON DRAWDOWN LEVEL
NO INFORMATION ON SALINITY AND WATER TASTE
NO INFORMATION ON PUMPING TESTS ON BORE COMPLETION
NO DETAILS ON WATER BEARING ZONE/S
NO DETAILS ON CASING ATTACHMENT METHOD
NO DETAILS ON SLOT OPENING TYPE, ATTACHMENT METHOD AND APERTURE SIZE
NO DETAILS ON GRAVEL PACK
NO DETAILS ON BORE DEVELOPMENT
NO INFORMATION ON WHO CHOSE BORE LOCATION

***** End of GW404190 *****

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

WaterNSW
Work Summary

GW403835

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: New Bore
Construct.Method: Rotary Air
Owner Type: Local Govt

Commenced Date:
Completion Date: 08/06/2007
Final Depth: 15.20 m
Drilled Depth: 15.30 m

Contractor Name: (None)
Driller: David, Michael Mcmahon
Assistant Driller: Tim McGarry

Property:
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	10//881515
Licensed:			

Region: 40 - Murrumbidgee
CMA Map: 8327-1S
River Basin: 410 - MURRUMBIDGEE RIVER
Grid Zone:
Scale:
Area/District:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6107571.000
Easting: 530267.000
Latitude: 35°10'27.7"S
Longitude: 147°19'56.6"E

GS Map: -
MGA Zone: 55
Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.20	88			Rotary Air
1		Annulus	Waterworn/Rounded	11.00	15.20				Graded, PL:Poured/Shovelled
1	1	Casing	Pvc Class 18	0.00	12.20	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	12.20	15.20	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 5.00mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.40	0.40	RED BROWN CLAY LOAM	Loam	
0.40	3.40	3.00	YELLOW RED MEDIUM CLAY	Invalid Code	
3.40	5.50	2.10	YELLOW SILTY CLAY	Invalid Code	
5.50	6.70	1.20	YELLOW SILTY CLAY - SHALE 5<20MM 30% COARSE FRAGMENTS	Invalid Code	

6.70	8.50	1.80	YELLOW SILTY CLAY - 20% COARSE FRAGMENTS	Invalid Code	
8.50	15.30	6.80	GREY MEDIUM CLAY	Invalid Code	

Remarks

08/06/2007: ENTERED BY PATRICIA EWERS 8TH NOVEMBER 2007

MONITORING BORE FOR WAGGA CITY COUNCIL SALINITY BOREFIELD

INFORMATION NOT PROVIDED ON FORM:

NO INFORMATION ON YIELD AND DRAWDOWN LEVEL
NO INFORMATION ON SALINITY AND WATER TASTE
NO INFORMATION ON PUMPING TESTS ON BORE COMPLETION
NO DETAILS ON WATER BEARING ZONE/S
NO DETAILS ON BORE DEVELOPMENT

***** End of GW403835 *****

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

GW403839

Licence:
Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: New Bore
Construct.Method: Rotary Air
Owner Type: Local Govt

Commenced Date:
Completion Date: 06/06/2007
Final Depth: 15.30 m
Drilled Depth: 15.30 m

Contractor Name: (None)
Driller: David, Michael Mcmahon
Assistant Driller: Tim McGarry

Property:
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	14//260479
Licensed:			

Region: 40 - Murrumbidgee
CMA Map: 8327-1S
River Basin: 410 - MURRUMBIDGEE RIVER
Grid Zone:
Scale:
Area/District:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6107404.000
Easting: 531895.000
Latitude: 35°10'32.9"S
Longitude: 147°21'01.0"E

GS Map: -
MGA Zone: 55
Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.30	88			Rotary Air
1		Annulus	Waterworn/Rounded	11.00	15.30				Graded, PL:Poured/Shovelled
1	1	Casing	Pvc Class 18	0.00	12.30	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	12.30	15.30	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 5.00mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	BROWN SILTY LOAM	Loam	
0.30	1.10	0.80	RED MEDIUM CLAY	Invalid Code	
1.10	2.40	1.30	YELLOW GREY MEDIUM CLAY	Invalid Code	
2.40	3.20	0.80	WHITE SILTY CLAY - 50% CARBONATE	Invalid Code	
3.20	4.00	0.80	YELLOW GREY MEDIUM CLAY	Invalid Code	

4.00	7.00	3.00	WHITE SILTY CLAY - 30% CARBONATE	Invalid Code	
7.00	8.50	1.50	YELLOW GREY MEDIUM CLAY	Invalid Code	
8.50	10.40	1.90	YELLOW GREY MEDIUM CLAY - STIFF - HARD DRILLING	Invalid Code	
10.40	14.00	3.60	YELLOW GREY SILTY CLAY	Invalid Code	
14.00	15.30	1.30	DECOMPOSED GRANITE, YELLOW RED - 50% GRAVEL AND SAND	Granite	

Remarks

06/06/2007: Form A Remarks:
ENTERED BY PATRICIA EWERS 8TH NOVEMBER 2007.

DRY HOLE

MONITORING BORE FOR WAGGA WAGGA CITY COUNCIL SALINITY BOREFIELD

***** End of GW403839 *****

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

GW416362

Licence: 40WA412183 **Licence Status:** CURRENT

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

Work Type: Bore
Work Status: Supply Obtained
Construct.Method: Rotary - Percu
Owner Type: Private

Commenced Date:
Completion Date: 26/07/2013
Final Depth: 216.00 m
Drilled Depth: 216.00 m

Contractor Name: Britt's Water Solutions
Driller: Darren James Britt
Assistant Driller:

Property: N/A 10 Mallee Rd WAGGA WAGGA 2650 NSW
GWMA: 998 - TEST
GW Zone: 097 - INLAND
Standing Water Level (m): 49.000
Salinity Description: Fresh
Yield (L/s): 2.100

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	WYNYARD	ROWAN	21//260479
Licensed:	WYNYARD	ROWAN	Whole Lot 21//260479

Region: 40 - Murrumbidgee
CMA Map: 8327-1S
River Basin: 410 - MURRUMBIDGEE RIVER
Grid Zone:
Scale:
Area/District:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6107523.000
Easting: 531739.000
Latitude: 35°10'29.1"S
Longitude: 147°20'54.8"E

GS Map: -
MGA Zone: 55
Coordinate Source: GPS - Global

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	90.00	200			Rotary - Percussion (Down Hole H
1		Hole	Hole	90.00	216.00	168			Rotary - Percussion (Down Hole H
1	1	Casing	Pvc Class 9	-0.30	96.00	160	148		Driven into Hole, Screwed and Glued, S: 204.00-216.00m

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)
204.00	204.30	0.30	Unknown	49.00		2.10		00:30:00	

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments

(m)	(m)	(m)			
0.00	0.30	0.30	topsoil	Topsoil	
0.30	6.00	5.70	clay, puggy	Clay	
6.00	6.50	0.50	clay, white	Clay	
6.50	10.00	3.50	granite, decomposed	Granite	
10.00	83.50	73.50	assorted clays, sands and decomposed granite bands	Unknown	
83.50	216.00	132.50	granite, blue and white	Granite	

Remarks

26/07/2013: Form A Remarks:
Helen Lester: Coordinates are taken from charted licence location.

***** End of GW416362 *****

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.

Cadastral Records Enquiry Report : Lot 65 DP 757246

Ref : 7066 Holbrook Road, Rowan -1

Locality : ROWAN
Parish : ROWAN
LGA : WAGGA WAGGA
County : WYNYARD

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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

	Status	Surv/Comp	Purpose
DP757246			
Lot(s): 43, 122, 180, 182, 183, 184			
DP1183764	REGISTERED	SURVEY	EASEMENT
Lot(s): 181			
DP1048388	REGISTERED	SURVEY	SURVEY INFORMATION ONLY
DP1004525			
Lot(s): 7, 8, 9, 10, 11, 12, 13			
DP757246	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1011464			
Lot(s): 1			
DP757246	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1012895			
Lot(s): 1			
DP757246	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1037020			
Lot(s): 1, 2, 3, 4, 5, 6, 7			
DP633911	HISTORICAL	SURVEY	SUBDIVISION
DP1054800			
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18			
DP757246	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1055802			
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18			
DP377975	HISTORICAL	SURVEY	UNRESEARCHED
DP1013392	HISTORICAL	SURVEY	SUBDIVISION
DP1051514	HISTORICAL	SURVEY	SUBDIVISION
DP1063399			
Lot(s): 18, 19, 20, 21, 22, 23			
DP757246	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1054800	HISTORICAL	SURVEY	SUBDIVISION
DP1070315			
Lot(s): 2			
DP860586	HISTORICAL	SURVEY	SUBDIVISION
DP1110942			
Lot(s): 8			
DP860586	HISTORICAL	SURVEY	SUBDIVISION
DP1070315	HISTORICAL	SURVEY	SUBDIVISION
DP1133041			
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10			
DP1004525	HISTORICAL	SURVEY	SUBDIVISION
DP1136611			
Lot(s): 1, 2, 3			
DP1252008	REGISTERED	SURVEY	SUBDIVISION
Lot(s): 14			
DP1192932	REGISTERED	SURVEY	EASEMENT
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14			
DP872023	HISTORICAL	SURVEY	SUBDIVISION
DP1136937	HISTORICAL	SURVEY	SUBDIVISION
DP1171894			
Lot(s): 1			
NSW GAZ. CLOSED ROAD LOT 1 DP1171894	02-03-2012		Folio : 601
DP1177177			
Lot(s): 10			
DP617749	HISTORICAL	SURVEY	SUBDIVISION
DP858162	HISTORICAL	SURVEY	SUBDIVISION

Caution: This information is provided as a searching aid only. Whilst every endeavour is made the 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.

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Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:1 of 6
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No. M 460131

R.P. 13A

OFFICE USE ONLY

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New South Wales

MEMORANDUM OF TRANSFER & GRANT OF EASEMENT

(REAL PROPERTY ACT, 1900.)

This form may be used where new restrictive covenants are imposed or easements created or where the simple transfer form is unsuitable.

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

All blanks should be ruled up before signing.

a If a less estate, strike out "in fee simple" and interline the required alteration.

I, MARY SYLVIA RUTA WALSH wife of John Phillip Walsh of Wagga Wagga, Salesman

(herein called transferor)

being registered as the proprietor of an estate in fee simple[a] in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of Six thousand dollars ($6,000.00) (the receipt whereof is hereby acknowledged) paid to me by

THE ELECTRICITY COMMISSION OF NEW SOUTH WALES

do hereby transfer and grant to

b Show in BLOCK LETTERS the full name, postal address and description of the persons taking, and if more than one, whether they hold as joint tenants or tenants in common.

THE ELECTRICITY COMMISSION OF NEW SOUTH WALES of 1 Castlereagh Street, Sydney

(herein called transferee)

Out of ALL SUCH my Estate and Interest in ALL THE land mentioned in the schedule following:—

c The description may refer to the defined residue of the land in a certificate or grant (e.g. "And being residue after transfer number ") or may refer to parcels shown in Town or Parish Maps issued by the Department of Lands or shown in plans filed in the Office of the Registrar General (e.g. " and being Lot section D.P. ").

Unless authorised by Reg. 53, Conveyancing Act Regulations, 1961, a plan may not be annexed to or endorsed on this transfer form.

County	Parish	References to Title			Description of Lands (if part only)
		Whole or Part	Vol.	Fol.	
Wynyard	Rowan	Whole	3710	61	

24773—YY 19.67 A 1165—2 51 127—1 W. S. M. Bright, Government Printer

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:2 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

~~And the transferee covenant(s) with the transferor~~

Full and free right leave liberty and licence for the transferee its successors and assigns (being the Crown or a public or local authority constituted by Act of Parliament) its and their servants and all other persons authorised by it or them to act on its or their behalf -

(a) to erect construct place inspect alter repair renew maintain and use through along and in and remove from the land shown "363.6 lks WIDE 303.9 lks WIDE & 330.3 lks WIDE" on the plan annexed hereto and marked "A" which parcel of land is hereinafter referred to as "the servient tenement" overhead electricity transmission mains wires and cables and the supports therefor (including towers and poles) and other ancillary works for the transmission of electricity and for purposes incidental thereto and to repair inspect alter renew maintain use and remove any works of the aforementioned categories as are already erected constructed or placed in the servient tenement (the ownership of all of which works the transferor hereby acknowledges is vested in the transferee), and

(b) to cause or permit electricity to flow or be transmitted through and along the said transmission mains wires and cables, and

(c) with or without horses vehicles plant and equipment to enter and be in the servient tenement for the purpose of exercising any rights granted to it or them hereunder, and

(d) to cut or trim or lop trees branches and other growths or foliage exceeding eight feet in height which now or at any time hereafter may overhang encroach or be in or on the servient tenement and which may or may be likely to interfere with any right leave liberty or licence granted hereunder.

And the transferor doth hereby for herself her executors administrators and assigns as owner or owners for the time being of the servient tenement covenant with the transferee its said successors and assigns that she or they will not -

(a) do or knowingly suffer to be done any act or thing which may interfere with injure damage or destroy the said mains wires cables towers poles or ancillary works or any of them or obstruct prevent or interfere with the free flow of electricity through and along the said transmission mains wires and cables, and

(b) erect or place or permit the erection or placing in or on the servient tenement of any building structure plant or apparatus without the permission in writing of the transferee its said successors or assigns.

* Strike out if unnecessary, or suitably adjust.
(i) if any easements are to be created or any exceptions to be made! or
(ii) if the statutory covenants implied by the Act are intended to be varied or modified.

Covenants should comply with the provisions of Section 88 of the Conveyancing Act, 1919.

ENCUMBRANCES, &c., REFERRED TO:*
Notice of Resumption H955009 easement for transmission line

* A very short note will suffice.

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:3 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

Municipality of
Shire of Kyeamba

THE ELECTRICITY C
WAGGA 330 kV
TRANSMISSION

P

SHOWING SITE OF EASEMENT PROPOSE

Parish of Rowan

Scale: 10 C

Date:

Field Book No.

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:4 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

"A"

M 460131 (25)

COMMISSION OF N.S.W.

SUBSTATION
LINE OUTLETS

PLAN

D TO BE ACQUIRED FOR TRANSMISSION LINES

County of Wynyard

hains to an inch

This is the plan marked "A" referred to in the Memorandum of Transfer and Grant of Easement between Mary Sylvia Rita Walsh and The Electricity Commission of New South Wales dated the 17th day of September 1971.

M. S. Walsh
Witness
Illegible

8/10/71

J. J. Neville
Surveyor Registered under The Surveyors Act, 1929, as amended

P.9797

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:5 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar General, or Deputy Registrar General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having received an affirmative answer to each of the questions set out in Sec. 108 (1) (b) of the Real Property Act should sign the certificate at the foot of this page.

Execution may be proved where the parties are resident:—

(a) *in any part of the British dominions outside the State of New South Wales* by signing or acknowledging before the Registrar General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or a British Consular Officer or Australian Consular Officer exercising his functions in that part or such other person as the Chief Justice of New South Wales may appoint.

(b) *in the United Kingdom* by signing or acknowledging before the Mayor or Chief Officer of any corporation or a Notary Public.

(c) *in any foreign place* by signing or acknowledging before (i) a British Consular Officer (which includes a British Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of Embassy or Legation, Consul-General, Acting Consul-General, Consul, Acting Consul, Vice-Consul, Acting Vice-Consul, Pro-Consul, Consular Agent and Acting Consular Agent), (ii) an Australian Consular Officer (which includes an Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Chargé d'Affaires, Counsellor or Secretary at an Embassy, High Commissioner's Office or Legation, Consul-General, Consul, Vice-Consul, Trade Commissioner and Consular Agent and includes a person appointed to hold or act in the office of Counsellor, Official Secretary or Assistant Official Secretary at the Australian Commissioner's Office in Singapore or of Secretary at the Australian Military Mission in Berlin or of Agent General in London of the State of New South Wales or of Secretary, N.S.W. Government Offices, London), who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

g Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

h To be signed by Registrar General, Deputy Registrar General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

Signed at WAGGA WAGGA the 17th day of SEPTEMBER 1971

Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

Witness

Solicitor

Wagga Wagga.

M. S. Walsh

Transferor.

ACCEPTED for and on behalf of THE ELECTRICITY COMMISSION OF NEW SOUTH WALES by me ALLAN BEDE CAMERON, Senior Administrative Officer of the said Commission pursuant to a Resolution dated 6th June, 1969 and I hereby certify this Transfer to be correct for the purposes of the Real Property Act and I further certify that the said Resolution has not been revoked or varied in any way.

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Transferee(s).

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum where by the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at the day of 19 .

Signed in the presence of—

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS.*

Appeared before me, at , the day of , one thousand nine hundred and the attesting witness to this instrument, and declared that he personally knew , the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind, and freely and voluntarily signed the same.

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

K 1165—2 Sy 437—3

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:6 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

M 460131

No.

Lodged by

Address MORRIS, HAYES & EDGAR
Law Stationers
67 Castlereagh Street,
Sydney

Phone No. HG 879 28 8202

PARTIAL DISCHARGE OF MORTGAGE.

(N.B.—Before execution read marginal note.)

I,

mortgagee under Mortgage No.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at *this* *day of* 19

Signed in my presence by

who is personally known to me

Mortgagee.

DOCUMENTS LODGED HEREWITH
To be filled in by person lodging dealing

1. Received ANZ 6.12.71
2.
3.
4.
5.
6.
7.

Received Docs.
Nos.
Receiving Clerk

M.P.D. 1975

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

Indexed	MEMORANDUM OF TRANSFER
Checked by	Particulars entered in Register Book 17-11-1971
Passed (in S.D.B.) by 12-11-71	at
Signed by	Registrar General

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		

VOL. FOL.

K 1165—3 Sc 437—4

Req:R534245 /Doc:CT 12347-034 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:36 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -1

12347034

[redacted]ICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Crown Grant Vol. 1738 Fol. 195

[redacted]

Edition issued 6-2-1974

(Page 1) Vol. 12347 Fol. 34

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

CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES

N461637

REDUCTION RATIO 1:8000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 43 in the Shire of Kyeamba, Parish of Rowan and County of Wynyard. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

[redacted]

SECOND SCHEDULE

GRM

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement for Electricity Purposes created by Transfer No. M460131 as more fully set out therein affecting the piece of land 60.95 wide shown in the plan hereon.

ER

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

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

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

Req:R534245 /Doc:CT 12347-034 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:36 /Seq:2 of 2
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T392408

Vol. 12347 Fol. 34

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		

CANCELLED

SEE AUTH FOLIO

M

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						
T[redacted]3								

(Page 2 of 2 pages)

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

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 4:34PM

FOLIO: 43/757246

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12347 FOL 34

Recorded	Number	Type of Instrument	C.T. Issue
4/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1991		AMENDMENT: TITLE DIAGRAM	
26/4/1996	2103365	REQUEST	
10/2/1997	2824234	TRANSMISSION APPLICATION	
10/2/1997	2824235	DISCHARGE OF MORTGAGE	EDITION 1
18/2/1997	2844418	DEPARTMENTAL DEALING	EDITION 2
22/8/1997	3346882	TRANSFER	EDITION 3
17/12/2001	8212631	TRANSFER	EDITION 4
22/3/2013	DP1183764	DEPOSITED PLAN	
21/12/2021	AR752681	CAVEAT	EDITION 5

*** END OF SEARCH ***

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Received: 22/03/2022 16:34:00

Req:R528725 /Doc:DL 2824234 /Rev:21-Jan-2010 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:33 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

97-03TA

[redacted] B

TRANSMISSION APPLICATION

Section 93 Real Property Act 1900

2824234 B

Office of State Revenue use only

(A) [redacted]
Show no more than 20 References to Title.

V [redacted]
NOW BEING ~~29, 26, 43~~, 65, 66, 69/757246

(B) [redacted]
If applicable.

[redacted] M

(C) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
687 G	PIGOTT STINSON STUART THOM 39 Hunter Street Sydney DX 125 SYDNEY Tel: 9232 7777 REFERENCE (max. 15 characters): TS:WALSH

(D) [redacted]

(E) [redacted]

TA [redacted]

(F) We, the Applicant, being entitled as executors of the **will/~~estate~~** of the Deceased Registered Proprietor (who died on 23 October 1996) pursuant to **Probate/~~Letters of Administration~~** No. 119603/96 granted on 24 December 1996 to us, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the **~~Land~~/Registered Dealing** specified above.

(G) Certified correct for the purposes of the Real property Act 1900. **DATE** 29 January 1997

Signed in my presence by the Applicant who is personally known to me.

Tony Salier
Signature of Witness

TONY SALIER
Name of Witness (BLOCK LETTERS)

39 Hunter St - SYDNEY.
Address of Witness

Signature of Applicant

EVIDENCE SIGHTED & RETURNED (office use only) Title 119603/96

CHECKED BY (office use only) [illegible]

Req:R528725 /Doc:DL 2824234 /Rev:21-Jan-2010 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:33 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

(H)

CONSENT OF EXECUTOR OR ADMINISTRATOR

I, ... **Executor of the will /Administrator of the estate**

of the Deceased Registered Proprietor, hereby consent to this application.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Executor/Administrator

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: If the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour. etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

(A) LAND
Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING
Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY
This section relates to the person or firm lodging the Application at the Land Titles Office.
Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR
Show the name in full. Address and occupation need not be shown.

(E) APPLICANT
Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc
Amend "will/estate", "Probate/Letters of Administation" and "Land/Registered Dealing" as appropriate.
In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION
General The application must be executed by or on behalf of the Applicant.
By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.
By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY *[full name]* pursuant to Power of Attorney Book 1234 Number 567".
Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.
By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

(H) CONSENT OF EXECUTOR OR ADMINISTRATOR
This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.

Req:R528168 /Doc:DL 3346882 /Rev:26-Aug-1997 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:57 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

97-01T

TRANSFER

Real Property Act, 1900

3346882 C

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1996/97 P19 NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT

(A) [redacted]

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

[redacted]

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
687G	PIGOTT STINSON STUART THOM 39 HUNTER STREET SYDNEY NSW 2000 TEL: 92327777 DX 125 SYDNEY REFERENCE (max. 15 characters): TS

(C) [redacted]

(D) acknowledges receipt of the consideration of $302,700.00

and as regards the land specified above transfers to the Transferee an estate in fee simple in an undivided one-half share ~~as tenants in common~~

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) [redacted]

(G)

T TS (s713 LGA) TW (Sheriff)	[redacted] **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 18/8/97

Signed in my presence by the Transferor who is personally known to me.

Signature of Witness

G. J. McMAHON

Name of Witness (BLOCK LETTERS)

Address of Witness

BPWalsh

Signature of Transferor

Signed in my presence by the Transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

(TONY SALIER)

Solicitor for ~~Signature of~~ Transferee

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

2141061

AUSDOC Office Pty. Ltd.

Req:R528726 /Doc:DL 8212631 /Rev:20-Dec-2001 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:33 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

Form: 01T
Licence: 01-05-025
Licensee: Walsh & Blair

TRANSFER

New South Wales
Real Property Act 1900

8212631D

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

STAMP DUTY

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY)

CLIENT No. 116721 STAMP No. 16
STAMP DUTY $ 2-00 SIGNATURE
TRANSACTION No. 015008 DATE 13/12/01
ASSESSMENT DETAILS:

(A) [redacted]

If appropriate, specify the part transferred [redacted]

(B) LODGED BY

Delivery Box 33H

Name, Address or DX and Telephone
THOMAS KENYON & SON
DX 435 SYDNEY
PHONE: (02) 9299 5022
Reference (optional): 128 Cull

CODES
T
TW
(Sheriff)

(C) [redacted]

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of $435,000.00 and as regards

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

(F) SHARE TRANSFERRED Whole

(G) Encumbrances (if applicable) 1. 2. 3.

(H) [redacted]

(I) TENANCY: Joint tenants

DATE 23rd November, 2001

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:
Name of witness: TONY SAUER
Address of witness: 39 Hunter St. SYDNEY

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

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

Signature:
Signatory's name: Michael Kennedy
Signatory's capacity: Solicitor for the Transferee

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 43/757246

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	4:32 PM	5	21/12/2021

LAND

LOT 43 IN DEPOSITED PLAN 757246
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
(FORMERLY KNOWN AS PORTION 43)
TITLE DIAGRAM CROWN PLAN 127.1687

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (T 8212631)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 M460131 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE LAND 60.95 WIDE SHOWN IN PLAN WITH M460131 WITHIN PORTION 43
2103365 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
* 3 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

DP1183764 NOTE: PLAN OF PROPOSED EASEMENT

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

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Received: 22/03/2022 16:32:10

Req:R534247 /Doc:CT 12347-030 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:36 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -1

12347030

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Crown Grant Vol. 1758 Fol. 101

[redacted]

[redacted]

Edition issued 6-2-1974

(Page 1) Vol. 12347 Fol. 30

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

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

SEE AUTO FOLIO

N461637

REDUCTION RATIO 1:10000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 65 in the Shire of Kyeamba, Parish of Rowan and County of Wynyard. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

J [redacted]

SECOND SCHEDULE

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

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

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

RG 2/62 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Req:R534247 /Doc:CT 12347-030 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:36 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -1

T392408

Vol. 12347 Fol. 30

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						

(Page 2 of 2 pages)

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

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 4:34PM

FOLIO: 65/757246

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12347 FOL 30

Recorded	Number	Type of Instrument	C.T. Issue
4/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1991		AMENDMENT: TITLE DIAGRAM	
10/2/1997	2824234	TRANSMISSION APPLICATION	
10/2/1997	2824235	DISCHARGE OF MORTGAGE	EDITION 1
18/2/1997	2844418	DEPARTMENTAL DEALING	EDITION 2
22/8/1997	3346882	TRANSFER	EDITION 3
17/12/2001	8212631	TRANSFER	EDITION 4
21/12/2021	AR752681	CAVEAT	EDITION 5

*** END OF SEARCH ***

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Received: 22/03/2022 16:34:01

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 65/757246

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	4:32 PM	5	21/12/2021

LAND

LOT 65 IN DEPOSITED PLAN 757246
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
(FORMERLY KNOWN AS PORTION 65)
TITLE DIAGRAM CROWN PLAN 209.1687

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (T 8212631)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
* 2 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

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Received: 22/03/2022 16:32:11

Req:R534251 /Doc:CT 12347-031 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:37 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -1

12347031

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Crown Grant Vol. 1758 Fol. 101

[redacted]

[redacted]

Edition issued 6-2-1974

(Page 1) Vol. 12347 Fol. 31

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

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

SEE AUTO FOLIO

N461637

REDUCTION RATIO 1:10000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 66 in the Shire of Kyeamba, Parish of Rowan and County of Wynyard. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

[redacted]

SECOND SCHEDULE

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

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

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

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

Req:R534251 /Doc:CT 12347-031 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:37 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -1

T392408

Vol. 12347 Fol. 31

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
[redacted]				3				

(Page 2 of 2 pages)

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

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 4:34PM

FOLIO: 66/757246

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12347 FOL 31

Recorded	Number	Type of Instrument	C.T. Issue
4/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1991		AMENDMENT: TITLE DIAGRAM	
10/2/1997	2824234	TRANSMISSION APPLICATION	
10/2/1997	2824235	DISCHARGE OF MORTGAGE	EDITION 1
18/2/1997	2844418	DEPARTMENTAL DEALING	EDITION 2
22/8/1997	3346882	TRANSFER	EDITION 3
17/12/2001	8212631	TRANSFER	EDITION 4
21/12/2021	AR752681	CAVEAT	EDITION 5

*** END OF SEARCH ***

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Received: 22/03/2022 16:34:01

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 66/757246

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	4:32 PM	5	21/12/2021

LAND

LOT 66 IN DEPOSITED PLAN 757246
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
(FORMERLY KNOWN AS PORTION 66)
TITLE DIAGRAM CROWN PLAN 210.1687

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (T 8212631)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
* 2 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

7066 Holbrook Road, Rowan -1 PRINTED ON 22/3/2022

* 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.

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Received: 22/03/2022 16:32:11

Cadastral Records Enquiry Report : Lot 24 DP 757246

Ref : 7066 Holbrook Road, Rowan -2

Locality : ROWAN
Parish : ROWAN
LGA : WAGGA WAGGA
County : WYNYARD

Copyright © Crown in right of New South Wales, 2017

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

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:3 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

Municipality of
Shire of Kyeamba

THE ELECTRICITY C
WAGGA 330 kV
TRANSMISSION

P

SHOWING SITE OF EASEMENT PROPOSE

Parish of Rowan

Scale: 10 C

Date:

Field Book No.

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:4 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

"A"

[redacted]

COMMISSION OF N.S.W.

SUBSTATION
LINE OUTLETS

PLAN

D TO BE ACQUIRED FOR TRANSMISSION LINES

County of Wynyard

hains to an inch

This is the plan marked "A" referred to in the Memorandum of Transfer and Grant of Easement between Mary Sylvia Rita Walsh and The Electricity Commission of New South Wales dated the 17th day of September 1971.

M. S. Walsh
Witness
Illegible

08/10/71

J. J. Henville
Surveyor Registered under The Surveyors Act, 1929, as amended

P.9797

Req:R528748 /Doc:CT 12347-032 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:35 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

12347032

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Crown Grant Vol. 1758 Fol. 101

[redacted]

Edition issued 6-2-1974

12347 Fol. 32

(Page 1) Vol.

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

Registrar General.

CANCELLED

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

N461637

REDUCTION RATIO 1:10000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 69 in the Shire of Kyeamba, Parish of Rowan and County of Wynyard. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

[redacted]

SECOND SCHEDULE

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

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

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

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

Req:R528748 /Doc:CT 12347-032 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:35 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

T392408M

Vol. 12347 Fol. 32

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
T392408 P Mortgage to Mary Sylivia Rita Walsh as regards interest of Julianne Rocks. Registered 28-1-1983								

M

(Page 2 of 2 pages)

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

LAND REGISTRY SERVICES

Historical Title

Information Provided Through
Infotrack
Ph. 1800 738 524 Fax. 1800 738 533

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 10:34AM

FOLIO: 69/757246

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12347 FOL 32

Recorded	Number	Type of Instrument	C.T. Issue
4/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1991		AMENDMENT: TITLE DIAGRAM	
10/2/1997	2824234	TRANSMISSION APPLICATION	
10/2/1997	2824235	DISCHARGE OF MORTGAGE	EDITION 1
18/2/1997	2844418	DEPARTMENTAL DEALING	EDITION 2
22/8/1997	3346882	TRANSFER	EDITION 3
17/12/2001	8212508	TRANSFER	EDITION 4
12/9/2003	DP1054800	WITHDRAWN - PRE-EXAMINATION PLAN	
12/9/2003	DP1054800	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

7066 Holbrook Road, Rowan -2 PRINTED ON 22/3/2022

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Received: 22/03/2022 10:34:17

Req:R528725 /Doc:DL 2824234 /Rev:21-Jan-2010 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:33 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

97-03TA

[redacted]

Section 93 Real Property Act 1900

Office of State Revenue use only

(A) **LAND**
Show no more than 20 References to Title.

Volume 12347 Folios 29, 30, 31, 32, 33 and 34
NOW BEING 29, 26, 43, 65, 66, 69/757246

(B) **REGISTERED DEALING**

[redacted]

(C) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
687 G	PIGOTT STINSON STUART THOM 39 Hunter Street Sydney DX 125 SYDNEY Tel: 9232 7777 REFERENCE (max. 15 characters): TS:WALSH

(D) **DECEASED REGISTERED PROPRIETOR**
MARY SYLVIA RITA WALSH

(E) **APPLICANT**

TA [redacted]

(F) We, the Applicant, being entitled as executors of the **will/estate** of the Deceased Registered Proprietor (who died on 23 October 1996) pursuant to **Probate/~~Letters of Administration~~** No. 119603/96 granted on 24 December 1996 to us, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the ~~**Land**~~/**Registered Dealing** specified above.

(G) Certified correct for the purposes of the Real property Act 1900. **DATE** 29 January 1997
Signed in my presence by the Applicant who is personally known to me.

Signature of Witness

TONY SALIER
Name of Witness (BLOCK LETTERS)

39 Hunter St - SYDNEY.
Address of Witness

Signature of Applicant

EVIDENCE SIGHTED & RETURNED (office use only) 119603/96

CHECKED BY (office use only)

Req:R528725 /Doc:DL 2824234 /Rev:21-Jan-2010 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:33 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

(H)

CONSENT OF EXECUTOR OR ADMINISTRATOR

I, ... **Executor of the will /Administrator of the estate**

of the Deceased Registered Proprietor, hereby consent to this application.

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Executor/Administrator

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: If the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour. etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

(A) LAND
Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING
Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY
This section relates to the person or firm lodging the Application at the Land Titles Office.
Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR
Show the name in full. Address and occupation need not be shown.

(E) APPLICANT
Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc
Amend "will/estate", "Probate/Letters of Administation" and "Land/Registered Dealing" as appropriate.
In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION
General The application must be executed by or on behalf of the Applicant.
By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.
By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY *[full name]* pursuant to Power of Attorney Book 1234 Number 567".
Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.
By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

(H) CONSENT OF EXECUTOR OR ADMINISTRATOR
This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.

Req:R528168 /Doc:DL 3346882 /Rev:26-Aug-1997 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:57 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

97-01T

TRANSFER

Real Property Act, 1900

[redacted]

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1996/97 P19 NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title. If appropriate, specify the share transferred.

[redacted] 65/757246
66/757246
28/757246 69/757246
43/757246

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
687G	PIGOTT STINSON STUART THOM 39 HUNTER STREET SYDNEY NSW 2000 TEL: 92327777 DX 125 SYDNEY REFERENCE (max. 15 characters): TS

(C) **TRANSFEROR** [redacted]

(D) acknowledges receipt of the consideration of $302,700.00

and as regards the land specified above transfers to the Transferee an estate in fee simple in an undivided one-half share ~~as tenants in common~~

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	[redacted] **TENANCY:**

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 18/8/97

Signed in my presence by the Transferor who is personally known to me.

Signature of Witness

G. J. McMAHON
Name of Witness (BLOCK LETTERS)

Address of Witness

BPWalsh
Signature of Transferor

Signed in my presence by the Transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

(TONY SALIER)
Solicitor for ~~Signature of~~ Transferee

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

2141061

AUSDOC Office Pty. Ltd.

Req:R528749 /Doc:DL 8212508 /Rev:20-Dec-2001 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:35 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

Form: 01T
Licence: 01-05-025
Licensee: Walsh & Blair

[redacted]

New South Wales
Real Property Act 1900

[redacted]

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

STAMP DUTY

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY)
CLIENT No. 116721 STAMP No. 16
STAMP DUTY $2-00 SIGNATURE
TRANSACTION No. 015006 DATE 13/12/01
ASSESSMENT DETAILS:

(A) TORRENS TITLE If appropriate, specify the part transferred
6[redacted]

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODES
33H	THOMAS KENYON & SON DX 435 SYDNEY PHONE: (02) 9299 5022 Reference (optional): 28 Gill	T TW (Sheriff)

(C) TRANSFEROR
[redacted]

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of $160,000.00 and as regards
(E) ESTATE the land specified above transfers to the transferee an estate in fee simple.
(F) SHARE TRANSFERRED Whole
(G) Encumbrances (if applicable) 1. 2. 3.
(H) TRANSFEREE
[redacted]

(I) **TENANCY:**

DATE 23rd November, 2001

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness: Tony Saliba
Name of witness: TONY SALIBA
Address of witness: 39 Hunter St. SYDNEY

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

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

Signature:
Signatory's name: Michael Kennedy
Signatory's capacity: Solicitor for the Transferee

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 10:31AM

FOLIO: 18/1054800

First Title(s): VOL 1758 FOL 101
Prior Title(s): 69/757246

Recorded	Number	Type of Instrument	C.T. Issue
12/9/2003	DP1054800	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/9/2013	AI35490	TRANSFER	EDITION 2
21/12/2021	AR752681	CAVEAT	EDITION 3

*** END OF SEARCH ***

7066 Holbrook Road, Rowan -2 PRINTED ON 22/3/2022

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Received: 22/03/2022 10:31:56

Req:R528738 /Doc:DL AI035490 /Rev:25-Sep-2013 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:34 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

Form: 01T
Licence: xx-xx-xxx
Licensee: LEAP Legal Software Pty Limited
Firm name: WALSH & BLAIR LAWYERS

New South Wales
Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises t required by this form for the establishment and maintenance of the Real Property Register is made available to any person for search upon payment of a fee, if any

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 116721 16
Duty: Exempt Trans No: 7268213
Asset details: S 274

OFFICE OF STATE REVENUE (NSW TREASURY) TORRENS TITLE 116721 T1 ALTERATION NOTED

(A) If appropriate, specify the part transferred
Folio Identifiers 1) & 23/1063399 ~~(being the land at Lot 7066 Holbrook Road, Wagga Wagga)~~ and Folio Identifier 1/1171894 ~~(being the land at 44A Lloyd Road, Springvale, Wagga Wagga)~~

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and LLPN if any	CODES
BOX 582W	SERVICE FIRST REGISTRATION DX 189 SYDNEY LLPN123426A PH 9299 9969 FAX 9279 2185 Reference (optional): WB – MATHEW.	T JT TJ

(C) **TRANSFEROR**

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $185,000.00 and as regards
(E) **ESTATE** the above land transfers to the transferee an estate in fee simple.
(F) **SHARE TRANSFERRED** Whole
(G) Encumbrances (if applicable):
(H) **TRANSFEREE**
(I) **TENANCY:** Joint Tenants

DATE 18 / 12 / 12
dd mm yyyy

(J) Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence
Corporation: Gil Mathew Steel Pty Limited (ABN 46 003 751 433)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:
Name of authorised person: Gilchrist Delton Mathew
Office held: Director

Signature of authorised person:
Name of authorised person: Margaret Mary Mathew
Office held: Secretary

Common Seal GIL MATHEW STEEL PTY. LTD. A.C.N. 003 751 433

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

Signature:
Signatory's name: Michael John Kennedy
Signatory's capacity: Solicitor for the Transferee

OFF NBI AN501351 AE 23/1063399

A set of instructions for completing this form is available from the Department of Lands, Land and Property Information Division.

ALL HAND WRITING MUST BE IN BLOCK CAPITALS

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 18/1054800

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	10:31 AM	3	21/12/2021

LAND

LOT 18 IN DEPOSITED PLAN 1054800
AT LAKE ALBERT
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
TITLE DIAGRAM DP1054800

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (T AI35490)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
* 2 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

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Req:R528733 /Doc:CT 12347-029 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:33 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

12347029

NEW SOUTH WALES

[redacted]ICATE OF TITLE

PROPERTY ACT, 1900

Crown Grant Vol. 1047 Fol. 180

[redacted]

V[redacted]

Edition issued 6-2-1974

(Page 1) Vol. 12347 Fol. 29

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

Registrar General.

CANCELLED

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

N461637

REDUCTION RATIO 1:10000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 26 in the Shire of Kyeamba, Parish of Rowan and County of Wynyard. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

[redacted]

SECOND SCHEDULE

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

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

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

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

Req:R528733 /Doc:CT 12347-029 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:33 /Seq:2 of 2
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T392408

Vol. 12347 Fol. 29

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
M T392408 P	Mortgage to Mary	Sylivia Rita	Walsh as regards interest of Julianne Rocks. Registered 28-1-1983					

(Page 2 of 2 pages)

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

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 10:31AM

FOLIO: 26/757246

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12347 FOL 29

Recorded	Number	Type of Instrument	C.T. Issue
4/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1991		AMENDMENT: TITLE DIAGRAM	
10/2/1997	2824234	TRANSMISSION APPLICATION	
10/2/1997	2824235	DISCHARGE OF MORTGAGE	EDITION 1
18/2/1997	2844418	DEPARTMENTAL DEALING	EDITION 2
22/8/1997	3346882	TRANSFER	EDITION 3
17/12/2001	8212631	TRANSFER	EDITION 4
22/12/2006	AC827279	DEPARTMENTAL DEALING	
22/11/2011	AG635167	DEPARTMENTAL DEALING	
21/12/2021	AR752681	CAVEAT	EDITION 5

*** END OF SEARCH ***

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Received: 22/03/2022 10:31:55

Req:R528726 /Doc:DL 8212631 /Rev:20-Dec-2001 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:33 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

Form: 01T
Licence: 01-05-025
Licensee: Walsh & Blair

TRANSFER

New South Wales
Real Property Act 1900

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

STAMP DUTY

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY)

CLIENT No. 116721 STAMP No. 16
STAMP DUTY $ 2-00 SIGNATURE
TRANSACTION No. 015008 DATE 13/12/01
ASSESSMENT DETAILS:

(A) TORRENS TITLE 39

If appropriate, specify the part transferred
43/757246,65/757246 66/757246

(B) LODGED BY

Delivery Box 33H

Name, Address or DX and Telephone
THOMAS KENYON & SON
DX 435 SYDNEY
PHONE: (02) 9299 5022
Reference (optional): 128 Cull

CODES
T
TW
(Sheriff)

(C) TRANSFEROR

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of $435,000.00 and as regards

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

(F) SHARE TRANSFERRED Whole

(G) Encumbrances (if applicable) 1. 2. 3.

(H) TRANSFEREE

(I) TENANCY: Joint tenants

DATE 23rd November, 2001

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:
Name of witness: TONY SAUER
Address of witness: 39 Hunter St. SYDNEY

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

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

Signature:
Signatory's name: Michael Kennedy
Signatory's capacity: Solicitor for the Transferee

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 26/757246

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	10:31 AM	5	21/12/2021

LAND

LOT 26 IN DEPOSITED PLAN 757246
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
(FORMERLY KNOWN AS PORTION 26)
TITLE DIAGRAM CROWN PLAN 8.1687

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (T 8212631)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
* 2 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

7066 Holbrook Road, Rowan -2 PRINTED ON 22/3/2022

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Received: 22/03/2022 10:31:20

Req:R528723 /Doc:CT 12347-033 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:32 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

12347033

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

12347 Fol. 33

(Page 1) Vol. .....

Crown Grant Vol. 1047 Fol. 179

[redacted]

[redacted]

Edition issued 6-2-1974

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

CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES

N461637

REDUCTION RATIO 1:10000

ESTATE AND LAND REFERRED TO

P Estate in Fee Simple in Portion 24 in the Shire of Kyeamba, Parish of Rowan and County of Wynyard. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

J [redacted]

SECOND SCHEDULE

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

ER 2. Easement for Electricity Purposes created by Transfer No. M460131 as more fully set out therein affecting the piece of land 60.95 wide shown in the plan hereon.

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

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

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

Req:R528723 /Doc:CT 12347-033 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:32 /Seq:2 of 2
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T392408

Vol. 12347 Fol. 33

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
M	T392408	Mortgage to Mary Sylivia Rita Walsh as regards interest of Julianne Rocks. Registered 28-1-1983						

(Page 2 of 2 pages)

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

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:1 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -2

No. _____

R.P. 13A

REGISTRAR GENERAL · NEW SOUTH WALES

'71 OCT 11 AM 9:52

New South Wales

OFFICE USE ONLY

S	$ 24

(REAL PROPERTY ACT, 1900.)

I, MARY SYLVIA RUTA WALSH wife of John Phillip Walsh of Wagga Wagga, Salesman

This form may be used where new restrictive covenants are imposed or easements created or where the simple transfer form is unsuitable.

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

All blanks should be ruled up before signing.

a If a less estate, strike out "in fee simple" and interline the required alteration.

(herein called transferor)

being registered as the proprietor of an estate in fee simple[a] in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of Six thousand dollars ($6,000.00) (the receipt whereof is hereby acknowledged) paid to me by

THE ELECTRICITY COMMISSION OF NEW SOUTH WALES

and grant do hereby transfer to

b Show in BLOCK LETTERS the full name, postal address and description of the persons taking, and if more than one, whether they hold as joint tenants or tenants in common.

THE ELECTRICITY COMMISSION OF NEW SOUTH WALES of 1 Castlereagh Street, Sydney

(herein called transferee)

Out of ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:—

c The description may refer to the defined residue of the land in a certificate or grant (e.g. "And being residue after transfer number ") or may refer to parcels shown in Town or Parish Maps issued by the Department of Lands or shown in plans filed in the Office of the Registrar General (e.g. " and being Lot section D.P. ").

Unless authorised by Reg. 53, Conveyancing Act Regulations, 1961, a plan may not be annexed to or endorsed on this transfer form.

County	Parish	References to Title			Description of Lands (if part only)
		Whole or Part	Vol.	Fol.	
Wynyard	Rowan	Whole	3710	61	

24773—YY 19.69 A 1165—2 51 187—1 W. S. M. Bright, Government Printer

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:2 of 6
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~~And the transferee covenant(s) with the transferor~~

Full and free right leave liberty and licence for the transferee its successors and assigns (being the Crown or a public or local authority constituted by Act of Parliament) its and their servants and all other persons authorised by it or them to act on its or their behalf -

(a) to erect construct place inspect alter repair renew maintain and use through along and in and remove from the land shown "363.6 lks WIDE 303.9 lks WIDE & 330.3 lks WIDE" on the plan annexed hereto and marked "A" which parcel of land is hereinafter referred to as "the servient tenement" overhead electricity transmission mains wires and cables and the supports therefor (including towers and poles) and other ancillary works for the transmission of electricity and for purposes incidental thereto and to repair inspect alter renew maintain use and remove any works of the aforementioned categories as are already erected constructed or placed in the servient tenement (the ownership of all of which works the transferor hereby acknowledges is vested in the transferee), and

(b) to cause or permit electricity to flow or be transmitted through and along the said transmission mains wires and cables, and

(c) with or without horses vehicles plant and equipment to enter and be in the servient tenement for the purpose of exercising any rights granted to it or them hereunder, and

(d) to cut or trim or lop trees branches and other growths or foliage exceeding eight feet in height which now or at any time hereafter may overhang encroach or be in or on the servient tenement and which may or may be likely to interfere with any right leave liberty or licence granted hereunder.

And the transferor doth hereby for herself her executors administrators and assigns as owner or owners for the time being of the servient tenement covenant with the transferee its said successors and assigns that she or they will not -

(a) do or knowingly suffer to be done any act or thing which may interfere with injure damage or destroy the said mains wires cables towers poles or ancillary works or any of them or obstruct prevent or interfere with the free flow of electricity through and along the said transmission mains wires and cables, and

(b) erect or place or permit the erection or placing in or on the servient tenement of any building structure plant or apparatus without the permission in writing of the transferee its said successors or assigns.

* Strike out if unnecessary, or suitably adjust.
(i) if any easements are to be created or any exceptions to be made! or
(ii) if the statutory covenants implied by the Act are intended to be varied or modified.

Covenants should comply with the provisions of Section 88 of the Conveyancing Act, 1919.

ENCUMBRANCES, &c., REFERRED TO:*
Notice of Resumption H955009 easement for transmission line

* A very short note will suffice.

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:3 of 6
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Municipality of
Shire of Kyeamba

THE ELECTRICITY C
WAGGA 330 kV
TRANSMISSION

P

SHOWING SITE OF EASEMENT PROPOSE

Parish of Rowan

Scale: 10 C

Date:

Field Book No.

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:4 of 6
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"A"

[redacted]

COMMISSION OF N.S.W.

SUBSTATION
LINE OUTLETS

PLAN

D TO BE ACQUIRED FOR TRANSMISSION LINES

County of Wynyard

hains to an inch

This is the plan marked "A" referred to in the Memorandum of Transfer and Grant of Easement between Mary Sylvia Rita Walsh and The Electricity Commission of New South Wales dated the 17th day of September 1971.

M. S. Walsh
Witness
Illegible

08/10/71

J. J. Henville
Surveyor Registered under The Surveyors Act, 1929, as amended

P.9797

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:5 of 6
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If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar General, or Deputy Registrar General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having received an affirmative answer to each of the questions set out in Sec. 108 (1) (b) of the Real Property Act should sign the certificate at the foot of this page.

Execution may be proved where the parties are resident:—

(a) *in any part of the British dominions outside the State of New South Wales* by signing or acknowledging before the Registrar General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or a British Consular Officer or Australian Consular Officer exercising his functions in that part or such other person as the Chief Justice of New South Wales may appoint.

(b) *in the United Kingdom* by signing or acknowledging before the Mayor or Chief Officer of any corporation or a Notary Public.

(c) *in any foreign place* by signing or acknowledging before (i) a British Consular Officer (which includes a British Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of Embassy or Legation, Consul-General, Acting Consul-General, Consul, Acting Consul, Vice-Consul, Acting Vice-Consul, Pro-Consul, Consular Agent and Acting Consular Agent), (ii) an Australian Consular Officer (which includes an Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Chargé d'Affaires, Counsellor or Secretary at an Embassy, High Commissioner's Office or Legation, Consul-General, Consul, Vice-Consul, Trade Commissioner and Consular Agent and includes a person appointed to hold or act in the office of Counsellor, Official Secretary or Assistant Official Secretary at the Australian Commissioner's Office in Singapore or of Secretary at the Australian Military Mission in Berlin or of Agent General in London of the State of New South Wales or of Secretary, N.S.W. Government Offices, London), who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

g Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

h To be signed by Registrar General, Deputy Registrar General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

Signed at WAGGA WAGGA the 17th day of SEPTEMBER 1971

Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

Witness

Solicitor

Wagga Wagga.

M. S. Walsh

Transferor.

ACCEPTED for and on behalf of THE ELECTRICITY COMMISSION OF NEW SOUTH WALES by me ALLAN BEDE CAMERON, Senior Administrative Officer of the said Commission pursuant to a Resolution dated 6th June, 1969 and I hereby certify this Transfer to be correct for the purposes of the Real Property Act and I further certify that the said Resolution has not been revoked or varied in any way.

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Transferee(s).

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum where by the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at the day of 19 .

Signed in the presence of—

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS.*

Appeared before me, at , the day of , one thousand nine hundred and the attesting witness to this instrument, and declared that he personally knew , the person signing the same, and whose signature thereto he has attested, and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind, and freely and voluntarily signed the same.

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

K 1165—2 Sy 437—3

Req:R534199 /Doc:DL M460131 /Rev:05-Feb-1998 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 16:31 /Seq:6 of 6
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M 460131

No.

Lodged by

Address MORRIS, HAYES & EDGAR
Law Stationers
67 Castlereagh Street,
Sydney

Phone No. HG 879 28 8202

PARTIAL DISCHARGE OF MORTGAGE.

(N.B.—Before execution read marginal note.)

I,

mortgagee under Mortgage No.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at *this* *day of* 19

Signed in my presence by

who is personally known to me

Mortgagee.

DOCUMENTS LODGED HEREWITH
To be filled in by person lodging dealing

1. Received ANZ 6.12.71
2.
3.
4.
5.
6.
7.

Received Docs.
Nos.
Receiving Clerk

M.P.D. 1975

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

Indexed	MEMORANDUM OF TRANSFER
Checked by	Particulars entered in Register Book 17-11-1971
Passed (in S.D.B.) by 12-11-71	at
Signed by	Registrar General

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		

VOL. FOL.

K 1165—3 Sc 437—4

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 10:31AM

FOLIO: 24/757246

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12347 FOL 33

Recorded	Number	Type of Instrument	C.T. Issue
4/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1991		AMENDMENT: TITLE DIAGRAM	
26/4/1996	2103365	REQUEST	
10/2/1997	2824234	TRANSMISSION APPLICATION	
10/2/1997	2824235	DISCHARGE OF MORTGAGE	EDITION 1
18/2/1997	2844418	DEPARTMENTAL DEALING	EDITION 2
22/8/1997	3346882	TRANSFER	EDITION 3
17/12/2001	8212631	TRANSFER	EDITION 4
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21/12/2021	AR752681	CAVEAT	EDITION 5

*** END OF SEARCH ***

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Received: 22/03/2022 10:31:55

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 24/757246

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	10:31 AM	5	21/12/2021

LAND

LOT 24 IN DEPOSITED PLAN 757246
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
(FORMERLY KNOWN AS PORTION 24)
TITLE DIAGRAM CROWN PLAN 8.1687

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (T 8212631)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 M460131 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE LAND 60.95 WIDE SHOWN IN PLAN WITH M460131 WITHIN PORTION 24
2103365 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY TRANSMISSION AUTHORITY
* 3 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

7066 Holbrook Road, Rowan -2 PRINTED ON 22/3/2022

* 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.

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Received: 22/03/2022 10:31:20

Cadastral Records Enquiry Report : Lot 2 DP 1171894

Ref : 7066 Holbrook Road, Rowan -3

Locality : ROWAN
Parish : ROWAN
LGA : WAGGA WAGGA
County : WYNYARD

Report Generated 10:55:16 AM, 22 March, 2022

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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

PLAN FORM 2A

Plan Drawing only to appear in this space

SIGNATURE AND SEALS ONLY.

SURVEY PRACTICE REGULATIONS, 2001, CLAUSE 32(2) M.G.A. COORDINATES (G.D.A.94)				
MARK	EASTINGS	NORTHINGS	ZONE	ACC
SSM 20288	530704.486	6106877.406	55	B U
SSM 72956	531391.566	6106790.143	55	B U
PM 84998	531379.451	6106770.334	55	B U

SOURCE. SCIMS, LAND INFORMATION CENTRE
DATE. 7th APRIL, 2003
COMBINED SCALE FACTOR. 0.999575

'A' 'B'
SSM 20288 - SSM 72956
97°14'10", 692.92

SSM 72956 - PM 84998
211°37', 23.285

AA - RESTRICTION ON USE OF LAND

DP1063399

Registered 21 - 1 - 2004

Title System : TORRENS

Purpose : SUBDIVISION

Ref Map : L2702-5

Last Plan : DP1054800

PLAN OF SUBDIVISION OF LOT 19 DP 1054800

Lengths are in metres. Reduction Ratio 1:2500

L.G.A. WAGGA WAGGA

Locality. LAKE ALBERT

Parish. ROWAN

County. WYNYARD

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

Surveyors (Practice) Regulation 2001

I, VINCENT PAUL CURTIS of CPC LAND DEVELOPMENT CONSULTANTS P/L a surveyor registered under the Surveyors Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Survey (Practice) Regulation 2001 and was completed on 2 SEPT 2003 The survey relates to LOTS 20 - 24 INCLUSIVE

(here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Datum line. AB

Zone. Country

(Signature) Vincent P. Curtis

Surveyor registered under Surveyors Act, 1929.

Plans used in preparation of survey.

W8-1687	DP 262909 DP1054800
W210-1687	DP 593988
W398-1687	DP 633911
	DP 881515
	DP 1004525

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

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE

1. RESTRICTION ON USE OF LAND
2. RESTRICTION ON USE OF LAND

*OFFICE USE ONLY

SIGNED FOR GIL MATHEW STEEL PTY LIMITED (ACN 003 751 433)

SECRETARY

(DIRECTOR)

Crown Lands Office Approval

PLAN APPROVED _____ Authorised Officer

Land District _____

Paper No. _____

Field Book _____ pages _____

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to SUBDIVISION herein, and (Insert 'subdivision' or 'new road')

- the subdivision is for lease purposes in accordance with s.23H of the Conveyancing Act 1919.

*Authorised Person/~~General Manager/Accredited Certifier~~

Consent Authority. Wagga Wagga City Council

Date of endorsement. 15 December 2003

Accreditaion No. _____

Subdivision Certificate No. SC03/0039

File No. D/02/000341

Note. When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.

*Delete whichever is inapplicable.

SURVEYOR'S REFERENCE. 12025B CHECKLIST

WARNING. CREASING OR FOLDING WILL LEAD TO REJECTION

InfoTrack
Req:R529066 /Doc:DP 1063399 P /Rev:22-Jan-2004 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 10:54 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

Req:R528172 /Doc:CT 12347-038 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:57 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

12347038

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. 12347 Fol. 38

Edition issued 6-2-1974

Crown Grant Vol. 1047 Fol. 181

Prior Title Vol. 3710 Fol. 61

(Page 1) Vol. 12347 Fol. 38

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

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

SEE AUTO FOLIO

N610983

P LN

REDUCTION RATIO 1:10000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 28 in the Shire of Kyeamba, Parish of Rowan and County of Wynyard. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

MARY SYLVIA RITA WALSH of Wagga Wagga, Married Woman.

GRM

SECOND SCHEDULE

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

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

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

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

Req:R528172 /Doc:CT 12347-038 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:57 /Seq:2 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
CANCELLED					
SEE AUTO FOLIO					

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						

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

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 9:56AM

FOLIO: 28/757246

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12347 FOL 38

Recorded	Number	Type of Instrument	C.T. Issue
4/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/5/1991		AMENDMENT: TITLE DIAGRAM	
11/2/1997	2827681	TRANSMISSION APPLICATION	EDITION 1
22/8/1997	3346882	TRANSFER	EDITION 2
17/12/2001	8212562	TRANSFER	EDITION 3
12/9/2003	DP1054800	WITHDRAWN - PRE-EXAMINATION PLAN	
12/9/2003	DP1054800	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

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Received: 22/03/2022 09:56:54

Req:R528167 /Doc:DL 2827681 /Rev:21-Jan-2010 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:57 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

97-03TA

B TRANSMISSION APPLICATION

Section 93 Real Property Act 190

2827681 H

N.S.W. STAMP DUTY
500161/01
$10.00

Office of State Revenue use only

(A) **LAND**
Show no more than 20 References to Title.

Folio Identifiers 9/262909 and 13/262909
and Certificate of Title Volume 12347 Folio 38 ~~0~~
NOW BEING 028/757246

(B) **REGISTERED DEALING**
If applicable.

(C) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
687 G	PIGOTT STINSON STUART THOM 39 Hunter Street Sydney DX 125 SYDNEY Tel: 9232 7777 REFERENCE (max. 15 characters): TS:WALSH

(D) **DECEASED REGISTERED PROPRIETOR**

MARY SYLVIA RITA WALSH

(E) **APPLICANT**

TA — BRIAN PATRICK WALSH and JULIANNE ROCKS
as tenants-in-common in equal shares

(F) ~~I~~/We the Applicant~~s~~ being entitled as devisees of the ~~will~~/~~estate~~ of the Deceased Registered Proprietor (who died on 23 October 1996) pursuant to ~~Probate~~/~~Letters of Administration~~ No. 119603/96 granted on 24 December 1996 to us, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the ~~Land~~/~~Registered Dealing~~ specified above.

(G) Certified correct for the purposes of the Real property Act 1900. DATE 29 January 1997

Signed in my presence by the Applicant who is personally known to me.

CT SIGHTED CANC. & RET. DA

Tony Sauer
Signature of Witness

TONY SAUER
Name of Witness (BLOCK LETTERS)

39 Hunter St. SYDNEY
Address of Witness

Julianne Rocks
Signature of Applicant

EVIDENCE SIGHTED & RETURNED (office use only)

CHECKED BY (office use only)

(H)

CONSENT OF EXECUTOR OR ADMINISTRATOR

I, We, JULIANNE ROCKS and BRIAN PATRICK WALSH ..... **Executor of the will /~~Administrator of the estate~~**

of the Deceased Registered Proprietor, hereby consent to this application.

Tony Sacher
.....
Signature of Witness

TONY SACIER
.....
Name of Witness (BLOCK LETTERS)

39 Hunter St. SYDNEY
.....
Address of Witness

Julianne Rocks BPWalsh
.....
Signature of Executor/~~Administrator~~

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: if the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

(A) LAND
Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING
Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY
This section relates to the person or firm lodging the Application at the Land Titles Office.
Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR
Show the name in full. Address and occupation need not be shown.

(E) APPLICANT
Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc
Amend "will/estate", "Probate/Letters of Administation" and "Land/Registered Dealing" as appropriate.
In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION
General The application must be executed by or on behalf of the Applicant.
By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.
By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY *[full name]* pursuant to Power of Attorney Book 1234 Number 567".
Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.
By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

(H) CONSENT OF EXECUTOR OR ADMINISTRATOR
This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.

Req:R528168 /Doc:DL 3346882 /Rev:26-Aug-1997 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:57 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

97-01T

TRANSFER

Real Property Act, 1900

3346882 C

(9)

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1996/97 P19 NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title. If appropriate, specify the share transferred.

24/757246 65/757246
26/757246 66/757246
28/757246 69/757246
43/757246

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
687G	PIGOTT STINSON STUART THOM 39 HUNTER STREET SYDNEY NSW 2000 TEL: 92327777 DX 125 SYDNEY REFERENCE (max. 15 characters): TS

(C) **TRANSFEROR** BRIAN PATRICK WALSH

(D) acknowledges receipt of the consideration of $302,700.00

and as regards the land specified above transfers to the Transferee an estate in fee simple in an undivided one-half share ~~as tenants in common~~

(E) subject to the following **ENCUMBRANCES** 1. ..... 2. ..... 3. .....

(F) **TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	JULIANNE ROCKS **TENANCY:**

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 18/8/97

Signed in my presence by the Transferor who is personally known to me.

Signature of Witness

G. J. McMAHON

Name of Witness (BLOCK LETTERS)

Address of Witness

BPWalsh

Signature of Transferor

Signed in my presence by the Transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

(TONY SALIER)

Solicitor for ~~Signature of~~ Transferee

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

2141061

AUSDOC Office Pty. Ltd.

Req:R528169 /Doc:DL 8212562 /Rev:20-Dec-2001 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:57 /Seq:1 of 1
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

Form: 01T
Licence: 01-05-025
Licensee: Walsh & Blair

TRANSFER

New South Wales
Real Property Act 1900

8212562V

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

STAMP DUTY

Office of State Revenue use only
OFFICE OF STATE REVENUE (N.S.W. TREASURY)
CLIENT No. 116721 STAMP No. 18
STAMP DUTY $ 2-00 SIGNATURE
TRANSACTION No. 015007 DATE 13/12/01

ASSESSMENT DETAILS

(A) **TORRENS TITLE** If appropriate, specify the part transferred
28/757246

(B) **LODGED BY**

Delivery Box 33H

Name, Address or DX and Telephone
THOMAS KENYON & SON
DX 435 SYDNEY
PHONE: (02) 9299 5022

Reference (optional): 1288 Gill

CODES
T
TW
(Sheriff)

(C) **TRANSFEROR** JULIANNE ROCKS

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $275,000.00 and as regards
(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple.
(F) **SHARE TRANSFERRED** Whole

(G) Encumbrances (if applicable) 1. 2. 3.

(H) **TRANSFEREE** GIL MATHEW STEEL PTY LIMITED ACN 003 751 433

(I) **TENANCY:**

DATE 23rd November, 2001

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness: Tony Sauer
Name of witness: TONY SAUER
Address of witness: 39 Hunter St - SYDNEY

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

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

Signature:
Signatory's name: Michael Kennedy
Signatory's capacity: Solicitor for the Transferee

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/3/2022 9:56AM

FOLIO: 19/1054800

First Title(s): VOL 1047 FOL 181
Prior Title(s): 28/757246

Recorded	Number	Type of Instrument	C.T. Issue
12/9/2003	DP1054800	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/1/2004	DP1063399	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Received: 22/03/2022 09:56:30

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 9:55AM

FOLIO: 23/1063399

First Title(s): VOL 1047 FOL 181
Prior Title(s): 19/1054800

Recorded	Number	Type of Instrument	C.T. Issue
21/1/2004	DP1063399	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/3/2004	AA501351	DEPARTMENTAL DEALING	
22/12/2006	AC827279	DEPARTMENTAL DEALING	
22/11/2011	AG635167	DEPARTMENTAL DEALING	
20/9/2013	AI35490	TRANSFER	EDITION 2
15/5/2014	AI580195	DEPARTMENTAL DEALING	
21/12/2021	AR752681	CAVEAT	EDITION 3

*** END OF SEARCH ***

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Received: 22/03/2022 09:55:26

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 23/1063399

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	9:54 AM	3	21/12/2021

LAND

LOT 23 IN DEPOSITED PLAN 1063399
AT LAKE ALBERT
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
TITLE DIAGRAM DP1063399

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (T AI35490)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 DP1054800 EASEMENT FOR DRAINAGE OF SEWAGE 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
* 3 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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

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Received: 22/03/2022 09:54:53

LAND REGISTRY SERVICES Historical Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 9:55AM

FOLIO: 1/1171894

First Title(s): THIS FOLIO
Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
6/1/2012	DP1171894	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
7/3/2012	AG857809	DEPARTMENTAL DEALING	
3/4/2012	AG880109	TRANSFER AND ROAD CLOSURE	EDITION 1
20/9/2013	AI35490	TRANSFER	EDITION 2
21/12/2021	AR752681	CAVEAT	EDITION 3

*** END OF SEARCH ***

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Received: 22/03/2022 09:55:25

Req:R528153 /Doc:DL AG880109 /Rev:05-Apr-2012 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:56 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

Form: 01TX
Release: 2.0 CLID
www.lpma.nsw.gov.au

TRANSFER and ROAD CLOSURE

New South Wales
Real Property Act 1990, section 42 Road Act 1993

AG880109M

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

STAMP DUTY Office of State Revenue use only

NEW SOUTH WALES DUTY
17-02-2012 0006577178-001
TRANSFER- TRANSFER
DUTIABLE AMOUNT $ **********7,500.00
DUTY $ **********93.75

(A) TORRENS TITLE 1/1171894

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
469S	Department of Primary Industries PO Box 60 Wagga Wagga NSW 2650 Ph. (02) 6937 2700 LLPN123334F Reference: 11/12450	TX

(C) TRANSFEROR THE STATE OF NEW SOUTH WALES

(D) The transferor acknowledges receipt of the consideration of $7,500.00 and as regards the land specified above transfers to the transferee an estate in fee simple and requests the Registrar General to endorse on the above folio of the Register a notification of road closure referred to in Government Gazette

(E) No. 24 dated 02/03/2012 folio 601 a copy of which is annexed hereto and marked "A".

(F) The transferor states that purchase monies HAVE BEEN PAID.

(G) TRANSFEREE GIL MATHEW STEEL PTY LIMITED (ACN 003 751 433)

(H) ~~TENANCY:~~

DATE 2ND MARCH 2012

(I) Signed on behalf of the State of New South Wales pursuant to section 180 Crown Lands Act 1989 and with authority under section 13L Real Property Act 1900 from the Minister administering the Crown Lands Act 1989 by the delegate named below who certifies this dealing to be correct for the purposes of the Real Property Act 1900.

Signature of witness: Carolyn Connell
Name of witness: CAROLYN CONNELL
Signature of delegate:
Name of delegate: GRAME MARSDEN AREA MANAGER

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

Corporation: GIL MATHEW STEEL PTY LIMITED (ACN 003 751 433)
Authority : section 127 of the Corporations Act 2001

X Signature of authorised person: X
Name of authorised person: MARGARET MATHEW
Office Held: DIRECTOR

Signature of authorised person:
Name of authorised person: GILCHRIST MATHEW
Office Held: DIRECTOR

(K) The transferee / transferee's solicitor / transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 244334 Full name: CAROLYN CONNELL Signature: Carolyn Connell

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.
1003

LAND AND PROPERTY MANAGEMENT AUTHORITY

Req:R528153 /Doc:DL AG880109 /Rev:05-Apr-2012 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:56 /Seq:2 of 2
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WAGGA WAGGA OFFICE

Corner Johnston and Tarcutta Streets (PO Box 60), Wagga Wagga NSW 2650
Phone: (02) 6937 2700 Fax: (02) 6921 1851

NOTIFICATION OF CLOSING OF A ROAD

IN pursuance of the provisions of the Roads Act 1993, the road hereunder described is closed and the lands comprised therein cease to be public road and the rights of passage and access that previously existed in relation to the road is extinguished. Upon closing, title to the land, comprising the former public road, vests in the body specified in the Schedule hereunder.

KATRINA HODGKINSON, M.P.,
Minister for Primary Industries

Description

Parish – Hurley; County – Clarendon;
Land District – Cootamundra Central; L.G.A. – Junee

Road Closed: Lot 1, DP 1171529.

File No.: 11/09001.

Schedule

On closing, the land within Lot 1, DP 1171529 remains vested in the State of New South Wales as Crown Land.

Description

Parish – Rowan; County – Wynyard;
Land District – Wagga Wagga; L.G.A. – Wagga Wagga

Road Closed: Lot 1, DP 1171894.

File No.: 11/12450.

Schedule

On closing, the land within Lot 1, DP 1171894 remains vested in the State of New South Wales as Crown Land.

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1171894

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	9:54 AM	3	21/12/2021

LAND

LOT 1 IN DEPOSITED PLAN 1171894
AT SPRINGVALE
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
TITLE DIAGRAM DP1171894

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (T AI35490)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
* 3 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

7066 Holbrook Road, Rowan -3 PRINTED ON 22/3/2022

* 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.

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Received: 22/03/2022 09:54:53

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
22/3/2022 9:55AM

FOLIO: 2/1171894

First Title(s): THIS FOLIO
Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
6/1/2012	DP1171894	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
26/7/2012	AH135995	DEPARTMENTAL DEALING	
6/8/2012	AH156360	TRANSFER AND ROAD CLOSURE	EDITION 1
21/12/2021	AR752681	CAVEAT	EDITION 2

*** END OF SEARCH ***

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Received: 22/03/2022 09:55:25

Req:R528150 /Doc:DL AH156360 /Rev:08-Aug-2012 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:55 /Seq:1 of 2
© Office of the Registrar-General /Src:INFOTRACK /Ref:7066 Holbrook Road, Rowan -3

Form: 01TX
Release: 2.0 CLID
www.lpma.nsw.gov.au

TRANSFER and ROAD CLOSURE

AH156360T

New South Wales
Real Property Act 1990, section 42 Road Act 1993

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

STAMP DUTY Office of State Revenue use only

NEW SOUTH WALES DUTY
16-07-2012 0006568910-001
TRANSFER
DUTIABLE AMOUNT $ *********11,138.00
DUTY $ ************140.00

(A) **TORRENS TITLE** 2/1171894

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
469S	Department of Primary Industries PO Box 60 Wagga Wagga NSW 2650 Ph. (02) 6937 2700 LLPN123334F Reference: 11/12448	TX

(C) **TRANSFEROR** THE STATE OF NEW SOUTH WALES

(D) The transferor acknowledges receipt of the consideration of $11,138.00 and as regards the land specified above transfers to the transferee an estate in fee simple and requests the Registrar General to endorse on the above folio of the Register a notification of road closure referred to in Government Gazette

(E) No. 73 dated 20/07/2012 folio 3396 a copy of which is annexed hereto and marked "A".

(F) The transferor states that purchase monies HAVE BEEN PAID.

(G) **TRANSFEREE** Gilchrist Felton MATHEW
Margaret Mary MATHEW

(H) **TENANCY:** Joint Tenants

DATE 20 July 2012

(I) Signed on behalf of the State of New South Wales pursuant to section 180 Crown Lands Act 1989 and with authority under section 13L Real Property Act 1900 from the Minister administering the Crown Lands Act 1989 by the delegate named below who certifies this dealing to be correct for the purposes of the Real Property Act 1900.

Signature of witness: Carolyn Connell
Name of witness: CAROLYN CONNELL
Signature of delegate:
Name of delegate: GRANT MARSDEN
Area Manager
South West

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness: Susan Janes
Name of witness : SUSAN JANES
Address of witness: 59 INGLIS STREET
WAGGA WAGGA

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of transferee:

(K) The transferee / transferee's solicitor / transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 298187 Full name: CAROLYN CONNELL Signature: Carolyn Connell

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.
1003

LAND AND PROPERTY MANAGEMENT AUTHORITY

Req:R528150 /Doc:DL AH156360 /Rev:08-Aug-2012 /NSW LRS /Pgs:ALL /Prt:22-Mar-2022 09:55 /Seq:2 of 2
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WAGGA WAGGA OFFICE

Corner Johnston and Tarcutta Streets (PO Box 60), Wagga Wagga NSW 2650
Phone: (02) 6937 2700 Fax: (02) 6921 1851

NOTIFICATION OF CLOSING OF A ROAD

IN pursuance of the provisions of the Roads Act 1993, the road hereunder described is closed and the lands comprised therein cease to be public road and the rights of passage and access that previously existed in relation to the road is extinguished. Upon closing, title to the land, comprising the former public road, vests in the body specified in the Schedule hereunder.

ANDREW STONER, M.P.,
Minister for Regional Infrastructure and Services

Description

Parish – Rowan; County – Wynyard;
Land District – Wagga Wagga; L.G.A. – Wagga Wagga

Road Closed: Lot 2, DP 1171894.

File No.: 11/12448.

Schedule

On closing, the land within Lot 2, DP 1171894 remains vested in the State of New South Wales as Crown Land.

Description

Parishes – Nanangroe, Bundarbo, Goobarralong and Bungongo; County – Buccleuch;
Land District – Gundagai; L.G.A. – Gundagai

Road Closed: Lots 1-5, DP 1175897, subject to easement for Access and Transmission Line created by Deposited Plan 1175897.

File No.: 11/03067.

Schedule

On closing, the land within Lots 1-5, DP 1175897 remains vested in the State of New South Wales as Crown Land.

CORRECTION OF DEFECTIVE INSTRUMENT

IN the *New South Wales Government Gazette* dated 13 July 2012, under the heading "Notification Of Closing Of A Road" relating to the closure of a road in the Corowa Land District, please amend the Parish name by deleting "Corowa and Sandy Ridges" and inserting instead "Corowa, Sandy Ridges and Buraja".

File No.: 11/09746.

REVOCATION OF RESERVATION OF CROWN LAND

PURSUANT to section 90 of the Crown Lands Act 1989, the reservation of Crown Land specified in Column 1 of the Schedule hereunder, is revoked to the extent specified opposite thereto in Column 2 of the Schedule.

ANDREW STONER, M.P.,
Minister for Regional Infrastructure and Services

SCHEDULE

Column 1	*Column 2*
Land District: Wagga Wagga. Local Government Area: Wagga Wagga City Council. Locality: Collingullie. Reserve No.: 754561. Public Purpose: Future public requirements. Notified: 29 June 2007. File No.: WA06 H 286.	The whole being Lot 170, DP No. 754561, Parish Mundowy, County Mitchell, of an area of 1029 square metres.

LAND REGISTRY SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1171894

SEARCH DATE	TIME	EDITION NO	DATE
22/3/2022	9:54 AM	2	21/12/2021

LAND

LOT 2 IN DEPOSITED PLAN 1171894
AT ROWAN
LOCAL GOVERNMENT AREA WAGGA WAGGA
PARISH OF ROWAN COUNTY OF WYNYARD
TITLE DIAGRAM DP1171894

FIRST SCHEDULE

GILCHRIST FELTON MATHEW
MARGARET MARY MATHEW
AS JOINT TENANTS (TX AH156360)

SECOND SCHEDULE (3 NOTIFICATIONS)

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* 3 AR752681 CAVEAT BY ROWAN VILLAGE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Received: 22/03/2022 09:54:52

Shannon Goodsell

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Friday, 11 March 2022 1:40 PM
To: Shannon Goodsell
Subject: SafeWork NSW: 00673467 –Site Search application – Result not found [ref:_ 00D281hl6J._5004a7PdP0:ref]

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

Dear Shannon

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

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises for the following site: 7066 Holbrook Road Rowan NSW 2650

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00673467

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Gabriela Draper
Licensing Representative
SafeWork NSW | Better Regulation Division
Department of Customer Service
p- 13 10 50
e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au
Level 3, 32 Mann Street, Gosford, NSW 2250

We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did

City of Wagga Wagga

Planning Certificate

(Section 10.7(2) & (5) – Environmental Planning and Assessment Act 1979)
(previously s149(2) & (5) certificate)

Certificate Details

Certificate No:	ePL2022/0147
Receipt date:	18 March 2022

Applicant Details

Name & Address:	S Goodsell Unit 2/73 HUME NSW 2620
Your Reference:	210894.02

Land

Property No:	331992	
Title Description:	Lot 24 DP 757246	Lot 18 DP 1054800
	Lot 26 DP 757246	Lot 23 DP 1063399
	Lot 43 DP 757246	Lot 1 DP 1171894
	Lot 65 DP 757246	Lot 2 DP 1171894
	Lot 66 DP 757246	
Address:	7066 Holbrook Rd ROWAN NSW 2650	

Disclaimer

Information contained in this certificate is valid on the date issued and relates only to the land for which this certificate is issued. The information is provided in good faith subject to sections Schedule 6(2) and 10.7(6) of the Environmental Planning and Assessment Act 1979 and Council shall not incur any liability in respect of any such advice.

This certificate provides prescribed and other relevant information affecting how land may be used including certain restrictions on development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government. Title information shown on this certificate is provided from Council's records and may not conform to information shown on the current Certificate of Title. Easements, restrictions as to uses, rights of way and other similar information shown on the title of the land are not provided on this certificate.

1 Names of relevant planning instruments and DCPs

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

Wagga Wagga Local Environmental Plan 2010 (WWLEP 2010)

State Environmental Planning Policies

- SEPP No. 21 - Caravan Parks
- SEPP No. 30 - Intensive Agriculture
- SEPP No. 33 - Hazardous and Offensive Development
- SEPP No. 36 - Manufactured Home Estates
- SEPP No. 44 - Koala Habitat Protection
- SEPP No. 50 - Canal Estate Development
- SEPP No. 55 - Remediation of Land
- SEPP No. 62 - Sustainable Aquaculture
- SEPP No. 64 - Advertising and Signage
- SEPP No. 65 - Design Quality of Residential Flat Development
- SEPP (Affordable Rental Housing) 2009
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing for Seniors or People with a Disability) 2004
- SEPP (Infrastructure) 2007
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007
- SEPP (Miscellaneous Consent Provisions) 2007
- SEPP (Rural Lands) 2008
- SEPP (State and Regional Development) 2011
- SEPP (State Significant Precincts) 2005
- SEPP (Activation Precincts) 2020 (Sch 2 comes into effect 31/12/2021)
- SEPP (Vegetation in Non-Rural Areas) 2017

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

Draft LEP proposed under WWLEP 2010

Nil

Draft DCP

Nil

Draft SEPP

Draft Amendment to State Environmental Planning Policy No.70- Affordable Housing (Revised Scheme)

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

Wagga Wagga Development Control Plan 2010

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

2 Zoning and land use under relevant LEPs

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

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

RU1 Primary Production under WWLEP 2010:

Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To foster strong, sustainable rural community lifestyles.
- To maintain the rural landscape character of the land.
- To allow tourist and visitor accommodation only where it is in association with agricultural activities.

R5 Large Lot Residential under WWLEP 2010:

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.

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

RU1 - Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Roads

R5 - Home businesses; Home occupations; Roads

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

RU1 - Aquaculture; Bed and breakfast accommodation; Cellar door premises; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Hardware and building supplies; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Markets; Open cut mining; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Any other development not specified in item 2 or 4

R5 - Dwelling houses; Hardware and building supplies; Home industries; Neighbourhood shops; Oyster aquaculture; Rural supplies; Pond-based aquaculture; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 4

(d) the purpose for which the instrument provides that development is prohibited within the zone,

RU1 - Airports; Amusement centres; Camping grounds; Caravan parks; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential accommodation; Restricted premises; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

R5 - Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

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

RU1 - Yes, 200 hectares

R5 - Yes, 2 hectares

(f) whether the land includes or comprises critical habitat,

No

(g) whether the land is in a conservation area (however described),

No

(h) whether an item of environmental heritage (however described) is situated on the land.

No

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

Not Applicable

3 Complying Development

(1) The extent to which the land 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.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

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

In relation to clause 1.19 (5)(d) Council have insufficient information to identify significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. Please refer to the
NSW Environment Protection Authority (EPA) register of properties at https://apps.epa.nsw.gov.au/prclmapp/searchregister.aspx.

General Housing Code (R or RU Zones)
Yes

Rural Housing Code (R or RU Zones)
Yes

Housing Alterations Code
Yes

General Development Code
Yes

Commercial and Industrial Alterations Code
Yes

Commercial and Industrial (New Buildings and Additions) Code (B or IN Zones)
Yes

Subdivisions Code
Yes

Demolition Code
Yes

Fire Safety Code
Yes

4,4A (Repealed)

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

(N/A)

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017

No

6 Road widening and road realignment

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

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

(b) any environmental planning instrument, or

(c) any resolution of the council.

No information available for the purpose of this certificate. Contact Council to obtain current information regarding potential road widening.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(d) adopted by the council, or

(a) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of:

- land slip?
  No, Council does not have a policy on landslip.
- bushfire?
  No, Council does not have a policy on bushfire.
- tidal inundation?
  No, Council does not have a policy on tidal inundation.
- subsidence?
  No, Council does not have a policy on subsidence.
- acid sulphate soils?
  No, Council does not have a policy on acid sulphate soils.
- any other risk (other than flooding)?
  No, Council does not have a policy on any other risk.

7A Flood related development controls information

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

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

(3) In this clause –

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

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

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

Council considers the land to which this certificate applies to be above the flood planning area (FPA) and probable maximum flood (PMF) and therefore no flood related development controls apply. Property owners can review relevant information on the Wagga Online Mapping system**.**

Note:

This information is based on the Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan 2018. Property owners are advised to contact Council to obtain current information regarding local flooding and are encouraged to seek independent flooding advice from a suitably qualified person. For more information see http://wagga.nsw.gov.au/city-of-wagga-wagga/engineering-services/emergency-management/flood-management-studies-2

The property is mapped as being impacted by overland flow. A study is currently being undertaken to determine Council's flood risk management policy relating to overland flow flooding. Until such time as Council has completed this work, property owners should contact Council to obtain current information regarding local overland flooding.

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

No

9 Contributions plans

The name of each contributions plan applying to the land.

Wagga Wagga Local Infrastructure Contributions Plan 2019-2034

City of Wagga Wagga - Developing Servicing Plan - Stormwater 2007

City of Wagga Wagga - Developing Servicing Plan No 1: Sewerage Services 2013, not mapped on Council's development contribution plan however maybe imposed as part of a development proposal. Please check with Council.

Riverina Water County Council (RWCC) is responsible for potable water supply within the Wagga Wagga City Council, Lockhart, Urana and Greater Hume Shire Council area. More information can be found on RWCC's website located at www.rwcc.nsw.gov.au

9A Biodiversity certified land

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

No

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

10 Biodiversity stewardship sites

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

No, Council has not been notified by the Director General of the Office of Environment and Heritage that an agreement exists on the subject land

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

10A Native vegetation clearing set asides

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

No information available

11 Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.
No

12 Property vegetation plans

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

No

13 Orders under Trees (Disputes Between Neighbours) Act 2006

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

No Information available

14 Directions under Part 3A

If there is 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, a statement to that effect identifying the provision that does not have effect.

No information available

15 Site compatibility certificates and conditions for seniors housing

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

(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(i) the period for which the certificate is current, and

(ii) that a copy may be obtained from the head office of the Department, and

(b) a statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

No

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(a) the period for which the certificate is valid, and

(b) that a copy may be obtained from the head office of the Department.

No

17 Site compatibility certificates and conditions for affordable rental housing

(1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(a) the period for which the certificate is current, and

(b) that a copy may be obtained from the head office of the Department.

No

(2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

No

18 Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

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

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

No

19 Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

No

Note. A site verification certificate sets out the Planning Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

(b) the date on which the certificate ceases to be current (if any), and

(c) that a copy may be obtained from the head office of the Department.

20 Loose-fill asbestos insulation

If the land includes 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, a statement to that effect.

No information available. Contact NSW Fair Trading for more information.

21 Affected building notices and building product rectification orders

(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

No

(2) A statement of:

(a) whether there is 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, and

No

(b) whether 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.

No

(3) In this clause:

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

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

(a) 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,

No, The land is not listed on the State Register for significantly contaminated land.

(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,

No, the land is not subject to an order.

(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,

No, the land is not subject to a voluntary management proposal.

(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,

No, the land is not subject to an ongoing maintenance order.

(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.

No, the land is not subject of a site audit statement.

Notes:

In addition to the above, the site is not listed on Council's Register of potentially contaminated land. Property owners should conduct their own investigations to be satisfied that this property is not affected by land contamination.

Other Relevant Matters S.10.7(5)

No general information is available other than that provided under section 10.7 (2). If you require research on a specific matter for the purpose of a S10.7(5) please contact us.

Vicky Tooze

Vicky Tooze
Development Administration Officer

FOR:
GENERAL MANAGER

Appendix D

Historical Aerial Photographs

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: DevCore Developments Pty Ltd	TITLE: **Aerial Photograph 1966**	PROJECT No: 210894.02
	OFFICE: Canberra / DRAWN BY: SDG	**Planning Proposal - Rowan Village**	PLATE No: D1
	SCALE: NTS / DATE: 31.03.2022	**7066 Holbrook Road, Rowan**	REVISION: 1

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: DevCore Developments Pty Ltd	TITLE: **Aerial Photograph 1980**	PROJECT No: 210894.02
	OFFICE: Canberra / DRAWN BY: SDG	**Planning Proposal - Rowan Village**	PLATE No: D2
	SCALE: NTS / DATE: 31.03.2022	**7066 Holbrook Road, Rowan**	REVISION: 1

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: DevCore Developments Pty Ltd	TITLE: **Aerial Photograph 1990** **Planning Proposal - Rowan Village** **7066 Holbrook Road, Rowan**	PROJECT No: 210894.02
	OFFICE: Canberra / DRAWN BY: SDG		PLATE No: D3
	SCALE: NTS / DATE: 31.03.2022		REVISION: 1

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: DevCore Developments Pty Ltd	TITLE: **Aerial Photograph 1998**	PROJECT No: 210894.02
	OFFICE: Canberra / DRAWN BY: SDG	**Planning Proposal - Rowan Village**	PLATE No: D4
	SCALE: NTS / DATE: 31.03.2022	**7066 Holbrook Road, Rowan**	REVISION: 1

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: DevCore Developments Pty Ltd	TITLE: **Aerial Photograph 2009**	PROJECT No: 210894.02
	OFFICE: Canberra / DRAWN BY: SDG	**Planning Proposal - Rowan Village**	PLATE No: D5
	SCALE: NTS / DATE: 31.03.2022	**7066 Holbrook Road, Rowan**	REVISION: 1

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: DevCore Developments Pty Ltd	TITLE: **Aerial Photograph 2019**	PROJECT No: 210894.02
	OFFICE: Canberra / DRAWN BY: SDG	**Planning Proposal - Rowan Village**	PLATE No: D6
	SCALE: NTS / DATE: 31.03.2022	**7066 Holbrook Road, Rowan**	REVISION: 1

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: DevCore Developments Pty Ltd	TITLE: **Aerial Photograph 2021** **Planning Proposal - Rowan Village** **7066 Holbrook Road, Rowan**	N	PROJECT No: 210894.02
	OFFICE: Canberra / DRAWN BY: SDG			PLATE No: D7
	SCALE: NTS / DATE: 31.03.2022			REVISION: 1

Appendix E

Site Photographs

Photo 1 - Typical cropping area

Photo 2 - Typical grazing area

Douglas Partners Geotechnics / Environment / Groundwater	Premiliminary Site Investigation	PROJECT: 210894.02
	Planning Proposal - Rowan Village	PLATE No: 1
	7066 Holbrook Road, Rowan	REV: 1
	CLIENT: DevCore Developments Pty Ltd	DATE: Apr-22

Photo 3 - Earth bund dam wall (1)

Photo 4 - Earth bund dam wall (2)

Douglas Partners Geotechnics / Environment / Groundwater	Premiliminary Site Investigation	PROJECT: 210894.02
	Planning Proposal - Rowan Village	PLATE No: 2
	7066 Holbrook Road, Rowan	REV: 1
	CLIENT: DevCore Developments Pty Ltd	DATE: Apr-22

Photo 5 - Concrete pole supported power lines

Photo 6 - Deep erosion of drainage line in southern part of the site

Douglas Partners Geotechnics / Environment / Groundwater	Premiliminary Site Investigation	PROJECT: 210894.02
	Planning Proposal - Rowan Village	PLATE No: 3
	7066 Holbrook Road, Rowan	REV: 1
	CLIENT: DevCore Developments Pty Ltd	DATE: Apr-22

Photo 7 - Dump site in southern drainage line – western bank

Photo 8 - Dump site in southern drainage line – eastern bank

Douglas Partners Geotechnics / Environment / Groundwater	Premiliminary Site Investigation	PROJECT: 210894.02
	Planning Proposal - Rowan Village	PLATE No: 4
	7066 Holbrook Road, Rowan	REV: 1
	CLIENT: DevCore Developments Pty Ltd	DATE: Apr-22

Photo 9 - Concrete blocks in drainage line in the central of the site

Photo 10 - Metal fenced cattle yard in the south-eastern part of the site

Douglas Partners Geotechnics / Environment / Groundwater	Premiliminary Site Investigation	PROJECT: 210894.02
	Planning Proposal - Rowan Village	PLATE No: 5
	7066 Holbrook Road, Rowan	REV: 1
	CLIENT: DevCore Developments Pty Ltd	DATE: Apr-22

Photo 11 - Shed and farm machinery in the eastern part of the site

Photo 12 - Area surrounding the shed with farm machinery and chemical spraying equipment

Douglas Partners Geotechnics / Environment / Groundwater	Premiliminary Site Investigation	PROJECT: 210894.02
	Planning Proposal - Rowan Village	PLATE No: 6
	7066 Holbrook Road, Rowan	REV: 1
	CLIENT: DevCore Developments Pty Ltd	DATE: Apr-22