



Douglas Partners

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Report on
Preliminary Site Investigation

Proposed Residential Subdivision
Appin South

Prepared for
Walker Corporation Pty Ltd

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Integrated Practical Solutions



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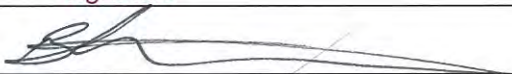
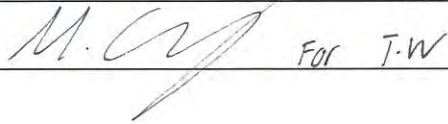
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

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Executive Summary

This report presents the results of a Preliminary Contamination Assessment (Desktop Study) for the proposed residential subdivision of the property at Macquariedale Road, Appin. The objective of the study was to assess the potential for site contamination resulting from past or present uses and/or features, and to provide preliminary information on the potential contamination status of the site. It is understood that the report will be used to evaluate the suitability of the site (with respect to potential site contamination) for urban development and to provide comments to assist in the conceptual master planning for the project.

The site comprises an irregular shaped area with an approximate area of 25 ha. The site location and boundaries are shown on Drawing 1 in Appendix B.

The results of the site history review indicated that the site has been used for agricultural / grazing and rural residential purposes. The two residential dwellings and a derelict structure with associated sheds were observed during the review of historical aerial photography and site walkover. A number of possible structures were observed in the 1956 aerial photograph which were used for an unknown purpose and were demolished pre-1988. During the site walkover, no signs of the structures could be identified.

The aerial photography also identified a possible dam which was filled pre-1975. This area was inspected, however, due the grass cover it could not be determined if the area had been previously a dam.

The main potential for contamination at the site exists from fly tipping and illegal dumping across the site. Multiple areas were observed during the site inspection where fly tipping had occurred. PACM was identified at several locations within the site. There is also a potential for hydrocarbon spills from the abandoned vehicle, the tractor and the area where surface staining was observed at the site. There may also have been some pesticide use and herbicide use associated with the eradication of pests and weeds at the site.

Some small stockpiles of soil which are of unknown origin and stockpiles of fly tipped material were noted at the site. No other potential contamination was noted during the site walkover.

The investigation identified a total of 21 AEC within the site (as discussed in Section 8) which require further investigation and possible remediation. Remediation of AEC, if required, will likely be minor and could involve offsite disposal. The remainder of the site is considered to have a low potential for contamination.

A more detailed investigation of the site would be required to confirm the contamination status and any requirements for remediation for the proposed development as follows:

- Investigation of the AEC as shown in Table 7 and PAEC 33; and
- Low density confirmatory sampling (e.g. one location per 2 ha) of the remaining residential area (excluding AEC), to confirm the contamination status of the Site, as no surface or subsurface sampling was conducted by DP to verify the soil conditions at the Site.

Following clearing of overgrowth from proposed development areas and removal of illegally dumped materials, it may be necessary to undertake further investigation, comprising targeted sampling and testing and / or validation testing.

Based on the findings of this PSI, potential groundwater contamination is not considered to be significant, unless soil contamination is found within the AEC or within the background area. If significant contamination is identified, then a groundwater investigation may be required.

It should be noted that stockpiled soils must not be removed from site until they have been waste classified, or re-used on site without an initial assessment of suitability for re-use.

An Unexpected Finds Protocol should be implemented setting out the standard procedures for inspecting and managing any unexpected, potential contamination issues encountered during development works. It is understood that implementation of an appropriate Unexpected Finds Protocol is part of the contractual requirements for earthworks and excavation at the Site.

It is considered that the site can be rendered compatible with the proposed residential subdivision, subject to further investigation and remediation, as required.

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Report on Preliminary Site Investigation

Proposed Residential Subdivision

Appin South, Appin

1. Introduction

This report presents the results of a Preliminary Site Investigation (PSI) at Macquariedale Road, South Appin, Appin, NSW (the site). The site (as shown on Drawing 1 Appendix B) comprises the following land parcels:

- Lot 1 and Lot 3 in Deposited Plan 209779;
- Lot 1 in Deposited Plan 558807;
- Lot 4 in Deposited Plan 1160566;
- Lot 1 and Lot 2 in Deposited Plan 529457; and
- King Street Road Reserve.

The PSI was commissioned by Walker Corporation Pty Ltd and was undertaken in accordance with Douglas Partners Pty Ltd (DP) proposal MAC130036 dated 3 September 2013.

The objective of the PSI was to assess the potential for, and provide preliminary information on, site contamination resulting from past or present uses and/or features. It is understood that the report will be used to evaluate the suitability of the site (with respect to potential site contamination) for urban development and to provide comments to assist in the conceptual master planning for the project.

This investigation comprised a review of readily available site history information and a site walkover. The report was prepared with reference to current NSW Environmental Protection Authority (EPA) endorsed guidelines.

A copy of the Appin South Land Zoning Map (Drawing Number AR01.05B dated 08.08.2013) was provided by Walker Corporation Pty Ltd for use in the investigation.

2. Scope of Work

The scope of work comprised the following:

- Review of historical aerial photography obtained through the Land Information Section of the Department of Planning;
- Review of previous site ownership conducted through land titles obtained through the Land Titles Office;
- Search of the NSW EPA public registers established under the *Contaminated Land Management Act* (CLM)1997 and the *Protection of the Environment Operations (POEO) Act* 1997;

- A search of historical Council records pertaining to previous site use and any information relating to site contamination under Section 149 (2 and 5) of the *Environmental Planning and Assessment Act 1979*;
- Search of the WorkCover Stored Chemical Information Database for current and historical dangerous goods licences;
- Review of site geology, hydrogeology and topography, including a search of the NSW Office of Water registered groundwater bores;
- A site walkover to identify areas/issues of concern and determine the site condition; and
- Preparation of this PSI report detailing the methodology, results and recommendations of the investigation.

3. Site Description

The Site comprises an irregular shaped area with an approximate area of 25 ha located on the western side of Appin Road and comprises the following land parcels:

- Lot 1 and Lot 3 in Deposited Plan 209779;
- Lot 1 in Deposited Plan 558807;
- Lot 4 in Deposited Plan 1160566;
- Lot 1 and Lot 2 in Deposited Plan 529457; and
- King Street Road Reserve.

The site is bounded by Appin Road and existing residential housing to the east, a proposed residential subdivision to the north, undeveloped rural land to the south and undeveloped bushland followed by Ousedale Creek to the west. Macquariedale Road is aligned east – west through the south of the site. The site location and boundaries are shown on Drawing 1 in Appendix B.

The site to the south of Macquariedale Road has been generally cleared of most of its original tree cover and is now mainly grass covered and is used for grazing, dog kennels/sheds and rural residential purposes. There are areas of regrowth shrubs and small trees. Two residential dwellings with associated structures (sheds and garages) and a derelict building (former Appin Inn and stables) are located within this portion of the site.

The site to the north of Macquariedale Road is densely vegetated and overgrown with vehicle trails/fire trails running within the site and some areas of cleared land (i.e. to the rear of the adjoining residential lots) that are overgrown with long grass.

4. Proposed Development

It is understood that the site will be redeveloped for residential purposes. The current South Appin Land Zoning Map indicates that the site is designated for low – medium density residential land use with areas of public recreation.

5. Regional Geology and Soil Landscapes

5.1 Geology

The Wollongong – Port Hacking 1:100 000 Geological Series Sheet (Ref 3) indicates that the eastern portion of the site is underlain by Ashfield Shale (mapping unit Rwa) of the Wianamatta Group which typically comprise laminite and dark grey siltstone.

The Hawkesbury Sandstone, which predominantly comprises medium to coarse-grained quartz sandstone with very minor shale and laminite lenses, underlies the western portion of the site.

5.2 Soil Landscapes

The Wollongong-Port Hacking 1:100 000 Soils Landscape Sheet indicates that the site is on the Blacktown soil landscape group, associated with residual soils with moderately reactive, highly plastic subsoil, low soil fertility and poor soil drainage.

6. Review of Site History Information

A review of site history was undertaken to identify potential areas of environmental concern (PAEC) and/or potential contaminating activities. The following sections summarise the results of the review.

6.1 Historical Aerial Photography

Aerial photographs were examined to identify potentially contaminating land uses or significant environmental features. Six aerial photographs were examined from the years 1956, 1961, 1975, 1988, 2005 and 2013 and copies are included in Drawings 1 to 6, Appendix B. Potential areas of environmental concern (PAEC) that were identified during the aerial photograph review can also be seen on Drawings 2 to 6, Appendix B. A summary of the findings is given below:

1956 (Drawing 2): The site is predominately vacant with several small buildings (possibly residential) located in the south-eastern corner of the site (PEAC 2 and 3). The site is predominately vegetated with some clearance having occurred in the southern half of the site. A possible farm dam or ground disturbance is also present within the southern half of the site (PAEC 1).

Macquariedale Road is present aligned east-west through the south of the site. A number of tracks are present within the site.

The site is surrounded by predominately cleared agricultural properties and pockets of thick vegetation. Appin Road is visible, aligned north-south along the eastern most boundary of the site. Numerous buildings (likely residential) are visible along Appin Road beyond the site boundary.

1961 (Drawing 3): The site has remained relatively vacant. Land clearance has occurred in the north of the site.

A farm dam has been constructed south of Macquariedale Road within the western boundary of the site (PAEC 32).

Increased residential development is visible to the east of the site, predominately along Appin Road.

1975 (Drawing 4): Additional residential buildings and associated structures (i.e. possibly sheds) have been constructed to the south of Macquariedale Road within the south of the site (PAEC 5 to 8). The northern section of the site previously cleared has increased in vegetation cover. Two minor ground disturbances were observed within the northern portion section of the site (PAEC 9 and 10).

Further residential development and associated roads are visible to the east and south east of the site.

1988 (Drawing 5): The site remains relatively unchanged. The northern section of the site is now densely vegetated. There appears to be an increased number of tracks within the site to the north of Macquariedale Road. A ground disturbance was observed within the northern portion of the site (PAEC 11).

Further residential development and the construction of a sports oval have occurred to the east of the site since 1975.

2005 (Drawing 6): The site appears relatively unchanged from the previous aerial photograph with the exception of some additional dirt tracks leading from Macquariedale Road.

There appears to have been further residential development to the east of the site. A dirt track has also been constructed, aligned north-south to the west of the site.

2013 (Drawing 1): The site appears relatively unchanged from the previous aerial photograph, with the exception of increasing vegetation cover in all portions of the site and a possible reduction in the use of tracks across the site, with one main track established aligned north-south (to the west of the site).

There appears to be an increase in the density of residential development surrounding the site, predominately to the east.

6.2 Previous Site Ownership

A title deeds search was conducted by Service First Registration Pty Ltd, Legal Agents for the three largest lots (Lot 1 in Deposited Plan 558807, Lot 1 in Deposited Plan 209779 and Lot 4 in Deposited Plan 1160566). The title information can assist in the identification of previous land uses through the recorded occupation of individual land owners or by a descriptive company name. This may, therefore, establish potentially contaminating activities occurring at the site. A summary of the results of the title deeds search are shown in Tables 1 to 5, below. In establishing the inferred use of the site, information has been drawn from other sources such as historical aerial photographs.

It is noted previous to the current lot layout for Lot 4 in Deposited Plan 1160566, the parcel of land was previously divided into two lots. These are referenced with ownership details provided in Tables 3 to 5. The previous lot boundaries are shown in Appendix E.

The full results of the search are given in Appendix E.

Table 1: Previous Site Ownership for Lot 1 in Deposited Plan 558807

Term held	Owner and Occupation	Inferred land use
1896 to 1968	Laurence (or Lawrence) D'Arcy (Licenced Victualler)	Agricultural
1968 to 1977	Kevin Lewry (Dairy Farmer)	Agricultural / Residential
1977 to 1984	New South Wales Planning and Environmental Commission	Residence
1984 to 1988	Director, Macarthur Growth Area	Residence
1988 to 1989	Domenico and Stella Mammone (No occupations noted)	Residence
1989 to 2005	Lewin Webb Maddrell (Engineer) Hilma Maddrell (Married Woman)	Residence
2005 to date	# Walker Corporation Ptd Ltd	Residence

denotes current Registered Proprietor

Table 2: Previous Site Ownership for Lot 1 in Deposited Plan 209779

Term held	Owner and Occupation	Inferred land use
1901 to 1918	Ellenor Wonson (Married Woman)	Residence
1918 to 1967	Ellenor Ursula Lysaght (Spinster)	Residence
1967 to 1982	Margaret Ellen Lysaght (Widow) Mary Marguerite Lysaght (Spinster)	Residence
1982 to 1983	Angela Scholastica Lysaght (Transmission Application not investigated)	Residence
1983 to 1985	Peter John Dreis and Colleen Dora Dreis	Residence
1985 to 1991	Jack Louis Stapleton Vincent Borgese	Residence
1991 to 2004	Vincent Borgese Iris May Stapleton (Executrix for Jack Louis Stapleton)	Residence
2004 to date	# Walker Corporation Pty Ltd	Residence

denotes current Registered Proprietor

Table 3: Previous Site Ownership for Lot 4 in Deposited Plan 1160566 – 1

Term held	Owner and Occupation	Inferred land use
1908 to 1956	Edward Lewis (Farmer)	Agricultural
1956 to 1957	Douglas Alan Lewis (Farm Hand) Gordon James Lewis (Farm Hand) (Section 94 Application not investigated)	Agricultural
1957 to 1959	The Broken Hill Company Proprietary Limited	Vacant Land
1959 to 2002	Australian Iron and Steel Limited Australian Iron and Steel Proprietary Limited BHP Steel (AIS) Pty Ltd	Vacant Land

Table 4: Previous Site Ownership for Lot 4 in Deposited Plan 1160566 – 2

Term held	Owner and Occupation	Inferred land use
1911 to 1925	Frederick William Browne (Managing Director)	Vacant Land
1925 to 1936	Frederick Arthur Browne (Company Secretary)	Vacant Land
1936 to 1954	Arthur Frederick Brown (Bank Officer) Bruce Browne (Insurance Clerk) (Transmission Application not investigated)	Vacant Land
1954 to 1961	Peter Kerr (Life Assurance Officer) Alice Evelyn Kerr (Married Woman)	Vacant Land
1961 to 1961	L.Z.L. Holdings (Australia) Proprietary Limited	Vacant Land
1961 to 2002	Australian Iron and Steel Proprietary Limited BHP Steel (AIS) Pty Ltd	Vacant Land

Table 5: Previous Site Ownership for Lot 4 in Deposited Plan 1160566 – Entire Lot

Term held	Owner and Occupation	Inferred land use
2002 to 2004	Endeavour Coal Pty Limited	Vacant Land
2004 to date	# Walker Corporation Pty limited	Vacant Land

denotes current Registered Proprietor

It appears the site has been used for farming or agricultural purposes since the early 1900s, with limited residential use given the lack of residential type dwellings on the aerial photographs.

6.3 NSW EPA Public Registers

A search for Statutory Notices current under the *Contaminated Land Management Act 1997 (CLM Act)* and *Protection of the Environment Operation Act 1997 (POEO Act)* available on the NSW EPA website on the 8 November 2013 showed that no notices under the CLM Act have been issued for the site. No notices have been issued for the site under the POEO Act.

6.4 Council Records

A search of Wollondilly Shire Council's records for the site was conducted by Council staff with the results of the search discussed with DP between 14 and 28 November and viewed by DP on the 28 November 2013. For Lot 1 in Deposited Plan 558807, Lot 1 in Deposited Plan 209779 and Lot 1 in Deposited Plan 529457 no files pertaining to contamination were identified.

A review of readily available Council records for Lot 3 in Deposited Plan 209779 was undertaken and the results are summarised below:

- An approved development application (dated 21 October 2004) for a 10 lot Torrens titled subdivision.

A review of readily available Council records for Lot 2 in Deposited Plan 529457 was undertaken and the results are summarised below:

- An approved development consent (dated 16 February 2012) for the restoration works to Appin Inn, stables and out building, construction of a driveway and car park and use of the site for a sales office and community facility.

A review of readily available Council records for Lot 4 in Deposited Plan 1160566 was undertaken and found that all reviewed documents pertained to the North Appin Subdivision (located to the north of the site), which at the time of this investigation was under construction. No other files pertaining to contamination were identified for this lot.

6.5 Section 149(2) and (5) Certificates

Section 149 Planning Certificates were obtained for the six land parcels within the Site (dated 5 November 2013, copy provided in Appendix C). The lots were shown to be currently zoned as follows:

- Lot 1 in Deposited Plan 209779 – RU2 - Rural Landscape ;
- Lot 3 in Deposited Plan 209779 – B2 – Local Centre;
- Lot 1 in Deposited Plan 558807 – RU2 – Rural Landscape;
- Lot 4 in Deposited Plan 1160566 – RU2 – Rural Landscape;
- Lot 1 in Deposited Plan 529457 – R3 – Medium Density Residential;
- Lot 2 in Deposited Plan 529457 – B2 – Local Centre.

There are no matters listed under the Section 59(2) of the *Contaminated Land Management Act 1997* which should be specified on the certificate. Section 59(2) concerns matters that must be included within a Section 149 Planning Certificate in relation to the land being significantly contaminated, regulatory orders applying and the existence of a site audit statement or site audit report pertaining to the property.

Information in the Section 149(5) Planning Certificate states that Council has no records to indicate whether the Site has been filled or partially filled.

6.6 WorkCover Search

WorkCover NSW conducted a search of their Stored Chemical Information Database and microfiche records on 12 November 2013 for:

- Lot 1 and Lot 3 in Deposited Plan 209779;
- Lot 1 in Deposited Plan 558807;
- Lot 4 in Deposited Plan 1160566; and
- Lot 1 and Lot 2 in Deposited Plan 529457.

The search did not locate any records pertaining to the site. A copy of the search results is provided in Appendix D.

6.7 Groundwater Bore Database

A search of the groundwater bore database administered by the NSW Office of Water indicated that eight registered bores were located within approximately 2 km of the site. Only one groundwater well was within the same catchment as the site, with the remaining wells located to the west of Ousedale Creek. Information was available for the registered bore near the site. The bore is situated approximately 600 m to the east of the site. The bore use was listed as 'domestic bores for stock'. Standing Groundwater level was recorded at 12.1 m, below ground level in sandstone.

7. Site Walkover

A site walkover was undertaken by an environmental engineer on 14 November 2013. Photographs were taken during the site inspection and are presented on Plates 1 – 14, Appendix F. The following was noted during the site walkover:

Lot 1 in Deposited Plan 209779

- The residential dwelling comprised an "A" frame house constructed of corrugated roofing and cladding (PAEC 7). A shed (PAEC 8) was observed adjacent to the residential dwelling. The area surrounding the dwelling was grass covered and well maintained. Grass covered soil mounds (PAEC 23) were observed to the rear of the dwelling (refer Photos 1 and 2).
- The lot is cleared grassed land with a residential dwelling in the centre of the lot located along Macquariedale Road.
- The north-eastern portion of the lot (PAEC 17) was overgrown with weeds (blackberry bushes) (refer Photo 3) and an area of the lot (adjacent to Macquariedale Road and to the east of the residential dwelling) appeared to be recently cleared with dirt access tracks. Some scattered waste and dumped soil was observed over the surface and within stockpiles within this area of the lot (PAEC 15). The scattered materials consist of concrete, tile and possible asbestos containing material (PACM) fragments. PACM fragments were observed scattered over and adjacent to the dirt track within this portion of the lot (refer Photos 4, 5 and 6).

- Soil mounds were located within this eastern portion of the lot which appeared to be used for bike jumps (PAEC 15). Anthropogenic materials comprising brick and concrete fragments were observed on the surface of the soil mounds and surrounding surface soils (refer Photo 7).
- Two fenced paddocks were located to the south and west of the residential dwelling. These paddocks were grassed covered and used for horse grazing.
- A large stockpile was located to the west of the residential dwelling (PAEC 22). The stockpile consisted of building rubble including bricks, concrete, timber, car tyres, trees, steel, PACM fragments, engines, carpet, plastic and aerosol cans (refer Photo 8).
- A dam was observed in the far north-western portion of the lot (PAEC 32).

Lot 3 in Deposited Plan 209779

- The lot is cleared grassed land.
- Possible earthworks may have been undertaken within portions of the lot with some minor ground disturbances observed (PAEC 19).

Lot 1 in Deposited Plan 558807

- The lot is cleared grassed land with dense vegetation to the rear. A brick veneer residential dwelling (PAEC 6) is located within the centre of the lot on the northern boundary (refer Photo 9).
- To the west of the residential dwelling there are corrugated sheds with numerous dog kennels (PAEC 5) with enclosed grassed areas adjoining the corrugated sheds (refer Photo 10).
- A shed (PAEC 5) was observed adjacent to the kennels to the west of the residential dwelling and was constructed of fibro sheeting (PACM) and metal corrugated roofing (refer Photo 11).
- To the west of the dog kennels there are two enclosed grassed areas (PAEC 4) with the grass being well maintained. It is assumed that these areas are utilised in conjunction with the dog kennels (refer Photo 12).
- A collapsed metal corrugated structure / shed (PAEC 27) with surface staining on a concrete slab was observed adjacent to the dog kennels (refer Photo 13).
- Building materials such as timber, metal gates and metal corrugated sheeting were observed adjacent to the sheds (refer Photo 13).
- A 44 gallon drum with asbestos corrugated sheeting was observed adjacent to a gate (PAEC 28). The corrugated sheeting was damaged and fragments of asbestos corrugated sheeting were observed on the ground surface adjacent to the 44 gallon drum (refer Photos 14 and 15).
- A tractor was parked within a paddock adjacent to the dog kennels (refer Photo 16).
- An abandoned car (PAEC 24) was located in the western portion of the lot which appeared to have been in-situ for some time as vegetation had grown up around it (refer Photo 17). The car was not burnt out.
- Dirt vehicle tracks (fire trails) were located within the densely vegetated portion of the site.

- A stockpile of building demolition (PAEC 25) was observed adjacent to the dirt track within the densely vegetated portion of the lot. The stockpile comprised bricks, fibreglass roofing, timber, scrap metal and PACM (refer Photo 18).
- Soil, mulch and timber stockpiles (PAEC 26) were located within the grassed paddock.
- A possible landfill/burial area (PAEC 29) was observed within the centre of the site along the southern boundary (refer Photos 19 and 20). Plastics, bones, animal waste, scrap metal and a 44 gallon drum was observed on the ground surface. A strong decomposing odour was also noted.

Lot 4 in Deposited Plan 1160566

- The lot is densely vegetated with vehicle trails/fire trails within the site. Some areas of cleared land within the site (i.e. to the rear of the adjoining residential lots) are overgrown with long grass. As such, a thorough inspection of ground surfaces within the site was limited to cleared areas of the lot and from cleared vehicle trails/fire trails.
- Fly tipping / illegal dumping was observed within the lot to the rear of the adjoining residential lots (Photos 21 and 22). The fly tipping consisted of PACM, green waste, building materials and small stockpiles of soil (PAEC 13 and 31).
- Some fly tipping / dumped soil (PAEC 12) consisting of soil, mulch, cobbles and plastic was observed within the site near Lewis Street.
- A dumped soil stockpile was observed along Macquariedale Road (PAEC 14).
- Fly tipping / illegal dumping was also observed at multiple locations along the fire trails within the lot (PAEC 30). The fly tipping consisted of PACM, green waste, building materials, household waste and small stockpiles of soil.
- It is noted that the lot is not a secured site, with access being possible from the fire trails off Macquariedale Road and access from Lewis Street and Sportsground Parade.

Lot 1 in Deposited Plan 529457

- The lot is cleared grassed land.
- A small soil stockpile with anthropogenic material comprising brick, steel and concrete fragments was observed (PAEC 21).

Lot 2 in Deposited Plan 529457

- The lot has a derelict historic building (Appin Inn, PAEC 3) which is constructed from brick and has a corrugated sheeted roofing (refer Photos 23 and 24).
- Additional structures were located to the rear of the historical building which include a shed and outhouse,
- Some scattered waste, such as cans and bottles were observed within and adjacent to the derelict structures.

King Street Road Reserve

- Soil mounds and fly tipping were observed in multiple locations within the King Street road reserve to the rear of the residential dwellings (PAEC 18). These stockpiles consisted of soil, bricks, concrete fragments and gravels (refer Photos 25, 26 and 27).
- The eastern portion of the road reserve has been recently asphalted.
- A trailer, mulch stockpile and wood stockpile are stored within the site (PAEC 19). A 44 gallon drum was also stored within the road reserve adjacent to the trailer.

8. Potential for Contamination

The results of the site history review indicated that the site has been used for agricultural / grazing and rural residential purposes. The two residential dwellings and a derelict structure with associated sheds were observed during the review of historical aerial photography and site walkover. A number of possible structures were observed in the 1956 aerial photograph which were used for an unknown purpose and were demolished pre-1988. During the site walkover, no signs of the structures could be identified.

The aerial photography also identified a possible dam which was filled pre-1975. This area was inspected, however, due the grass cover, it could not be determined if the area had been previously a dam.

The main potential for contamination at the site exists from fly tipping and illegal dumping across the site. Multiple areas were observed during the site inspection where fly tipping had occurred. PACM was identified at several locations within the site. There is also a potential for hydrocarbon spills from the abandoned vehicle, the tractor and the area where surface staining was observed at the site. There may also have been some pesticide use and herbicide use associated with the eradication of pests and weeds at the site.

Some small stockpiles of soil which are of unknown origin and stockpiles of fly tipped material were noted at the site. No other potential contamination was noted during the site walkover.

From the site history review and the site walkover, it is considered that a potential for contamination exists at the Site. Thirty three areas were identified as potential areas of environmental concern (PAEC) which are summarised in Table 6 and all PAEC locations are shown on Drawing 7, Appendix B. PAEC that were identified from the historical aerial photography review have been shown on the aerial that the PAEC was identified from (refer Drawings 2 – 6, Appendix B). PAEC inspection logs are provided in Appendix G.

Table 6: Summary of Identified Potential Areas of Environmental Concern

PAEC #	Identified from	Description	Outcome
1	Historical Aerial Photography	Possible filled dam or ground disturbance	AEC
2	Historical Aerial Photography	Various Structures that have been demolished	AEC
3	Historical Aerial Photography	Historic building	Not AEC
4	Historical Aerial Photography	Fenced area	Not AEC
5	Historical Aerial Photography	Sheds and kennels	AEC
6	Historical Aerial Photography	Brick veneer residential dwelling	Not AEC
7	Historical Aerial Photography	A frame residential dwelling (corrugated roofing with cladding) with associated garage / shed	Not AEC
8	Historical Aerial Photography	Shed	Not AEC
9	Historical Aerial Photography	Unknown ground disturbance	AEC
10	Historical Aerial Photography	Area affected by land clearing	Not AEC
11	Historical Aerial Photography	Unknown ground disturbance	AEC
12	Site Walkover	Minor fly tipping and dumped soil - consisting of soil, mulch, cobbles and plastic.	AEC
13	Site Walkover	Construction of new fence and fly tipping with fibro sheeting (fibro cement pieces on ground surface)	AEC
14	Site Walkover	Fly tipped Dumped soil stockpile adjacent to Macquariedale Road	AEC
15	Site Walkover	<p>Area of fly tipping. Fibro (Possible asbestos containing material), brick and tile fragments observed within a dirt track and adjacent grassed areas.</p> <p>Area also has soil stockpiles/ mounds with fibro fragments observed (possibly asbestos containing material (PACM)). Fragments were observed on some of the mounds and/or adjacent to the mounds. The mounds appeared to be used as bike jumps.</p> <p>A portion of the area was over grown with weeds (blackberry bushes). Fly tipping was observed within the weeds.</p>	AEC
16	Site Walkover	Area to the west of PAEC 15. Consists of an oval dirt track that runs into PAEC 15 and with overgrown grass adjacent to the track.	AEC
17	Site Walkover	Area affected by possible filling / ground disturbance and overgrown with weeds (blackberry bushes)	AEC
18	Site Walkover	<p>Two stockpiles / fly tipping consisting of concrete, bricks and shale gravel</p> <p>And one stockpile of corrugated sheeting</p>	AEC
19	Site Walkover	Area of possible filling / ground disturbance	AEC
20	Site Walkover	Recently disturbed ground	Not AEC
21	Site Walkover	Stockpile of soil with steel, brick fragments and concrete fragments	AEC
22	Site Walkover	<p>Stockpile consisting of building rubble, car tyres, trees, carpet, engines, plastics, aerosol cans and PACM.</p> <p>Approximately 15 x 15 m</p>	AEC

Table 6: Summary of Identified Potential Areas of Environmental Concern cont.

PAEC #	Identified from	Description	Outcome
23	Site Walkover	Soil mounds to the rear of the A frame residential dwelling	AEC
24	Site Walkover	Dumped car	AEC
25	Site Walkover	Fly tipping / dumped rubbish stockpile consisting of building demolition including bricks, fibreglass roofing, timber, scrap metal and PACM	AEC
26	Site Walkover	Soil, mulch and timber stockpile	Not AEC
27	Site Walkover	Oil/fuel staining on concrete slab,	AEC
28	Site Walkover	ACM fragments on ground surface (poor condition) adjacent to a ACM corrugated sheet which is adjacent to a 44 gallon drum utilised as a bonfire	AEC
29	Site Walkover	Possible Landfill, plastics, bones, steel, 44 gallon drum, and animal waste observed. Strong decomposing odour. Possibly 20 m x 20 m (extent unknown)	AEC
30	Site Walkover	Fly tipping consisting of possible ACM	AEC
31	Site Walkover	Area with fly tipping / soil mounds consisting of bricks, soil and cobbles	AEC
32	Historic Aerial / Site Walkover	Farm Dam	Not AEC
33	Site Walkover	Heavily vegetated area – unable to inspect the entire area for PAEC	PAEC

Each PAEC listed in Table 6 has been reviewed following the site walkover and 21 have been identified as areas of environmental concern (AEC) which require additional environmental investigation. The PAEC Identification and Inspection Logs are included in Appendix G.

The identified areas of AEC are summarised in Table 7, together with the assessment of the potential contamination associated with each AEC. The location of each of the AEC is shown on Drawing 8, Appendix B.

As the site to the north of Macquariedale Road is densely vegetated, a site inspection could not be appropriately undertaken and as such, this area remains a PAEC (PAEC 33). PAEC 33 should be re-inspected following clearing of vegetation from the proposed development areas.

Table 7: Summary of Identified Areas of Environmental Concern

AEC #	PAEC #	Description	Investigation Required	Contaminants of Concern
1	29	Possible landfill, plastics, bones, steel, 44 gallon drum, and animal waste observed. Strong decomposing odour. Possibly 20 m x 20 m (extent unknown).	Detailed	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
2	25	Fly tipping / dumped rubbish stockpile consisting of building demolition including bricks, fibreglass roofing, timber, scrap metal and PACM.	Detailed	Heavy metals, asbestos, TRH, BTEX, PAH, PCB, OCP and OPP
3	24	Dumped car.	Limited	Heavy metals, TPH and BTEX
4	28	ACM fragments on ground surface (poor condition) adjacent to a ACM corrugated sheet which is adjacent to a 44 gallon drum utilised as a bonfire.	Detailed including Asbestos Assessment	Asbestos, TRH and PAH
5	27	Oil/fuel staining on concrete slab.	Detailed	TRH, BTEX and PAH
6	5	Sheds and kennels.	Hazardous Building Materials Assessment	-
7	1	Possible filled dam or ground disturbance.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
8	22	Stockpile consisting of building rubble, car tyres, trees, carpet, engines, plastics, aerosol cans and PACM, approximately 15 x 15 m.	Detailed	Heavy metals, TRH, BTEX, OCP, OPP, PAH and asbestos
9	23	Soil mounds to the rear of the A frame residential dwelling.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
10	16	Area to the west of PAEC 15. Consists of an oval dirt track that runs into PAEC 15 and with overgrown grass adjacent to the track.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
11	15	Area of fly tipping. Fibro (Possible asbestos containing material), brick and tile fragments observed within a dirt track and adjacent grassed areas. Area also has soil stockpiles/ mounds with fibro fragments observed (possibly asbestos containing material (PACM)). Fragments were observed on some of the mounds and/or adjacent to the mounds. The mounds appeared to be used as bike jumps. A portion of the area was over grown with weeds (blackberry bushes). Fly tipping was observed within the weeds.	Detailed	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
12	17	Area affected by possible filling / ground disturbance and overgrown with weeds (blackberry bushes).	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
13	18	Two stockpiles / fly tipping consisting of concrete, bricks and shale gravel. And one stockpile of corrugated sheeting.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
14	21	Stockpile of soil with steel, brick fragments and concrete fragments.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos

Table 7: Summary of Identified Areas of Environmental Concern cont.

AEC #	PAEC #	Description	Investigation Required	Contaminants of Concern
15	2 & 19	Various structures that have been demolished. Area of possible filling / ground disturbance.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
16	14	Fly tipped / soil stockpile adjacent to Macquariedale Road.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
17	12 & 13	Minor fly tipping and dumped soil - consisting of soil, mulch, cobbles and plastic. Construction of new fence and fly tipping with fibro sheeting (fibro cement pieces on ground surface).	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
18	9	Unknown ground disturbance.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
19	30	Fly tipping consisting of possible ACM.	Limited	Asbestos
20	31	Area with fly tipping / soil mounds consisting of bricks, soil and cobbles.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos
21	11	Unknown ground disturbance.	Limited	Heavy metals, TRH, BTEX, OCP, OPP, PCB, PAH and asbestos

9. Conclusion and Recommendations

The aim of the investigation was to assess the potential for site contamination resulting from past or present uses and/or features, and to provide preliminary information on the contamination status of the site. The investigation identified a total of 21 AEC within the site (as discussed in Section 8) which require further investigation and possible remediation. Remediation of AEC, if required, will likely be minor and could involve offsite disposal. The remainder of the site is considered to have a low potential for contamination.

A more detailed investigation of the site would be required to confirm the contamination status and any requirements for remediation for the proposed development as follows:

- Investigation of the AEC as shown in Table 7 and PAEC 33; and
- Low density confirmatory sampling (e.g. one location per 2 ha) of the remaining residential area (excluding AEC), to confirm the contamination status of the Site, as no surface or subsurface sampling was conducted by DP to verify the soil conditions at the Site.

Following clearing of overgrowth from proposed development areas and removal of illegally dumped materials, it may be necessary to undertake further investigation, comprising targeted sampling and testing and / or validation testing.

Based on the findings of this PSI, potential groundwater contamination is not considered to be significant, unless soil contamination is found within the AEC or within the background area. If significant contamination is identified then a groundwater investigation may be required.

It should be noted that stockpiled soils must not be removed from site until they have been waste classified, or re-used on site without an initial assessment of suitability for re-use.

An Unexpected Finds Protocol should be implemented setting out the standard procedures for inspecting and managing any unexpected, potential contamination issues encountered during development works. It is understood that implementation of an appropriate Unexpected Finds Protocol is part of the contractual requirements for earthworks and excavation at the Site.

It is considered that the site can be rendered compatible with the proposed residential subdivision, subject to further investigation and remediation, as required.

10. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at Macquariedale Road, Appin NSW in accordance with DP's proposal MAC130036 dated 3 September 2013. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Walker Corporation Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the 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.

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.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life.

This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

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.



Sampling

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

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

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

Test Pits

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

Large Diameter Augers

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

Continuous Spiral Flight Augers

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

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

Non-core Rotary Drilling

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

Continuous Core Drilling

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

Standard Penetration Tests

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

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

The test results are reported in the following form.

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

Sampling Methods

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

Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests

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

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

Symbols & Abbreviations

Douglas Partners



Introduction

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

Drilling or Excavation Methods

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

Water

▷	Water seep
▽	Water level

Sampling and Testing

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

Description of Defects in Rock

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

Defect Type

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

Orientation

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

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

Coating or Infilling Term

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

Coating Descriptor

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

Shape

cu	curved
ir	irregular
pl	planar
st	stepped
un	undulating

Roughness

po	polished
ro	rough
sl	slickensided
sm	smooth
vr	very rough

Other

fg	fragmented
bnd	band
qtz	quartz

Symbols & Abbreviations

Graphic Symbols for Soil and Rock

General



Asphalt



Road base



Concrete



Filling

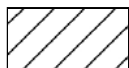
Soils



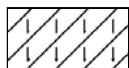
Topsoil



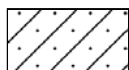
Peat



Clay



Silty clay



Sandy clay



Gravelly clay



Shaly clay



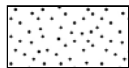
Silt



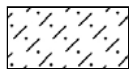
Clayey silt



Sandy silt



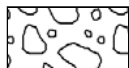
Sand



Clayey sand



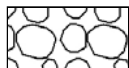
Silty sand



Gravel



Sandy gravel

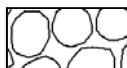


Cobbles, boulders



Talus

Sedimentary Rocks



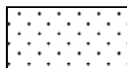
Boulder conglomerate



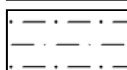
Conglomerate



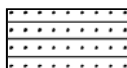
Conglomeratic sandstone



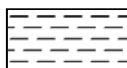
Sandstone



Siltstone



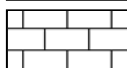
Laminite



Mudstone, claystone, shale

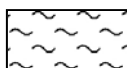


Coal

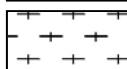


Limestone

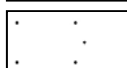
Metamorphic Rocks



Slate, phyllite, schist

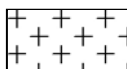


Gneiss

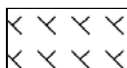


Quartzite

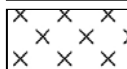
Igneous Rocks



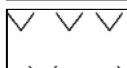
Granite



Dolerite, basalt, andesite



Dacite, epidote



Tuff, breccia



Porphyry



Description and Classification Methods

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

Soil Types

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

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

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

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

The proportions of secondary constituents of soils are described as:

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

Definitions of grading terms used are:

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

Cohesive Soils

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

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

Cohesionless Soils

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

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

Soil Descriptions

Soil Origin

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

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

Transported soils may be further subdivided into:

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



Rock Strength

Rock strength is defined by the Point Load Strength Index ($Is_{(50)}$) and refers to the strength of the rock substance and not the strength of the overall rock mass, which may be considerably weaker due to defects. The test procedure is described by Australian Standard 4133.4.1 - 1993. The terms used to describe rock strength are as follows:

Term	Abbreviation	Point Load Index $Is_{(50)}$ MPa	Approx Unconfined Compressive Strength MPa*
Extremely low	EL	<0.03	<0.6
Very low	VL	0.03 - 0.1	0.6 - 2
Low	L	0.1 - 0.3	2 - 6
Medium	M	0.3 - 1.0	6 - 20
High	H	1 - 3	20 - 60
Very high	VH	3 - 10	60 - 200
Extremely high	EH	>10	>200

* Assumes a ratio of 20:1 for UCS to $Is_{(50)}$

Degree of Weathering

The degree of weathering of rock is classified as follows:

Term	Abbreviation	Description
Extremely weathered	EW	Rock substance has soil properties, i.e. it can be remoulded and classified as a soil but the texture of the original rock is still evident.
Highly weathered	HW	Limonite staining or bleaching affects whole of rock substance and other signs of decomposition are evident. Porosity and strength may be altered as a result of iron leaching or deposition. Colour and strength of original fresh rock is not recognisable
Moderately weathered	MW	Staining and discolouration of rock substance has taken place
Slightly weathered	SW	Rock substance is slightly discoloured but shows little or no change of strength from fresh rock
Fresh stained	Fs	Rock substance unaffected by weathering but staining visible along defects
Fresh	Fr	No signs of decomposition or staining

Degree of Fracturing

The following classification applies to the spacing of natural fractures in diamond drill cores. It includes bedding plane partings, joints and other defects, but excludes drilling breaks.

Term	Description
Fragmented	Fragments of <20 mm
Highly Fractured	Core lengths of 20-40 mm with some fragments
Fractured	Core lengths of 40-200 mm with some shorter and longer sections
Slightly Fractured	Core lengths of 200-1000 mm with some shorter and longer sections
Unbroken	Core lengths mostly > 1000 mm

Rock Descriptions

Rock Quality Designation

The quality of the cored rock can be measured using the Rock Quality Designation (RQD) index, defined as:

$$\text{RQD \%} = \frac{\text{cumulative length of 'sound' core sections} \geq 100 \text{ mm long}}{\text{total drilled length of section being assessed}}$$

where 'sound' rock is assessed to be rock of low strength or better. The RQD applies only to natural fractures. If the core is broken by drilling or handling (i.e. drilling breaks) then the broken pieces are fitted back together and are not included in the calculation of RQD.

Stratification Spacing

For sedimentary rocks the following terms may be used to describe the spacing of bedding partings:


Term	Separation of Stratification Planes
Thinly laminated	< 6 mm
Laminated	6 mm to 20 mm
Very thinly bedded	20 mm to 60 mm
Thinly bedded	60 mm to 0.2 m
Medium bedded	0.2 m to 0.6 m
Thickly bedded	0.6 m to 2 m
Very thickly bedded	> 2 m



Appendix B

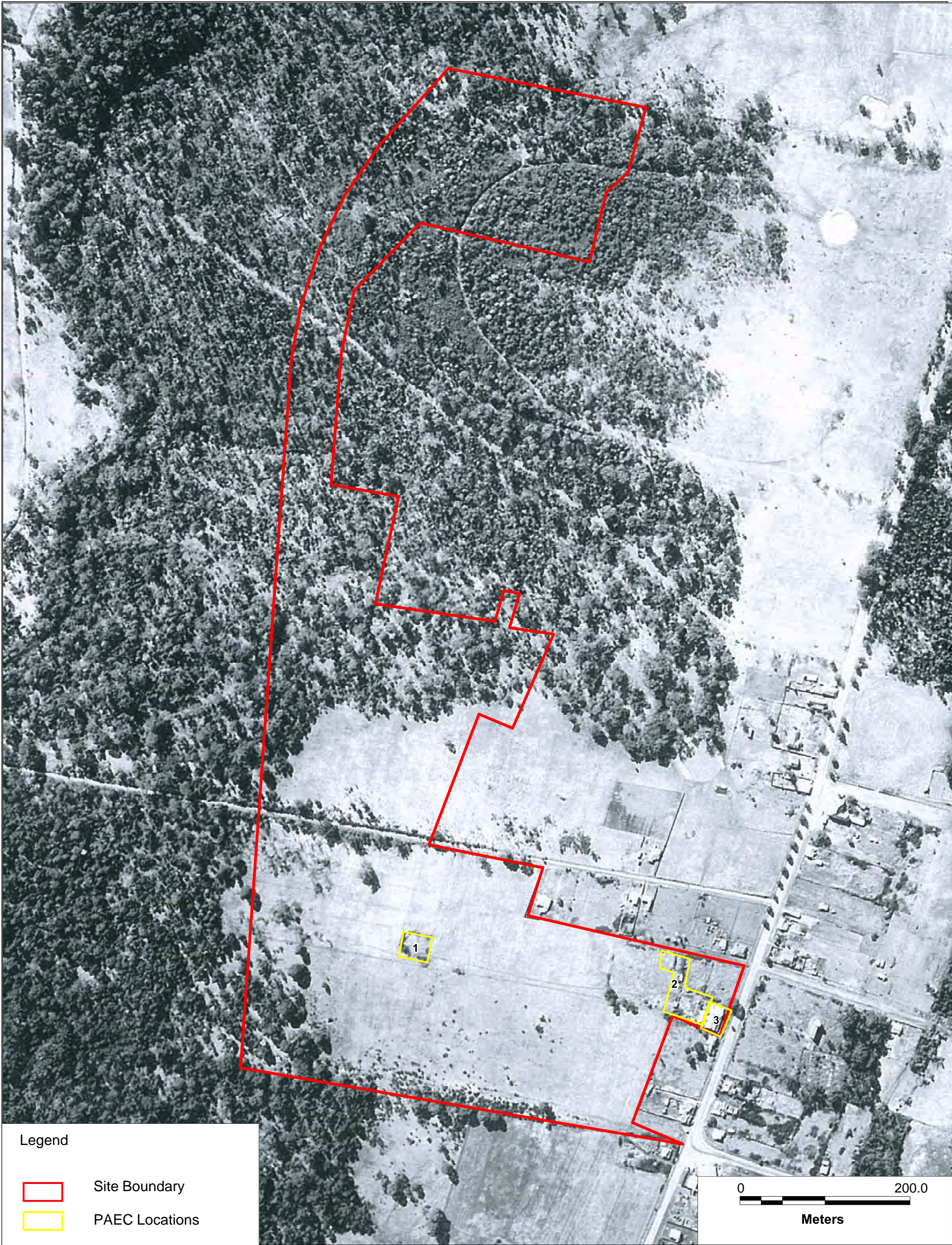
Drawings 1 - 8





Legend

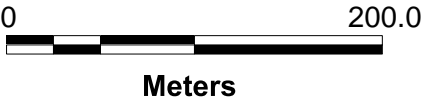
 Site Boundary

 Douglas Partners <small>Geotechnics Environment Groundwater</small>	TITLE: Site Boundary Preliminary Site Investigation Proposed Residential Subdivision, Appin South			 MGA	OFFICE: Macarthur
CLIENT: Walker Corporation Pty Ltd		PROJECT No: 76589.00	DRAWING No: 1		DRAWN BY: MJC
			REVISION: A		DATE: 02/12/13
					SCALE: As shown



Legend

-  Site Boundary
-  PAEC Locations



TITLE: **Historical Aerial Photograph - 1956**
Preliminary Site Investigation
Proposed Residential Subdivision, Appin South



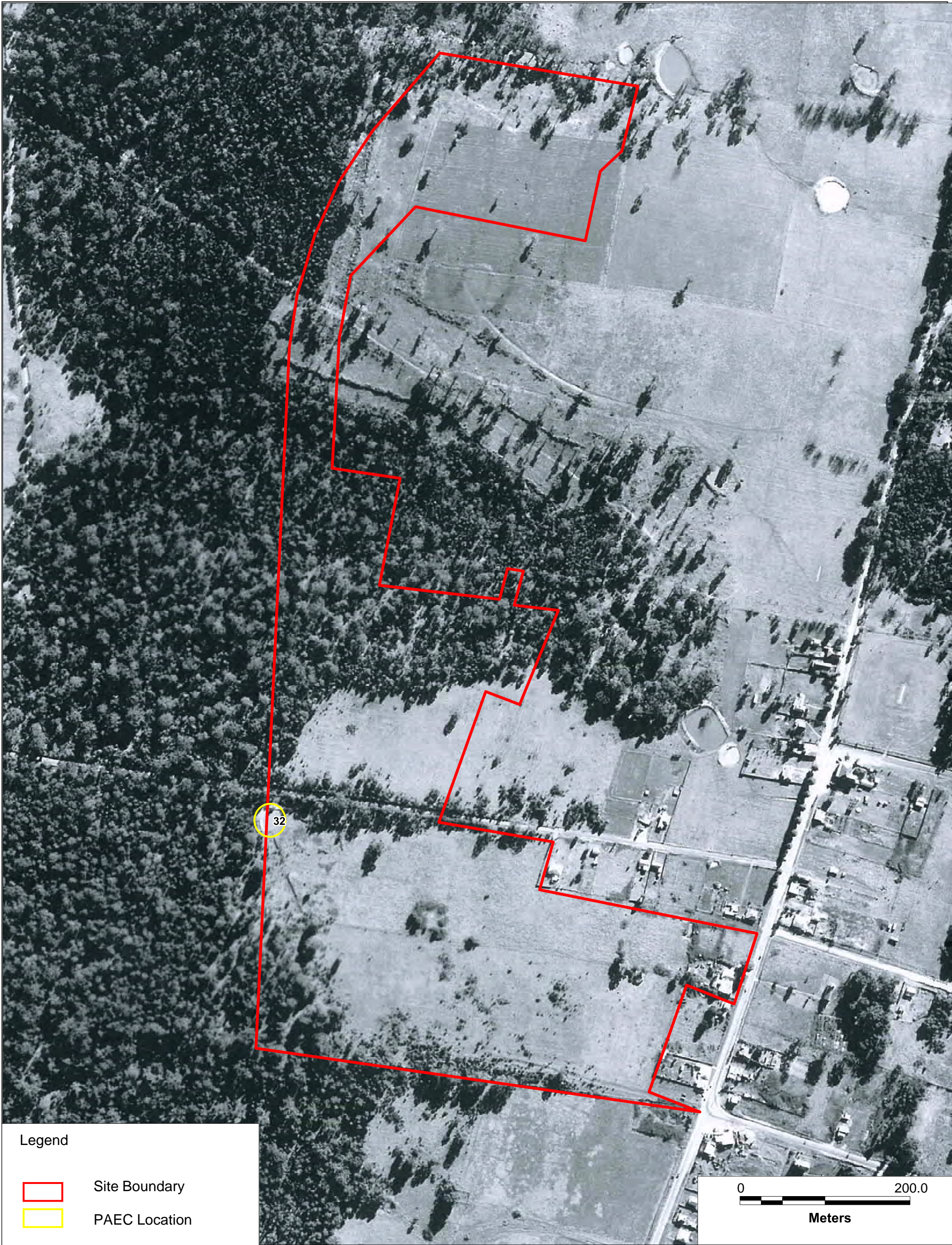
OFFICE: Macarthur
DRAWN BY: MJC
DATE: 11/11/13
SCALE: As shown

CLIENT: Walker Corporation Pty Ltd



PROJECT No: 76589.00

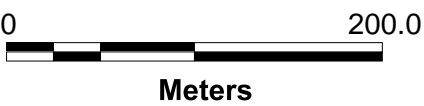
DRAWING No: 2

REVISION: A



Legend

-  Site Boundary
-  PAEC Location



TITLE: Historical Aerial Photograph - 1961
Preliminary Site Investigation
Proposed Residential Subdivision, Appin South



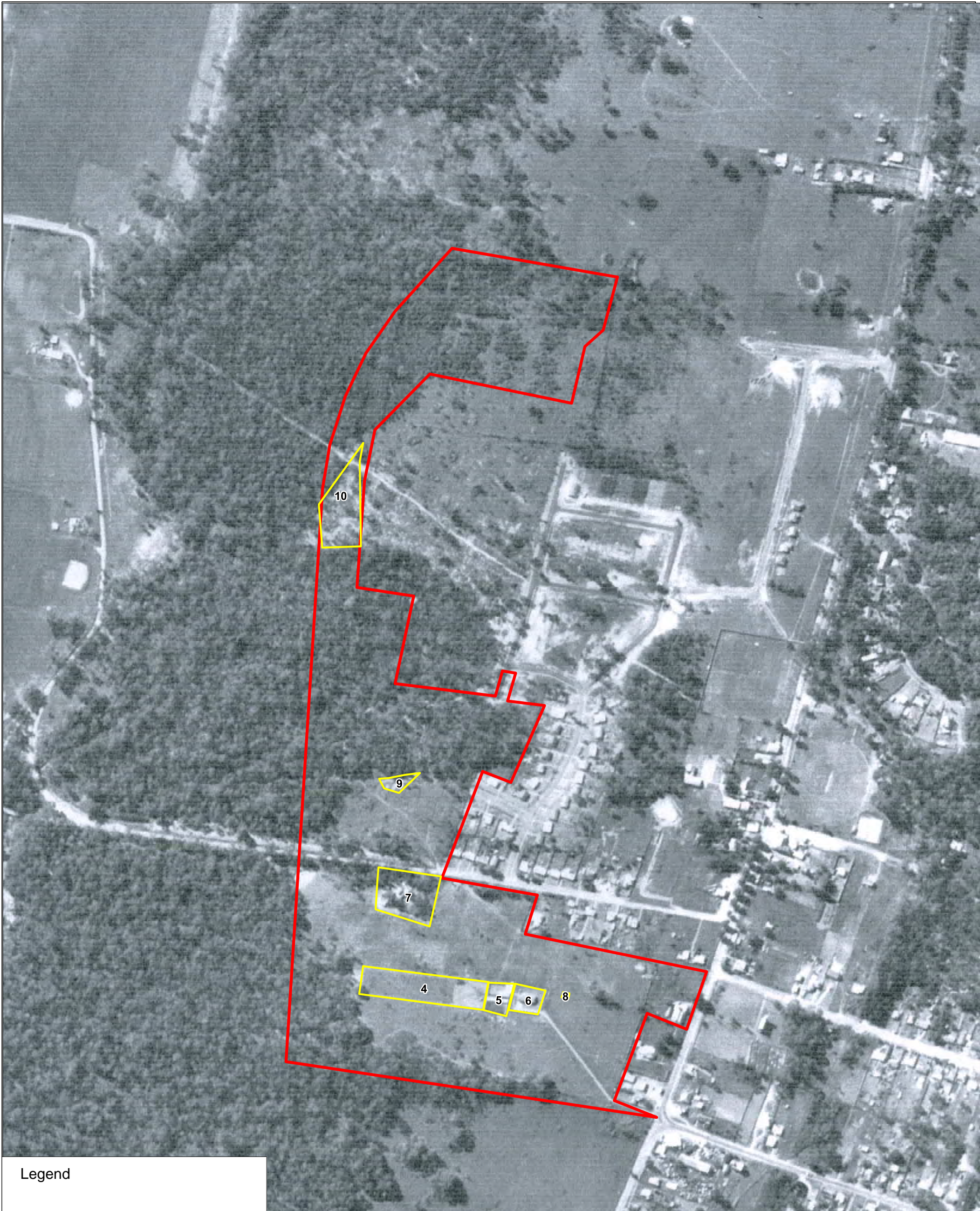
OFFICE: Macarthur
DRAWN BY: MJC
DATE: 11/11/13
SCALE: As shown

CLIENT: Walker Corporation Pty Ltd



PROJECT No: 76589.00

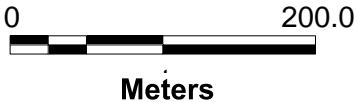
DRAWING No: 3

REVISION: A



Legend

-  Site Boundary
-  PAEC Location



TITLE: **Historical Aerial Photograph - 1975**
Preliminary Site Investigation
Proposed Residential Subdivision, Appin South



OFFICE: Macarthur
DRAWN BY: MJC
DATE: 11/11/13
SCALE: As shown

CLIENT: Walker Corporation Pty Ltd



PROJECT No: 76589.00

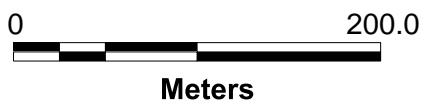
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REVISION: A





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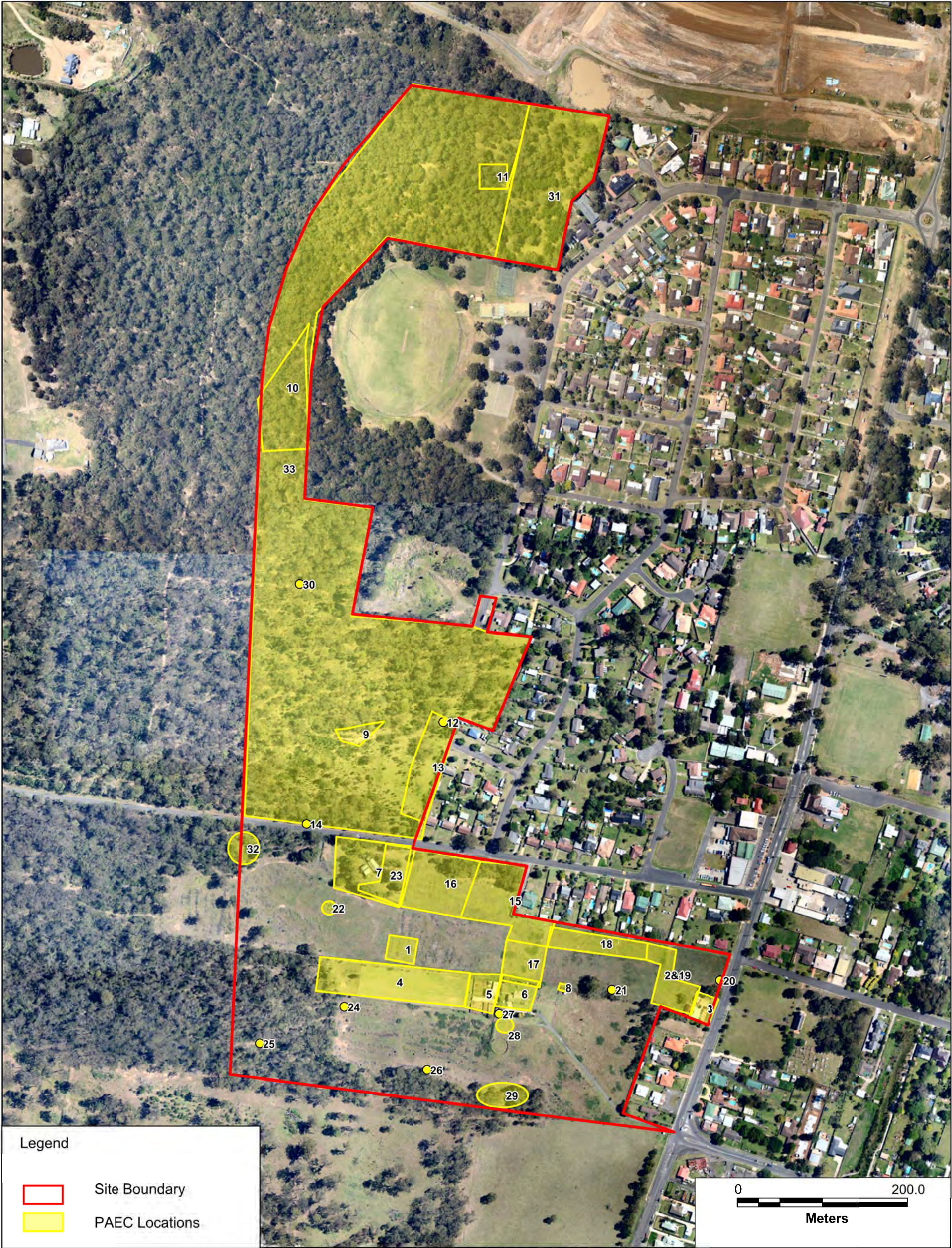
-  Site Boundary
-  PAEC Location



 Douglas Partners <i>Geotechnics Environment Groundwater</i>	TITLE: Historical Aerial Photograph - 1988				OFFICE: Macarthur
	Preliminary Site Investigation				DRAWN BY: MJC
	Proposed Residential Subdivision, Appin South				DATE: 11/11/13
	CLIENT: Walker Corporation Pty Ltd	PROJECT No: 76589.00	DRAWING No: 5	REVISION: A	SCALE: As shown



 Douglas Partners <i>Geotechnics Environment Groundwater</i>	TITLE: Historical Aerial Photograph - 2005 Preliminary Site Investigation Proposed Residential Subdivision, Appin South			 MGA	OFFICE: Macarthur
					DRAWN BY: MJC
					DATE: 11/11/13
CLIENT: Walker Corporation Pty Ltd	PROJECT No: 76589.00	DRAWING No: 6	REVISION: A	SCALE: As shown	



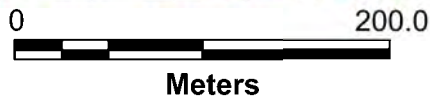
Legend



Site Boundary



PAEC Locations



Meters



OFFICE: Macarthur

DRAWN BY: MJC

DATE: 05/12/13

SCALE: As shown



Douglas Partners
Geotechnics | Environment | Groundwater

TITLE: Potential Areas of Environmental Concern
Preliminary Site Investigation
Proposed Residential Subdivision, Appin South

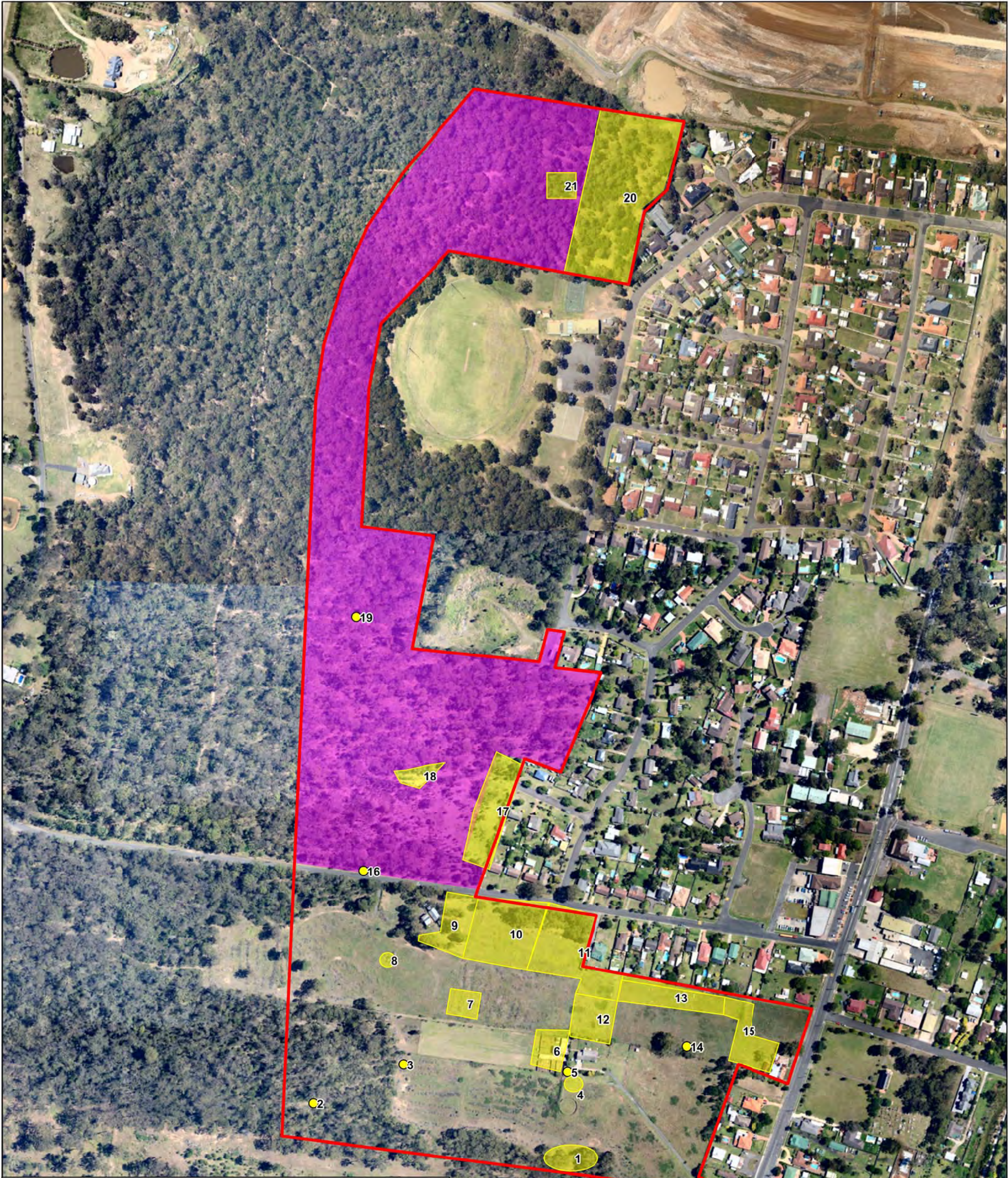
CLIENT: Walker Corporation Pty Ltd

PROJECT No: 76589.00




DRAWING No: 7

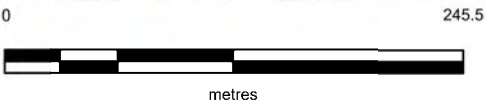
REVISION:

A



Legend

-  Site Boundary
-  Area of Environmental Concern (AEC)
-  Potential Area of Environmental Concern (PAEC)



TITLE: Areas of Environmental Concern
Preliminary Site Investigation
Proposed Residential Subdivision, Appin South



OFFICE: Macarthur
DRAWN BY: MJC
DATE: 02/12/13
SCALE: As shown

CLIENT: Walker Corporation Pty Ltd

PROJECT No: 76589.00

DRAWING No: 8

REVISION: A

Appendix C

Section 149 Certificate

**PLANNING CERTIFICATE UNDER SECTION
149(2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

APPLICANT: Douglas Partners Pty Ltd
5/50 Topham Rd
SMEATON GRANGE NSW 2567

Planning Certificate No.: 20131409
Receipt No.: 473229
Issue Date: 5 November 2013
Applicant's Reference: 76589.00
Property No.: 11141

DESCRIPTION OF PROPERTY

Address: 41 Appin Road APPIN 2560
Land Description: Lot: 1 DP: 558807

Notes:

The following prescribed matters may apply to the land to which this certificate relates.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

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.
- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

Sydney Regional Environmental Plan No 9 Extractive Industries (No 2 - 1995)

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

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

State Environmental Planning Policy No 6 - Number of Storeys in a Building

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 22 - Shops and Commercial Premises

State Environmental Planning Policy No 30 - Intensive Agriculture

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 44 - Koala Habitat Protection
(Note: Excludes land dedicated or reserved as National Park)

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy No 62 - Sustainable Aquaculture

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (with exception of Clause 6 and Parts 3 and 4)

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) Amendment 2013

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft State Environmental Planning Policy (Competition) 2010

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2011

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):

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (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)"),

Zone RU2 Rural Landscape

- (b) the purposes for which the instrument provides that development may be

carried out within the zone without the need for development consent:

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

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

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

- (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,

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 40 hectares; or
(b) the lot was created before this Plan commenced and on which a

- dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

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

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This clause is not applicable to the Wollondilly Local Government Area.

3. COMPLYING DEVELOPMENT

- (1) Whether or not 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 (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

THE GENERAL HOUSING CODE

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

THE RURAL HOUSING CODE

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

THE HOUSING ALTERATIONS CODE

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

THE GENERAL DEVELOPMENT CODE

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

THE GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development MAY be carried out on the land under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

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

THE DEMOLITION CODE

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

4. COASTAL PROTECTION

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act* 1979, but only to the extent that the council has been notified by the Department of Services, Technology and Administration.

No

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

This clause is not applicable to the Wollondilly Local Government Area.

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act* 1961.

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act

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

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

No

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.
-

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 27 of the Act.

Wollondilly Local Environmental Plan 2011 does not provide for the acquisition of the subject land by a public authority as referred to in section 27 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contribution Plan 2011 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land is not biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).

10. BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water of any biobanking agreement approved under the *Threatened Species Conservation Act 1995* for this land.

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.

The land is partially bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

Whether or not the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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 the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER 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

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

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 of Planning, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (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.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, that 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 of Planning.

There is not a valid site compatibility certificate (infrastructure) as described that applies to this land.

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, that 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 of Planning

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (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.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

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.

None

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

None

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

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

NOTE. A site verification certificate sets out the Director-General'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 of Planning and Infrastructure

There is no current *Site Verification Certificate* as described that applies to this land.

NOTE. 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.

- (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.

- (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.

- (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.

- (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.

NOTE. Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

Council has not been provided any advice about any exemption under section 23 or authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* which affects this land.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

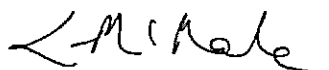
SECTION 149(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 149(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
 2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to the RTA on 02 4221 2495.
 3. **SECOND SYDNEY AIRPORT PROPOSAL**

In November 1996 the Commonwealth Government released details of five airport options being considered for the development of a second major airport for Sydney at either Badgerys Creek or the Holsworthy Military Area. In September 1997, the Government abandoned the Holsworthy option and announced that the Draft Environmental Impact Statement would concentrate on Badgerys Creek. The Government also released the Draft Environmental Impact Statement Summary, which gives an indication of the impact of the proposal on the local environment. Information on the proposal and the Summary of the Draft Environmental Impact Statement can be obtained from the Federal Department of Transport.
 4. Other Matters (if applicable)
-

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to.

A handwritten signature in black ink, appearing to read 'L. McMahon', with a stylized, cursive script.

L McMahon
GENERAL MANAGER

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8am and 12pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

**PLANNING CERTIFICATE UNDER SECTION
149(2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

APPLICANT: Douglas Partners Pty Ltd
5/50 Topham Rd
SMEATON GRANGE NSW 2567

Planning Certificate No.: 20131408
Receipt No.: 473229
Issue Date: 5 November 2013
Applicant's Reference: 76589.00
Property No.: 4368

DESCRIPTION OF PROPERTY

Address: 50 Macquariedale Road APPIN 2560
Land Description: Lot: 1 DP: 209779

Notes:

The following prescribed matters may apply to the land to which this certificate relates.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

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.
- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

Sydney Regional Environmental Plan No 9 Extractive Industries (No 2 - 1995)

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

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

State Environmental Planning Policy No 6 - Number of Storeys in a Building

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 22 - Shops and Commercial Premises

State Environmental Planning Policy No 30 - Intensive Agriculture

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 44 - Koala Habitat Protection
(Note: Excludes land dedicated or reserved as National Park)

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban Land)

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

State Environmental Planning Policy No 62 - Sustainable Aquaculture

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (with exception of Clause 6 and Parts 3 and 4)

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) Amendment 2013

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft State Environmental Planning Policy (Competition) 2010

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2011

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):

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (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)"),

Zone RU2 Rural Landscape

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

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

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

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

- (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)"),

Zone R3 Medium Density Residential

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

Nil, unless the development is development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 and it meets the criteria in that schedule

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

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Child care centres; Community facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential accommodation; Respite day care centres; Roads; Seniors housing; Serviced apartments; Sewerage systems; Signage; Water supply systems

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

Biosolids treatment facilities; Rural workers' dwellings; Shop top housing; Any other development not specified in item (b) or (c)

- (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,

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 40 hectares; or
- (b) the lot was created before this Plan commenced and on which a dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

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

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This clause is not applicable to the Wollondilly Local Government Area.

3. COMPLYING DEVELOPMENT

- (1) Whether or not 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 (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

THE GENERAL HOUSING CODE

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

THE RURAL HOUSING CODE

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

THE HOUSING ALTERATIONS CODE

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

THE GENERAL DEVELOPMENT CODE

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

THE GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development MAY be carried out on the land under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

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

THE DEMOLITION CODE

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

4. COASTAL PROTECTION

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been notified by the Department of Services, Technology and Administration.

No

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

This clause is not applicable to the Wollondilly Local Government Area.

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act

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

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

No

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.
-

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 27 of the Act.

Wollondilly Local Environmental Plan 2011 does not provide for the acquisition of the subject land by a public authority as referred to in section 27 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contribution Plan 2011 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land is not biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).

10. BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water of any biobanking agreement approved under the *Threatened Species Conservation Act 1995* for this land.

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.

The land is partially bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

Whether or not the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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 the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER 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

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

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 of Planning, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (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.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, that 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 of Planning.

There is not a valid site compatibility certificate (infrastructure) as described that applies to this land.

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, that 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 of Planning

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (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.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

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.

None

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

None

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

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

NOTE. A site verification certificate sets out the Director-General'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 of Planning and Infrastructure

There is no current *Site Verification Certificate* as described that applies to this land.

NOTE. 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.

- (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.

- (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.

- (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.

- (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.

NOTE. Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

Council has not been provided any advice about any exemption under section 23 or authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* which affects this land.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 149(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 149(5), the following information is provided in relation to the subject property:

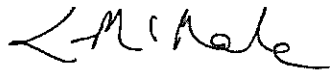
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2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to the RTA on 02 4221 2495.

3. **SECOND SYDNEY AIRPORT PROPOSAL**

In November 1996 the Commonwealth Government released details of five airport options being considered for the development of a second major airport for Sydney at either Badgerys Creek or the Holsworthy Military Area. In September 1997, the Government abandoned the Holsworthy option and announced that the Draft Environmental Impact Statement would concentrate on Badgerys Creek. The Government also released the Draft Environmental Impact Statement Summary, which gives an indication of the impact of the proposal on the local environment. Information on the proposal and the Summary of the Draft Environmental Impact Statement can be obtained from the Federal Department of Transport.

4. Other Matters (if applicable)
-

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to.

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L McMahon
GENERAL MANAGER

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8am and 12pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

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**PLANNING CERTIFICATE UNDER SECTION
149(2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

APPLICANT: Douglas Partners Pty Ltd
5/50 Topham Rd
SMEATON GRANGE NSW 2567

Planning Certificate No.: 20131411
Receipt No.: 473229
Issue Date: 5 November 2013
Applicant's Reference: 76589.00
Property No.: 4284

DESCRIPTION OF PROPERTY

Address: 61 Appin Road APPIN 2560
Land Description: Lot: 1 DP: 529457

Notes:

The following prescribed matters may apply to the land to which this certificate relates.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

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.
- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

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State Environmental Planning Policy No 6 - Number of Storeys in a Building

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 22 - Shops and Commercial Premises

State Environmental Planning Policy No 30 - Intensive Agriculture

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 44 - Koala Habitat Protection
(Note: Excludes land dedicated or reserved as National Park)

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban Land)

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

State Environmental Planning Policy No 62 - Sustainable Aquaculture

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (with exception of Clause 6 and Parts 3 and 4)

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) Amendment 2013

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft State Environmental Planning Policy (Competition) 2010

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2011

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):

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (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)"),

Zone R3 Medium Density Residential

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

Nil, unless the development is development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 and it meets the criteria in that schedule

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

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Child care centres; Community facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential accommodation; Respite day care centres; Roads; Seniors housing; Serviced apartments; Sewerage systems; Signage; Water supply systems

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

Biosolids treatment facilities; Rural workers' dwellings; Shop top housing; Any other development not specified in item (b) or (c)

- (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,

Wollondilly Local Environmental Plan 2011 does not contain any development standards that fix minimum land dimensions for the erection of a dwelling house on the land.

- (f) whether the land includes or comprises critical habitat,

None known

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

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This clause is not applicable to the Wollondilly Local Government Area.

3. COMPLYING DEVELOPMENT

- (1) Whether or not 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 (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

THE GENERAL HOUSING CODE

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

THE RURAL HOUSING CODE

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

THE HOUSING ALTERATIONS CODE

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

THE GENERAL DEVELOPMENT CODE

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

THE GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development MAY be carried out on the land under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

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

THE DEMOLITION CODE

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

4. COASTAL PROTECTION

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act* 1979, but only to the extent that the council has been notified by the Department of Services, Technology and Administration.

No

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

This clause is not applicable to the Wollondilly Local Government Area.

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act* 1961.

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act

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

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

No

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.
-

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 27 of the Act.

Wollondilly Local Environmental Plan 2011 does not provide for the acquisition of the subject land by a public authority as referred to in section 27 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contribution Plan 2011 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land is not biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).

10. BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water of any biobanking agreement approved under the *Threatened Species Conservation Act 1995* for this land.

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.

The land is not shown as bushfire prone land in Council's records.

12. PROPERTY VEGETATION PLANS

Whether or not the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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 the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER 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

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

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 of Planning, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (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.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, that 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 of Planning.

There is not a valid site compatibility certificate (infrastructure) as described that applies to this land.

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, that 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 of Planning

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (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.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

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.

None

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

None

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

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

NOTE. A site verification certificate sets out the Director-General'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 of Planning and Infrastructure

There is no current *Site Verification Certificate* as described that applies to this land.

NOTE. 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.

- (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.

- (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.

- (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.

- (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.

NOTE. Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

Council has not been provided any advice about any exemption under section 23 or authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* which affects this land.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

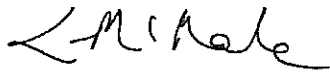
SECTION 149(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 149(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
 2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to the RTA on 02 4221 2495.
 3. **SECOND SYDNEY AIRPORT PROPOSAL**

In November 1996 the Commonwealth Government released details of five airport options being considered for the development of a second major airport for Sydney at either Badgerys Creek or the Holsworthy Military Area. In September 1997, the Government abandoned the Holsworthy option and announced that the Draft Environmental Impact Statement would concentrate on Badgerys Creek. The Government also released the Draft Environmental Impact Statement Summary, which gives an indication of the impact of the proposal on the local environment. Information on the proposal and the Summary of the Draft Environmental Impact Statement can be obtained from the Federal Department of Transport.
 4. Other Matters (if applicable)
-

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to.

A handwritten signature in black ink, appearing to read 'L. McMahon', with a stylized, cursive script.

L McMahon
GENERAL MANAGER

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8am and 12pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

**PLANNING CERTIFICATE UNDER SECTION
149(2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

APPLICANT: Douglas Partners Pty Ltd
5/50 Topham Rd
SMEATON GRANGE NSW 2567

Planning Certificate No.: 20131407
Receipt No.: 473229
Issue Date: 5 November 2013
Applicant's Reference: 76589.00
Property No.: 4285

DESCRIPTION OF PROPERTY

Address: 61 Appin Road APPIN 2560
Land Description: Lot: 2 DP: 529457

Notes:

The following prescribed matters may apply to the land to which this certificate relates.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

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.
- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

Sydney Regional Environmental Plan No 9 Extractive Industries (No 2 - 1995)

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

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

State Environmental Planning Policy No 6 - Number of Storeys in a Building

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 22 - Shops and Commercial Premises

State Environmental Planning Policy No 30 - Intensive Agriculture

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 44 - Koala Habitat Protection
(Note: Excludes land dedicated or reserved as National Park)

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban Land)

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

State Environmental Planning Policy No 62 - Sustainable Aquaculture

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (with exception of Clause 6 and Parts 3 and 4)

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) Amendment 2013

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft State Environmental Planning Policy (Competition) 2010

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2011

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):

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (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)"),

Zone B2 Local Centre

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

Nil, unless the development is development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 and it meets the criteria in that schedule

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

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item (b) or (d)

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

Agriculture; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities

- (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,

Wollondilly Local Environmental Plan 2011 does not contain any development standards that fix minimum land dimensions for the erection of a dwelling house on the land.

- (f) whether the land includes or comprises critical habitat,

None known

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

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land contains an item of environmental heritage as provided by clause 5.10 and Schedule 5 Part 1 of Wollondilly Local Environmental Plan 2011.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This clause is not applicable to the Wollondilly Local Government Area.

3. COMPLYING DEVELOPMENT

- (1) Whether or not 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 (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

THE GENERAL HOUSING CODE

Complying development under the General Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on the land. The land comprises, or is land on which there is, an item of environmental heritage that is identified as such an item in an environmental planning instrument.

THE RURAL HOUSING CODE

Complying development under the Rural Housing Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on the land. The land comprises, or is land on which there is, an item of environmental heritage that is identified as such an item in an environmental planning instrument.

Note: The land is a lot to which the Rural Housing Code applies, complying development may be carried out on the part of the lot to which this clause does not apply.

THE HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on the land. The land comprises, or is land on which there is, an item of environmental heritage that is identified as such an item in an environmental planning instrument.

THE GENERAL DEVELOPMENT CODE

Complying development under the General Development Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on the land. The land comprises, or is land on which there is, an item of environmental heritage that is identified as such an item in an environmental planning instrument.

THE GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on the land. The land comprises, or is land on which there is, an item of environmental heritage that is identified as such an item in an environmental planning instrument.

THE SUBDIVISIONS CODE

Complying development under the Subdivisions Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on the land. The land comprises, or is land on which there is, an item of environmental heritage that is identified as such an item in an environmental planning instrument.

THE DEMOLITION CODE

Complying development under the Demolition Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 MAY NOT be carried out on the land. The land comprises, or is land on which there is, an item of environmental heritage that is identified as such an item in an environmental planning instrument.

4. COASTAL PROTECTION

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act* 1979, but only to the extent that the council has been notified by the Department of Services, Technology and Administration.

No

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

This clause is not applicable to the Wollondilly Local Government Area.

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act* 1961.

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act

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

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

No

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.
-

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 27 of the Act.

Wollondilly Local Environmental Plan 2011 does not provide for the acquisition of the subject land by a public authority as referred to in section 27 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contribution Plan 2011 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land is not biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).

10. BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water of any biobanking agreement approved under the *Threatened Species Conservation Act 1995* for this land.

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.

The land is not shown as bushfire prone land in Council's records.

12. PROPERTY VEGETATION PLANS

Whether or not the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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 the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER 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

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

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 of Planning, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (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.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, that 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 of Planning.

There is not a valid site compatibility certificate (infrastructure) as described that applies to this land.

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, that 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 of Planning

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (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.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

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.

None

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

None

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

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

NOTE. A site verification certificate sets out the Director-General'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 of Planning and Infrastructure

There is no current *Site Verification Certificate* as described that applies to this land.

NOTE. 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.

- (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.

- (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.

- (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.

- (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.

NOTE. Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

Council has not been provided any advice about any exemption under section 23 or authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* which affects this land.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

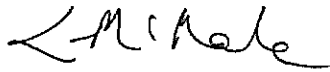
SECTION 149(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 149(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
 2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to the RTA on 02 4221 2495.
 3. **SECOND SYDNEY AIRPORT PROPOSAL**

In November 1996 the Commonwealth Government released details of five airport options being considered for the development of a second major airport for Sydney at either Badgerys Creek or the Holsworthy Military Area. In September 1997, the Government abandoned the Holsworthy option and announced that the Draft Environmental Impact Statement would concentrate on Badgerys Creek. The Government also released the Draft Environmental Impact Statement Summary, which gives an indication of the impact of the proposal on the local environment. Information on the proposal and the Summary of the Draft Environmental Impact Statement can be obtained from the Federal Department of Transport.
 4. Other Matters (if applicable)
-

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to.

A handwritten signature in black ink, appearing to read 'L. McMahon', with a stylized, cursive script.

L McMahon
GENERAL MANAGER

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8am and 12pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

This notice is not intended to affect the rights of individuals to take action under the common law or legislation and is provided for information purposes only.

**PLANNING CERTIFICATE UNDER SECTION
149(2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

APPLICANT: Douglas Partners Pty Ltd
5/50 Topham Rd
SMEATON GRANGE NSW 2567

Planning Certificate No.: 20131410
Receipt No.: 473229
Issue Date: 5 November 2013
Applicant's Reference: 76589.00
Property No.: 4283

DESCRIPTION OF PROPERTY

Address: 65 Appin Road APPIN 2560
Land Description: Lot: 3 DP: 209779

Notes:

The following prescribed matters may apply to the land to which this certificate relates.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

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.
- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

Sydney Regional Environmental Plan No 9 Extractive Industries (No 2 - 1995)

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

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

State Environmental Planning Policy No 6 - Number of Storeys in a Building

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 22 - Shops and Commercial Premises

State Environmental Planning Policy No 30 - Intensive Agriculture

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 44 - Koala Habitat Protection
(Note: Excludes land dedicated or reserved as National Park)

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy No 32 - Urban Consolidation (Redevelopment of Urban Land)

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

State Environmental Planning Policy No 62 - Sustainable Aquaculture

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (with exception of Clause 6 and Parts 3 and 4)

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) Amendment 2013

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft State Environmental Planning Policy (Competition) 2010

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2011

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):

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (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)"),

Zone B2 Local Centre

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

Nil, unless the development is development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 and it meets the criteria in that schedule

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

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item (b) or (d)

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

Agriculture; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Cemeteries; Crematoria; Depots; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Rural industries; Sex services premises; Storage premises; Vehicle body repair workshops; Waste disposal facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities

- (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,

Wollondilly Local Environmental Plan 2011 does not contain any development standards that fix minimum land dimensions for the erection of a dwelling house on the land.

- (f) whether the land includes or comprises critical habitat,

None known

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

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This clause is not applicable to the Wollondilly Local Government Area.

3. COMPLYING DEVELOPMENT

- (1) Whether or not 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 (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

THE GENERAL HOUSING CODE

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

THE RURAL HOUSING CODE

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

THE HOUSING ALTERATIONS CODE

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

THE GENERAL DEVELOPMENT CODE

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

THE GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development MAY be carried out on the land under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

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

THE DEMOLITION CODE

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

4. COASTAL PROTECTION

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act* 1979, but only to the extent that the council has been notified by the Department of Services, Technology and Administration.

No

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

This clause is not applicable to the Wollondilly Local Government Area.

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act

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

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

No

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.
-

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 27 of the Act.

Wollondilly Local Environmental Plan 2011 does not provide for the acquisition of the subject land by a public authority as referred to in section 27 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contribution Plan 2011 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land is not biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).

10. BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water of any biobanking agreement approved under the *Threatened Species Conservation Act 1995* for this land.

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.

The land is not shown as bushfire prone land in Council's records.

12. PROPERTY VEGETATION PLANS

Whether or not the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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 the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER 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

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

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 of Planning, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (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.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, that 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 of Planning.

There is not a valid site compatibility certificate (infrastructure) as described that applies to this land.

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, that 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 of Planning

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (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.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

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.

None

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

None

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

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

NOTE. A site verification certificate sets out the Director-General'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 of Planning and Infrastructure

There is no current *Site Verification Certificate* as described that applies to this land.

NOTE. 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.

- (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.

- (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.

- (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.

- (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.

NOTE. Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

Council has not been provided any advice about any exemption under section 23 or authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* which affects this land.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

SECTION 149(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 149(5), the following information is provided in relation to the subject property:

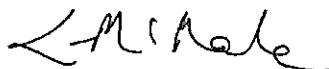
1. The subject land is not affected by a Foreshore Building Line.
2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to the RTA on 02 4221 2495.

3. **SECOND SYDNEY AIRPORT PROPOSAL**

In November 1996 the Commonwealth Government released details of five airport options being considered for the development of a second major airport for Sydney at either Badgerys Creek or the Holsworthy Military Area. In September 1997, the Government abandoned the Holsworthy option and announced that the Draft Environmental Impact Statement would concentrate on Badgerys Creek. The Government also released the Draft Environmental Impact Statement Summary, which gives an indication of the impact of the proposal on the local environment. Information on the proposal and the Summary of the Draft Environmental Impact Statement can be obtained from the Federal Department of Transport.

4. Other Matters (if applicable)
-

In respect of matters beyond the control and/or responsibility of Council, information provided is provided only to the extent that Council has been so notified by the relevant Authorities or Departments, which have responsibility for the administration of the particular status referred to.

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L McMahon
GENERAL MANAGER

Any request for further information in connection with the above should be directed to Council's Duty Planner, Monday to Friday between the hours of 8am and 12pm, by telephoning (02) 4677 1100.

NOTICE TO PURCHASERS OF RURAL LAND

Wollondilly Shire Council supports the rights of persons in rural areas of the Shire to undertake and pursue agricultural production activities that are consistent with land capability and use reasonable and practical measures to avoid environmental harm and minimise impact to adjoining land users. Intending purchasers are advised that agricultural production **can** include the following activities that may have implications for occupiers and prospective purchasers of rural land:

Use of agricultural machinery (tractors, chainsaws, motorbikes)

Use of bird-scare devices

Intensive livestock production (cattle feedlots, poultry farms, piggeries, restricted dairies)

Operation of rural industries (packing sheds, abattoirs, stock and sale yards, sawmills)

Vegetation clearing

Grazing of livestock

Crop and fodder production

Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

Use of pesticides and herbicides

Spreading of manure, compost and treated effluent

Fertiliser usage

Slashing and mowing of grass

Production of silage

Re-vegetation activities (planting trees and shrubs)

Agroforestry

Livestock droving on roads

This is not an exhaustive list and intending purchasers of rural land should assess surrounding agricultural land uses and the impact these activities may have when being pursued in close proximity their proposed purchase. If you think these types of activities will affect your ability to live in a rural locality then intending purchasers are advised to reconsider their purchase and seek independent advice.

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**PLANNING CERTIFICATE UNDER SECTION
149(2) & (5)
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979**

APPLICANT: Douglas Partners Pty Ltd
5/50 Topham Rd
SMEATON GRANGE NSW 2567

Planning Certificate No.: 20131401
Receipt No.: 473229
Issue Date: 5 November 2013
Applicant's Reference: 76589.00
Property No.: 23495

DESCRIPTION OF PROPERTY

Address: 55 Macquariedale Road APPIN 2560
Land Description: Lot: 4 DP: 1160566

Notes:

The following prescribed matters may apply to the land to which this certificate relates.

Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.

Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them from Council's Administration Centre at 62-64 Menangle Street, Picton or view free of charge on Council's Website www.wollondilly.nsw.gov.au.

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.
- (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 Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (3) The name of each development control plan that applies to the carrying out of development on the land.
- (4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

ENVIRONMENTAL PLANNING INSTRUMENTS

Wollondilly Local Environmental Plan 2011.

Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2 - 1997)

Sydney Regional Environmental Plan No 9 Extractive Industries (No 2 - 1995)

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

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

State Environmental Planning Policy No 6 - Number of Storeys in a Building

State Environmental Planning Policy No 21 - Caravan Parks

State Environmental Planning Policy No 22 - Shops and Commercial Premises

State Environmental Planning Policy No 30 - Intensive Agriculture

State Environmental Planning Policy No 33 - Hazardous and Offensive Development

State Environmental Planning Policy No 44 - Koala Habitat Protection
(Note: Excludes land dedicated or reserved as National Park)

State Environmental Planning Policy No 50 - Canal Estate Development

State Environmental Planning Policy No 55 - Remediation of Land

State Environmental Planning Policy No 64 - Advertising and Signage

State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Temporary Structures) 2007

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy No 62 - Sustainable Aquaculture

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy No 4 - Development Without Consent and Miscellaneous Exempt and Complying Development (with exception of Clause 6 and Parts 3 and 4)

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) Amendment 2013

PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS

Draft State Environmental Planning Policy (Competition) 2010

DEVELOPMENT CONTROL PLANS

Wollondilly Development Control Plan 2011

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):

WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

- (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)"),

Zone RU2 Rural Landscape

- (b) the purposes for which the instrument provides that development may be

carried out within the zone without the need for development consent:

Extensive agriculture; Home occupations and development listed in Schedule 2 of Wollondilly Local Environmental Plan 2011 provided it meets the criteria in that schedule

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

Agriculture; Airports; Animal boarding or training establishments; Bed and breakfast accommodation; Boat building and repair facilities; Boat sheds; Cellar door premises; Cemeteries; Community facilities; Crematoria; Depots; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Funeral homes; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Landscaping material supplies; Mortuaries; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Signage; Transport depots; Veterinary hospitals; Water recreation structures; Water supply systems

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

Stock and sale yards; Turf farming; Any other development not specified in item (b) or (c)

- (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,

A dwelling house cannot be erected on any lot created under clause 4.2 of Wollondilly Local Environmental Plan 2011. That is, a dwelling house cannot be erected on lots less than the minimum allotment size for subdivision which have only been created for the purpose of primary production.

Reference must be made to clause 4.2 of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

Wollondilly Local Environmental Plan 2011 Clause 4.2A and the Minimum Lot Size Map sets the minimum land dimensions for the erection of a dwelling house on this land as follows:

Development consent for the purposes of the erection of a dwelling house may only be granted if no dwelling house has been erected on the land (unless the application is to replace the existing dwelling-house) and;

- (a) the lot is at least the minimum lot size specified for that land by the Lot Size Map being 40 hectares; or
- (b) the lot was created before this Plan commenced and on which a

- dwelling house was permissible immediately before that commencement; or
- (c) the lot resulted from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision has been registered before that commencement.

Reference must be made to Clause 4.2A of Wollondilly Local Environmental Plan 2011 and the Lot Size Map for further information.

- (f) whether the land includes or comprises critical habitat,

None known

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

The land is not located within a Heritage Conservation Area as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

- (h) whether an item of environmental heritage (however described) is situated on the land.

The land does not contain an item of environmental heritage as provided by clause 5.10 and Schedule 5 of Wollondilly Local Environmental Plan 2011.

2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

This clause is not applicable to the Wollondilly Local Government Area.

3. COMPLYING DEVELOPMENT

- (1) Whether or not 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 (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) If complying development may not be carried out on that land because of the provisions of clauses 1.17A (c) and (d) and 1.19 of that Policy, the reasons why it may not be carried out under that clause.

THE GENERAL HOUSING CODE

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

THE RURAL HOUSING CODE

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

THE HOUSING ALTERATIONS CODE

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

THE GENERAL DEVELOPMENT CODE

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

THE GENERAL COMMERCIAL AND INDUSTRIAL CODE

Complying development MAY be carried out on the land under the General Commercial and Industrial Code in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

THE SUBDIVISIONS CODE

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

THE DEMOLITION CODE

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

4. COASTAL PROTECTION

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*, but only to the extent that the council has been notified by the Department of Services, Technology and Administration.

No

4A. CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

This clause is not applicable to the Wollondilly Local Government Area.

4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

This clause is not applicable to the Wollondilly Local Government Area.

5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act

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

7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- (a) Adopted by the council, or
- (b) 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, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

No

7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

- (1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

No

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No

- (3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.
-

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 27 of the Act.

Wollondilly Local Environmental Plan 2011 does not provide for the acquisition of the subject land by a public authority as referred to in section 27 of the Act.

9. CONTRIBUTIONS PLANS

The name of each contributions plan applying to the land.

Wollondilly Development Contribution Plan 2011 applies to the land.

9A. BIODIVERSITY CERTIFIED LAND

If the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), a statement to that effect.

The land is not biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*).

10. BIOBANKING AGREEMENTS

If the land is land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water of any biobanking agreement approved under the *Threatened Species Conservation Act 1995* for this land.

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.

The land is wholly bush fire prone land as shown in Council's records. Further details of any applicable restrictions on development of the land may be obtained on application to Council.

12. PROPERTY VEGETATION PLANS

Whether or not the land is land to which a property vegetation plan under the *Native Vegetation Act 2003* 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 the Act).

Council has not been notified of any such plan that affects this land.

13. ORDER 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

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

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 of Planning, and

There is not a current site compatibility certificate (seniors housing) as described that applies to this land.

- (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.

There are currently no conditions of consent relating to a development application for seniors housing that apply to the land.

16. SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, that 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 of Planning.

There is not a valid site compatibility certificate (infrastructure) as described that applies to this land.

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, that 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 of Planning

There is not a current site compatibility certificate (affordable rental housing) as described that applies to this land.

- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 37 (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.

There are currently no conditions of consent relating to a development application for affordable rental housing that apply to the land.

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.

None

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

None

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

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

NOTE. A site verification certificate sets out the Director-General'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 of Planning and Infrastructure

There is no current *Site Verification Certificate* as described that applies to this land.

NOTE. 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.

- (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.

- (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.

- (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.

- (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.

NOTE. Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

Council has not been provided any advice about any exemption under section 23 or authorisation under section 24 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* which affects this land.

THE FOLLOWING ADDITIONAL INFORMATION IS PROVIDED UNDER:

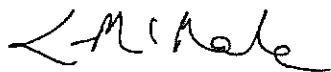
SECTION 149(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

For the purposes of Section 149(5), the following information is provided in relation to the subject property:

1. The subject land is not affected by a Foreshore Building Line.
 2. Any enquiries relating to whether or not the land has frontage to a classified road or a controlled access road should be referred directly to the RTA on 02 4221 2495.
 3. **SECOND SYDNEY AIRPORT PROPOSAL**

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L McMahon
GENERAL MANAGER

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Soil cultivation

Crop harvesting

Use of firearms

Bushfire hazard reduction burning

Construction of firebreaks

Earthworks (construction of dams, drains, contour banks, access roads and tracks)

Fencing

Pumping and irrigation

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Spreading of manure, compost and treated effluent

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Appendix D

WorkCover Search Results

Our Ref: D13/132446
Your Ref: Bradley Harris

12 November 2013

Attention: Bradley Harris
Douglas Partners Pty Ltd
5/50 Topham Rd
Smeaton Grange NSW 2567

Dear Mr Harris,

RE SITE: various lots in Appin NSW

I refer to your site search request received by WorkCover NSW on 4 November 2013 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely



Brent Jones
Senior Licensing Officer
Dangerous Goods Team

WorkCover. **Watching out for you.**

Appendix E

Historic Title Deeds

Cadastral Records Enquiry Report

Ref : 29

Requested Parcel : Lot 1 DP 558807

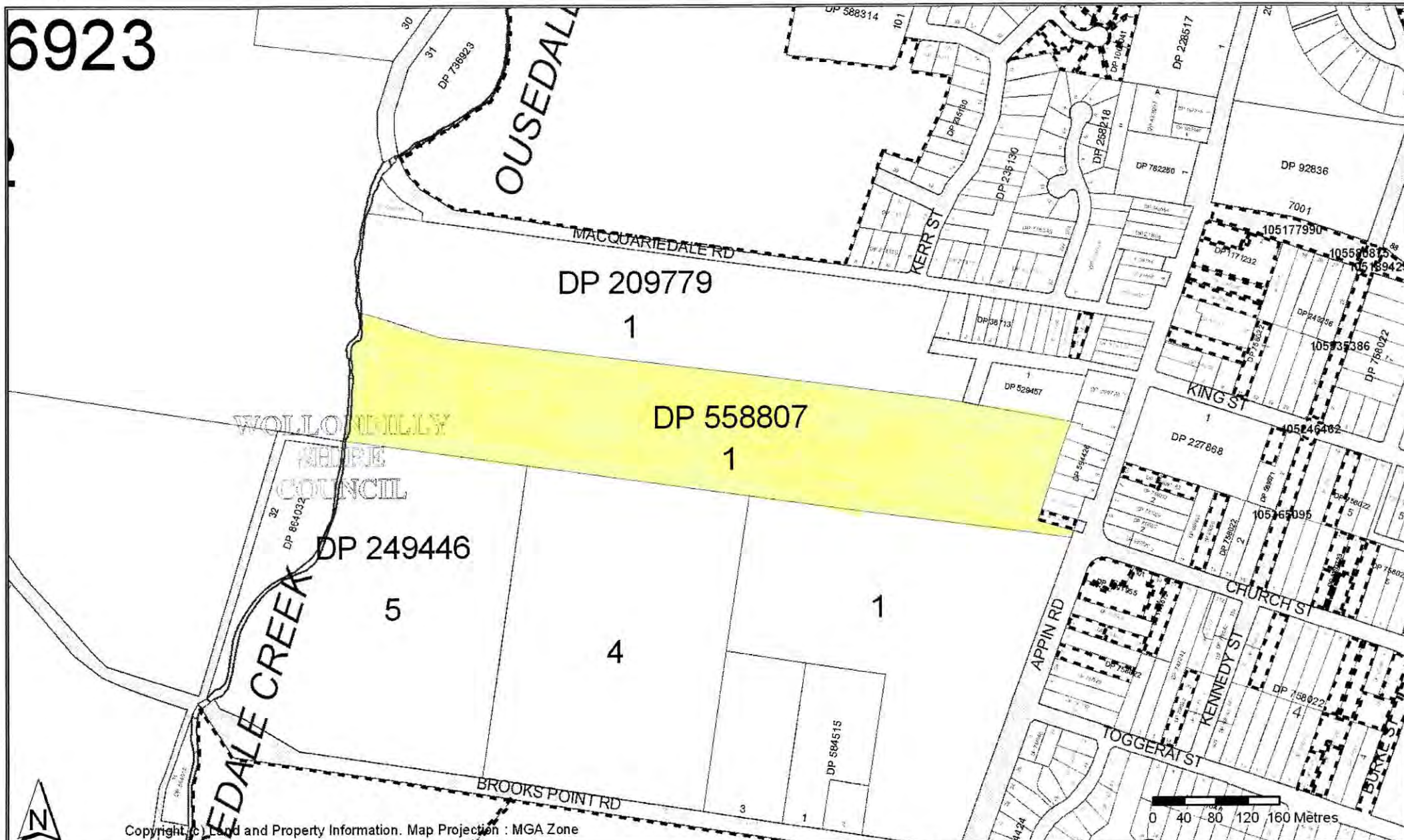
Identified Parcel : Lot 1 DP 558807

Locality : APPIN

LGA : WOLLONDILLY

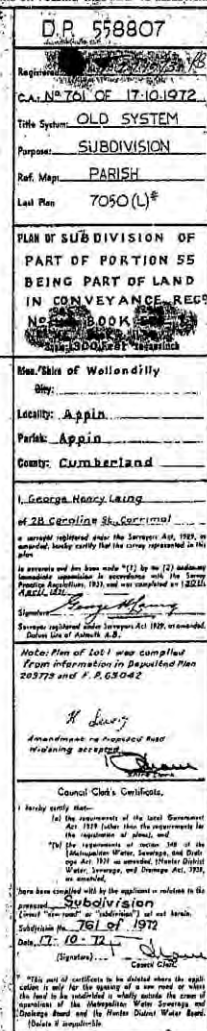
Parish : APPIN

County : CUMBERLAND



Copyright © Land and Property Information. Map Projection : MGA Zone

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



DATE: 11/11/2011

5	218000
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1941

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 25607

FOOT	INCHES	METRES
-	7	0.178
-	9	0.229
1	6	0.152
1	6 1/2	0.470
3	11 7/8	1.216
4	0 1/4	1.226
8	6 5/8	2.467
9	1 3/4	2.775
17	2 1/4	5.239
20	8 5/8	5.578
20	5 1/2	6.236
39	1 1/8	11.916
39	7 3/8	24.004
40	0 1/8	12.198
40	3 1/8	18.522
49	6 1/4	13.094
49	11	15.215
72	-	21.946
69	11 5/8	27.422
105	1 5/8	32.045
142	6	43.244
127	7 1/8	48.920
137	0 1/4	46.060
157	10 7/8	48.150
179	10 7/4	54.020
254	0 1/2	77.432
264	0 5/8	80.465
266	4 1/4	81.165
269	3 5/8	68.179
362	2	117.599
431	9 5/8	131.613
463	0 3/4	141.141
590	2 1/4	152.057
847	0 3/4	258.165
1204	6	336.576
2072	5	631.473

AC	RD	F	SD	N
-	3	36	3/4	4015

AC	RD	F	HA	
53	-	13	1/2	13.39

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 6th day of December, 1976.

Jenkinson

NEW SOUTH WALES

IVA No. 26570

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13626020

Vol. 13626 Fol. 20

EDITION ISSUED

30 5 1978



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

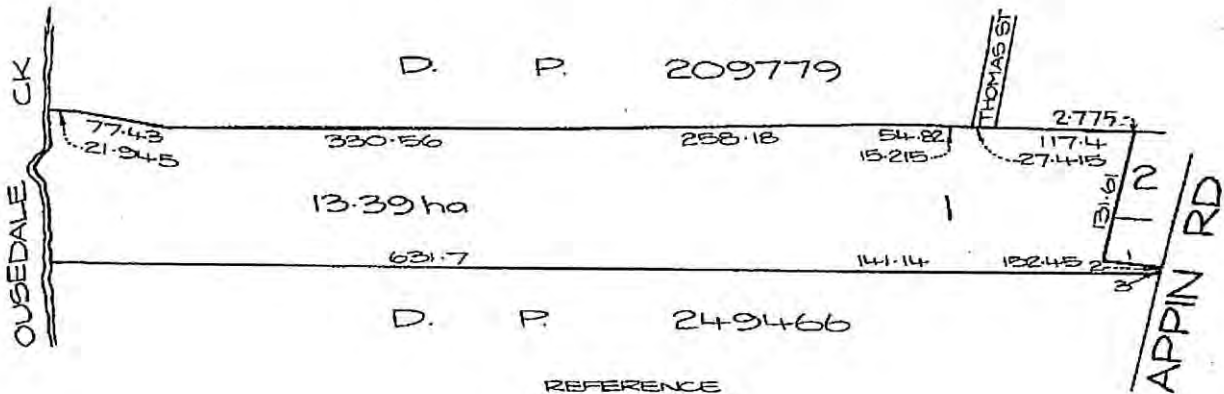
CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



IVA 26570 SR
14.

REDUCTION RATIO 1 : 5000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 558807 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland being part of Portion 55 granted to Thomas Davis on 17-8-1819.

FIRST SCHEDULE

NEW SOUTH WALES PLANNING AND ENVIRONMENT COMMISSION.

SECOND SCHEDULE

- GRY
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A Real Property Act, 1900). X462638.

Vol. 13626 Fol 20

[illegible]

CANCELLED

SEE AUTO FOLIO

(Page 2 of 2 pages)

[illegible]

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



Historical Title

InfoTrack
An Approved LPI N
Information Brok

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

31/10/2013 6:20AM

FOLIO: 1/558807

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 13626 FOL 20

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/10/1989	Y629405	CAVEAT	
23/11/1989	Y714320	WITHDRAWAL OF CAVEAT	
23/11/1989	Y714321	DISCHARGE OF MORTGAGE	
23/11/1989	Y714322	TRANSFER	
23/11/1989	Y714323	MORTGAGE	
23/11/1989	Y714324	MORTGAGE	EDITION 1
29/6/1992	E565717	DISCHARGE OF MORTGAGE	
29/6/1992	E565718	DISCHARGE OF MORTGAGE	EDITION 2
28/1/2005	AB246638	TRANSFER	
28/1/2005	AB246639	MORTGAGE	EDITION 3
27/10/2005	AB870512	DISCHARGE OF MORTGAGE	EDITION 4

*** END OF SEARCH ***

Ref:mg /Src:M

HP 13
1985

STAMP DUTY



OFFICE USE ONLY



Y714322

TRANSFER

REAL PROPERTY ACT, 1900

3	3 of 5	X
\$ 44		

R 3/5

DESCRIPTION
OF LAND
Note (a)

091085 9426 04 200002084/03

TRANSFEROR
Note (b)

ESTATE
Note (c)

TRANSFeree
Note (d)

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

EXCUTION
Note (g)

Note (g)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 1/558807	WHOLE	at Appin
DOMENICO MAMMONE, STELLA MAMMONE and SALVATORE MAMMONE of 4 Genty Street, Campbelltown		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 536,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFeree

LEWIN WEBB MADDRELL and HILMA MADDRELL of 29 Headlands Road, Castle Cove, Engineer and his wife	OFFICE USE ONLY JT 2
--	-------------------------

subject to the following PRIOR ENCUMBRANCES 1.

2. 3.

DATE	29th September 1989
------	---------------------

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.
Signed in my presence by the transferor who is personally known to me

[Signature]
M. J. Slattery
Name of Witness (BLOCK LETTERS)
Campbelltown
Address and Occupation of Witness
Solicitor

[Signature]
D. Mammone
S. Mammone
Signature of Transferor

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

[Signature]
Name of Witness (BLOCK LETTERS)
Address and Occupation of Witness

Solicitor for the *[Signature]*
SOLICITOR

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

OFFICE USE ONLY

LODGED BY		NATIONAL AUSTRALIA BANK LIMITED National Australia Bank Limited 255 George Street, Sydney 237-1111 FAX 237-1284 45A		LOCATION OF DOCUMENTS	
CT	OTHER	1		Herewith.	
				In L.T.O. with	
				Produced by	
Delivery Box Number	Checked	Passed	REGISTERED	-19	Secondary Directions
	Signat	Extra Fee		23 NOV 1989	Delivery Directions



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/558807

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2013	6:19 AM	4	27/10/2005

LAND

LOT 1 IN DEPOSITED PLAN 558807
AT APPIN
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF APPIN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP558807

FIRST SCHEDULE

WALKER CORPORATION PTY LIMITED (T AB246638)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 31/10/2013

* 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.

31/10/2013

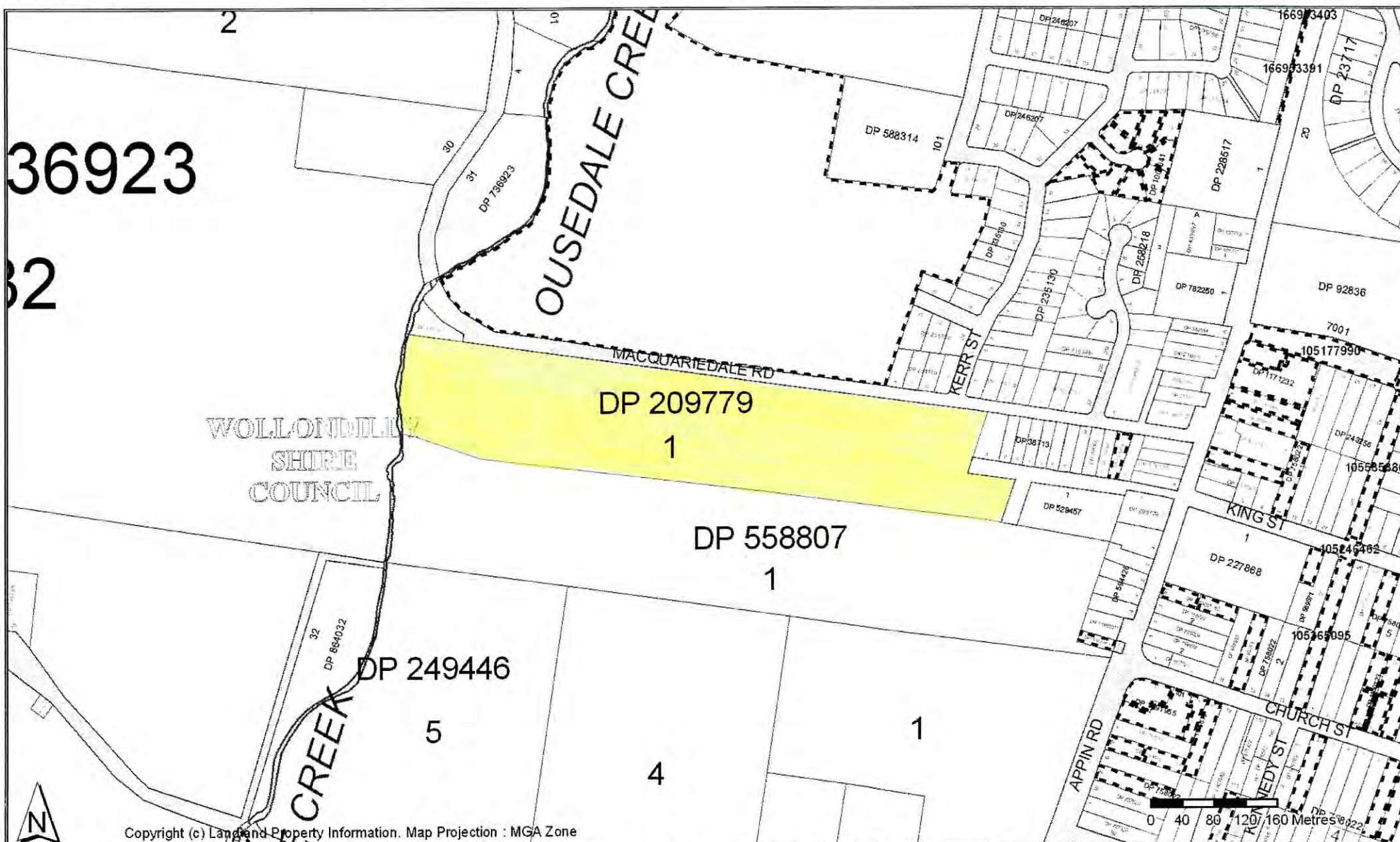
Requested Parcel : Lot 1 DP 209779

Identified Parcel : Lot 1 DP 209779

LGA : WOLLONDILLY

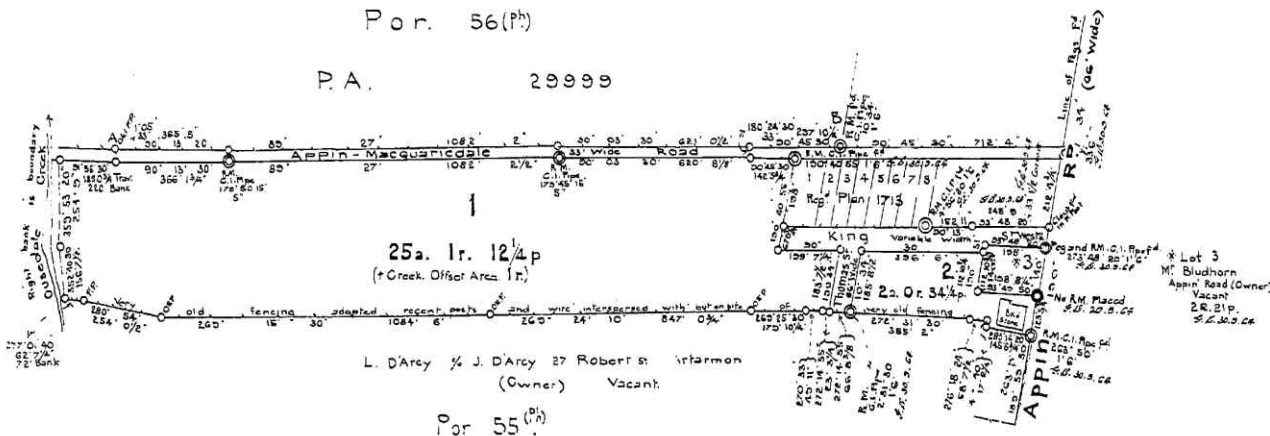
Parish : APPIN

County : CUMBERLAND



Req:R481780 /Doc:DP 0209779 P /Rev:09-Nov-1994 /Sts:OK:OK /Frt:31-Oct-2013 06:19 /Ggs:ALL /Seq:1 of 2
Ref:mg /Src:M

WARNING: Plan Drawing only to appear in this space.



FELT INCHES		METRES	
1	1 3/4	0.1875	0.1875
2	1 1/2	0.1562	0.1562
3	1 1/4	0.1250	0.1250
4	1 1/8	0.1094	0.1094
5	1 1/16	0.0938	0.0938
6	1 1/32	0.0781	0.0781
7	1 1/64	0.0625	0.0625
8	1 1/128	0.0519	0.0519
9	1 1/256	0.0417	0.0417
10	1 1/512	0.0312	0.0312
11	1 1/1024	0.0244	0.0244
12	1 1/2048	0.0195	0.0195
13	1 1/4096	0.0156	0.0156
14	1 1/8192	0.0125	0.0125
15	1 1/16384	0.0094	0.0094
16	1 1/32768	0.0073	0.0073
17	1 1/65536	0.0057	0.0057
18	1 1/131072	0.0045	0.0045
19	1 1/262144	0.0035	0.0035
20	1 1/524288	0.0027	0.0027
21	1 1/1048576	0.0021	0.0021
22	1 1/2097152	0.0016	0.0016
23	1 1/4194304	0.0012	0.0012
24	1 1/8388608	0.0009	0.0009
25	1 1/16777216	0.0007	0.0007
26	1 1/33554432	0.0005	0.0005
27	1 1/67108864	0.0004	0.0004
28	1 1/134217728	0.0003	0.0003
29	1 1/268435456	0.0002	0.0002
30	1 1/536870912	0.0001	0.0001

D. P. 209779 (Substituted Plan) E

Registered: 25.5.1967

Old System

Purpose: P.A. 42416 & P.A. 43713

Ref. Map: Parish

Last Plan: 70506/H M.P.S (O.S.) 13185

PLAN OF Land in Conveyance Rcg. No 766 Book 1135 Part of Por 55 of Parish

Scale: 300 Feet to an inch

Mun./Shire: City of Wallandilly

Locality: Appin

Parish: Appin

County: Cumberland

I, George Hackett, Sargeant, Doovers, of Crown St, Wallandilly, a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made "fit by me" (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1923, and was completed on 13 February 1967.

Signature: George Hackett

Surveyor registered under Surveyors Act, 1929, as amended. Datum: Line of Adelaide A.B.

Statements of Proposed Easements.

Approved by Council. I hereby certify that the requirements of the Local Government Act, 1919 (other than the requirements for registration of plans), have been complied with by the applicant in relation to the proposed subdivision set out herein.

Subdivision No. Date

Council Clerk

OFFICE USE ONLY

* Strike out either (1) or (2). † Insert date of survey.

WARNING. Plan Drawing only to appear in this space.

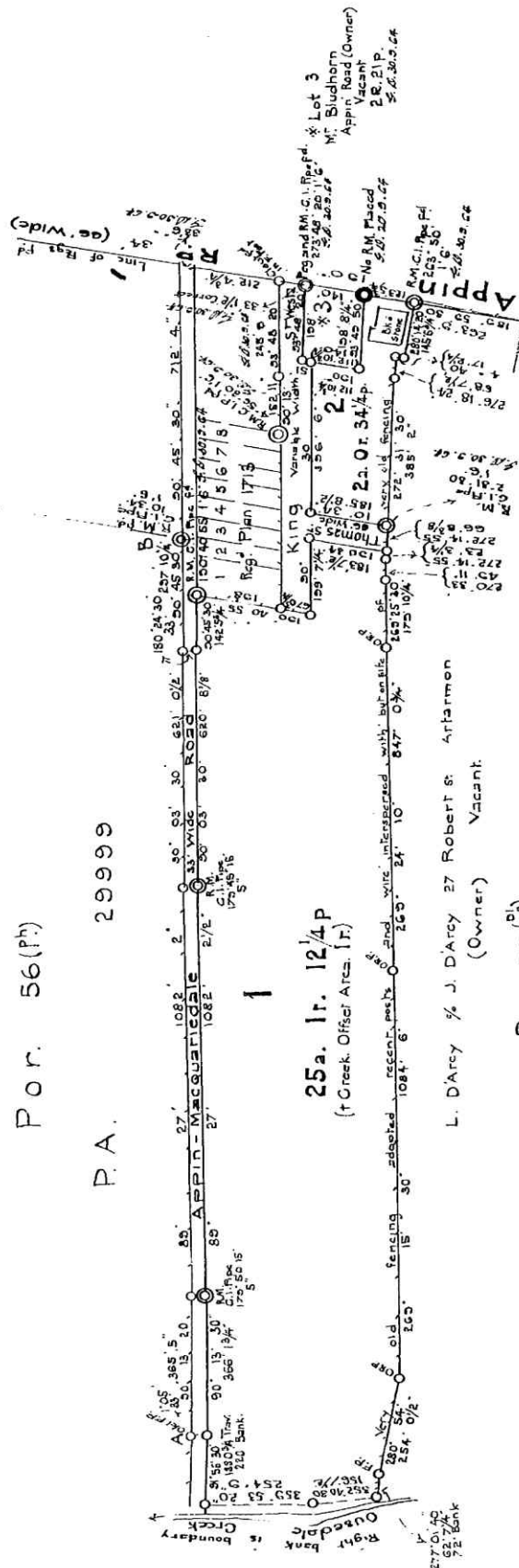
For 56 (Ph)

D. A. 29999

25a. 1r. 12¹/₄p
(+ Creek. Officer Area. 1r.)

L. D'Arcy & J. D'Arcy 27 Robert St. 4th Floor
(Owner) Vacant.

0.55 (5.5%)



DP 209779 ③

DP207.

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10568078

Application No. 42416

Vol. 10568 Fol. 78

Edition issued 31-5-1967



MA

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

Witness

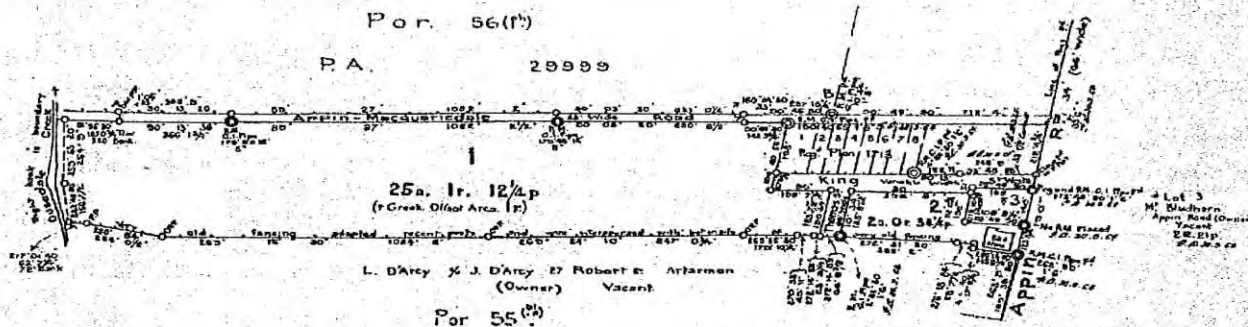
J. Afflick

CANCELLED
Registrar General



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 209779 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland being part of Portion 55 granted to Thomas Davis on 17-8-1819. EXCEPTING THEREOUT the land below a depth of 200 feet from the surface conveyed by Deed Book 2439 No. 315.

FIRST SCHEDULE (continued overleaf)

~~MARGARET ELLEN LYSAGHT, Widow, and MARY MARGUERITE LYSAGHT, Spinster, both of Campbelltown, as Joint Tenants.~~

SECOND SCHEDULE (continued overleaf)

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

J. Watson
Registrar General.

Req:R481783 /Doc:CT 10568-078 CT /Rev:17-Feb-2011 /Sts:OK.OK
Ref:mrg /Src:M; 2 of 2 pages

Req:R481783 /Doc:CT 10568-078 CT /Rev:17-Feb-2011 /Sts:OK.OK
Ref:mrg /Src:M; 2 of 2 pages

Req:R481783 /Doc:CT 10568-078 CT /Rev:17-Feb-2011 /Sts:OK.OK
Ref:mrg /Src:M; 2 of 2 pages

Req:R481783 /Doc:CT 10568-078 CT /Rev:17-Feb-2011 /Sts:OK.OK
Ref:mrg /Src:M; 2 of 2 pages

Req:R481783 /Doc:CT 10568-078 CT /Rev:17-Feb-2011 /Sts:OK.OK
Ref:mrg /Src:M; 2 of 2 pages

Req:R481783 /Doc:CT 10568-078 CT /Rev:17-Feb-2011 /Sts:OK.OK
Ref:mrg /Src:M; 2 of 2 pages

Req:R481783 /Doc:CT 10568-078 CT /Rev:17-Feb-2011 /Sts:OK.OK
Ref:mrg /Src:M; 2 of 2 pages

Req:R481783 /Doc:CT 10568-078 CT /Rev:17-Feb-2011 /Sts:OK.OK
Ref:mrg /Src:M; 2 of 2 pages

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

31/10/2013 6:20AM

FOLIO: 1/209779

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 10568 FOL 78

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
23/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/5/1991	Z614293	DISCHARGE OF MORTGAGE	
1/5/1991	Z614294	TRANSMISSION APPLICATION	EDITION 1
1/4/1999	5723739	DEPARTMENTAL DEALING	
13/1/2004	AA321945	TRANSFER	
13/1/2004	AA321946	MORTGAGE	EDITION 2
21/3/2004	AA501351	DEPARTMENTAL DEALING	
28/6/2004	AA754855	DISCHARGE OF MORTGAGE	EDITION 3

*** END OF SEARCH ***

RP3

STAMP DUTY



7
614294D

TRANSMISSION APPLICATION

SECTION 93, REAL PROPERTY ACT, 1900
(See Instructions for Completion on back of form)

TA

112 of 2	X	R 2/2
\$ 47		

DESCRIPTION
OF LAND
Note (a)

Torrens Title reference	LAND of which deceased is registered proprietor If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 1/209779	WHOLE <i>FORMERLY VOL 10568 Fol 7D</i>	

REGISTERED
DEALING
Note (b)

Type of Dealing	Registered Number	Torrens Title Reference	Location

DECEASED
REGISTERED
PROPRIETOR
Note (c)

JACK LOUIS STAPLETON

Note (d)

(the abovenamed DECEASED) is registered as proprietor of the land above described. The APPLICANT

APPLICANT
Note (e)

IRIS MAY STAPLETON	OFFICE USE ONLY <i>OVER</i>
--------------------	--------------------------------

ENTITLEMENT
Note (f) and (j)

being entitled as **Executrix**

of the will/estate of the abovenamed deceased

Probate No. **118598/89**

of whose will was granted on **1st December, 1989**

Letters of Administration No.

of whose estate was

to **IRIS MAY STAPLETON**

Note (d)

hereby applies to be registered as proprietor of the estate or interest of the said deceased in the land above described. abovementioned-registered-dealing.

DATE **3rd April 1991**

I hereby certify this application to be correct for the purposes of the real Property Act, 1900.
Signed in my presence by the applicant who is personally known to me.

EXECUTION
Note (g)

[Signature]
Signature of Witness
KEVIN J. FINN
149 CASTLEREAGH STREET
SYDNEY 2000
SOLICITOR
Name of Witness (BLOCK LETTERS)
Address and Occupation of Witness

[Signature]
Signature of Applicant

TO BE COMPLETED
BY LODGING PARTY
Notes (g) and (h)

LODGED BY FINN, CRUIKSHANK & ASSOCIATES Solicitors 149 Castlereagh Street, SYDNEY 2000 D.X. 131 Phone: 287 2288 297V		CT 1 Probate Signed		PROBATE No. AND/OR OTHER 5/7/89		LOCATION OF DOCUMENTS DATE OF DEATH 5/7/89	
Ref: Delivery Box Number		Produced by		Herewith.		In L.T.O. with	
Checked <i>[Signature]</i> Passed <i>[Signature]</i>		REGISTERED - 19		Secondary Directions		Produced by	
Signed <i>[Signature]</i>		Extra Fee <i>[Signature]</i>		Delivery Directions			
		01 MAY 1991					

I/We
executor of the will of
administrator of the estate of
consent to this application.

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address and Occupation of Witness

Signature of Executor/Administrator

CONSENT OF
EXECUTOR OR
ADMINISTRATOR
Note (j)

INSTRUCTIONS FOR COMPLETION

Before lodgment at the Land Titles Office this application—

- (i) Should be marked "Registration not Opposed" by the Commissioner of Stamp Duties if the deceased registered proprietor died before 31st December, 1982; and
- (ii) Where applicable, stamp duty should be paid and the application appropriately stamped.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing in the left hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the applicant and the attesting witness.

Rule up all blanks.

The following instructions relate to the side notes on the form.

(a) Description of land. (If application is only in respect of a registered dealing, rule through this panel.)

- (i) **TORRENS TITLE REFERENCE.** Insert the current reference to the Folio of the Register for the land the subject of the application, e.g., 12/701924 or Vol. 12384 Fol. 128.
- (ii) **PART/WHOLE.** If part only of the land in the Folio of the Register is the subject of the application, delete the word "WHOLE" and insert the lot and plan number, portion, &c.
- (iii) **LOCATION.** Insert the locality shown on the Folio of the Register, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous.

(b) Registered dealing. (If application is only in respect of a Certificate of Title, rule through this panel.)

Show the registered number of the lease, mortgage, or charge, the title reference affected thereby, and the location of the land involved, e.g., Lease—W123456—Vol. 12634 Fol. 124—at Camperdown.

(c) Show the full name of the deceased registered proprietor.

(d) Strike out "land above described" or "abovementioned registered dealing", whichever does not apply.

(e) Show the full name, address and description of the applicant. If devisees or beneficiaries apply, indicate whether they hold as joint tenants or tenants in common, and, if as tenants in common, state the shares in which they hold.

(f) Insert executor, administrator, trustee, devisee or beneficiary as appropriate. If letters of administration have been granted, e.g., "cum testamento annexo" or "de bonis non", the entitlement may be abbreviated, e.g., administrator c.t.a., administrator d.b.n., &c. Applicants should not claim as executor and devisee or executor and trustee.

(g) Execution.

GENERALLY (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all the applicants, each applicant to execute the dealing in the presence of an adult witness, not being a party to the application, to whom he/she is personally known. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the application is executed by an attorney for the applicant pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., "AB by his/her attorney (or receiver or delegate, as the case may be), XY pursuant to power of attorney registered Book No.

AUTHORITY (iv) If the application is executed pursuant to an authority (other than specified in (iii)), the form of execution must indicate the statutory, judicial or other authority pursuant to which the application has been executed.

CORPORATION (v) If the application is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title or duplicate registered dealing. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pble for probate, L/A for letters of administration.

(j) Consent of the executor or administrator is required only where the applicant claims otherwise than as executor, administrator, or trustee.

FIRST SCHEDULE DIRECTIONS

(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME	
	PROP	IRIS MAY STAPLETON IN 1/2	26
		SHARE AND VINCENT BORGESSE	52
		IN 1/2 SHARE AS TENANTS IN	78
		COMMON	104
			130

SECOND SCHEDULE AND OTHER DIRECTIONS

(D) FOLIO IDENTIFIER (OR REGD. DEALING & FOLIO IDENTIFIER)	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
	CT	297	V	



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/209779

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2013	6:19 AM	3	28/6/2004

LAND

LOT 1 IN DEPOSITED PLAN 209779
AT APPIN
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF APPIN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP209779

FIRST SCHEDULE

WALKER CORPORATION PTY LIMITED (T AA321945)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 60.96 METRES BY DB2439 NO.315

NOTATIONS

AA501351 NOTE: THE PRINT QUALITY OF THE CERTIFICATE OF TITLE, ISSUED IN JANUARY 2004, MAY BE DEFICIENT. IF THE PRINT QUALITY IS AT ISSUE PLEASE CONTACT CUSTOMER SERVICES CENTRE, LAND AND PROPERTY INFORMATION DIVISION, PH. (02) 9228 6713.
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

mg

PRINTED ON 31/10/2013

* 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.

31/10/2013

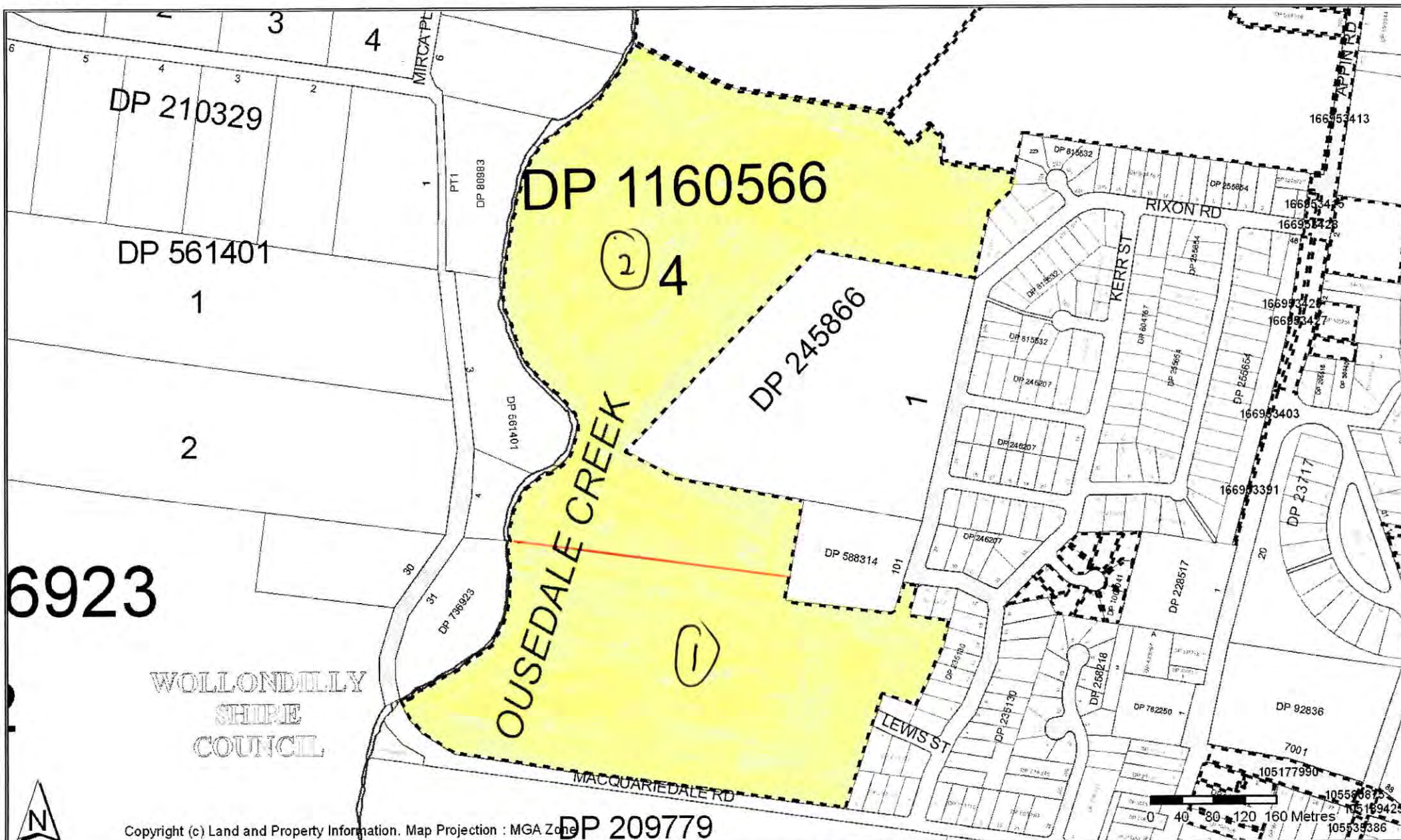
Requested Parcel : Lot 4 DP 1160566

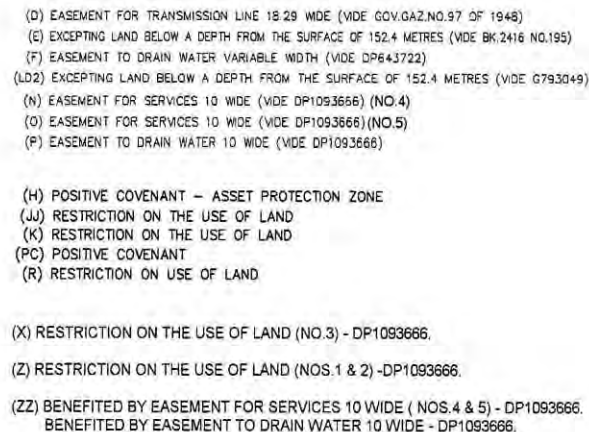
Identified Parcel : Lot 4 DP 1160566

LGA : WOLLONDILLY

Parish : APPIN

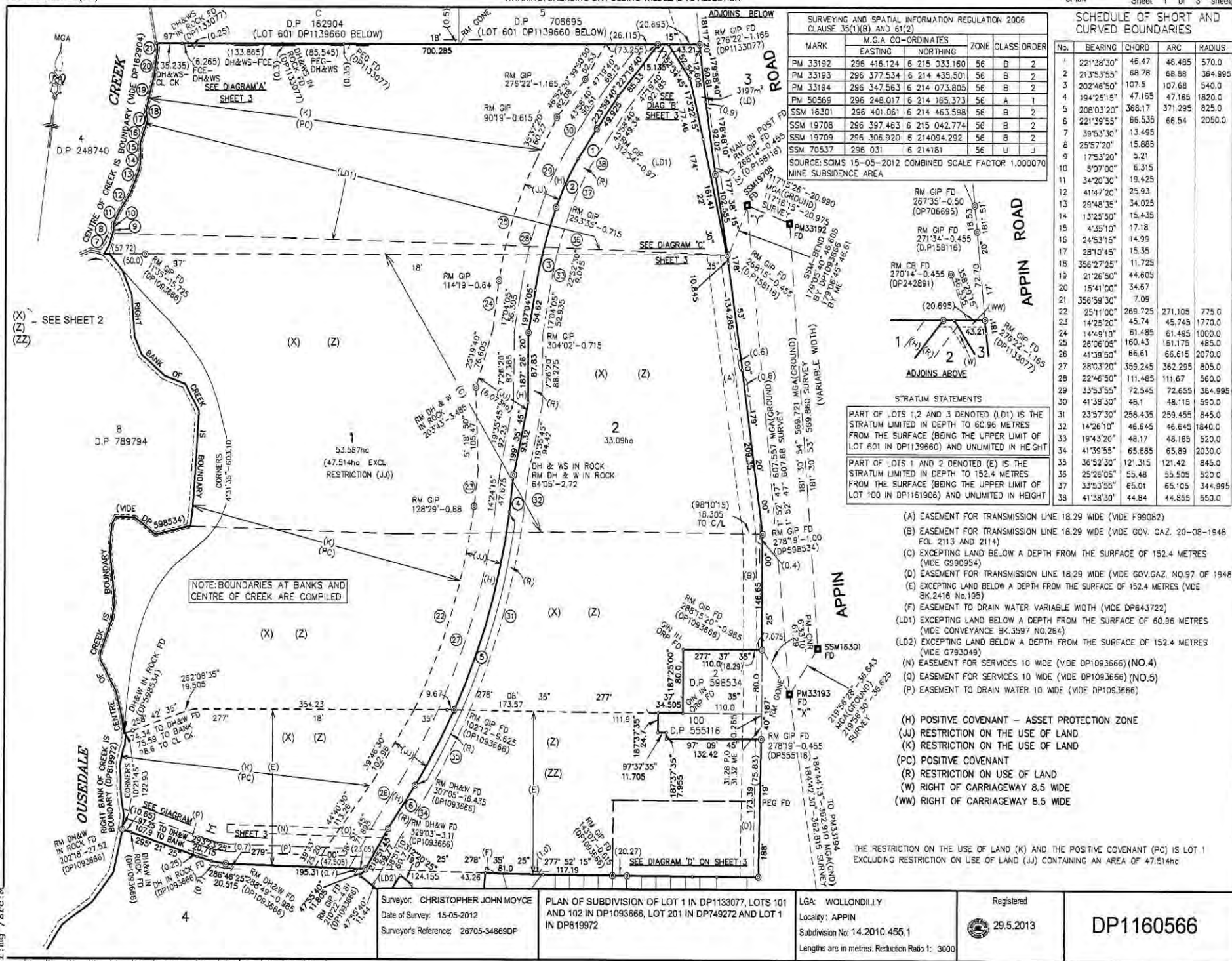
County : CUMBERLAND





NOTE: BOUNDARIES AT BANKS
OF CREEK ARE COMPILED

DP1160566

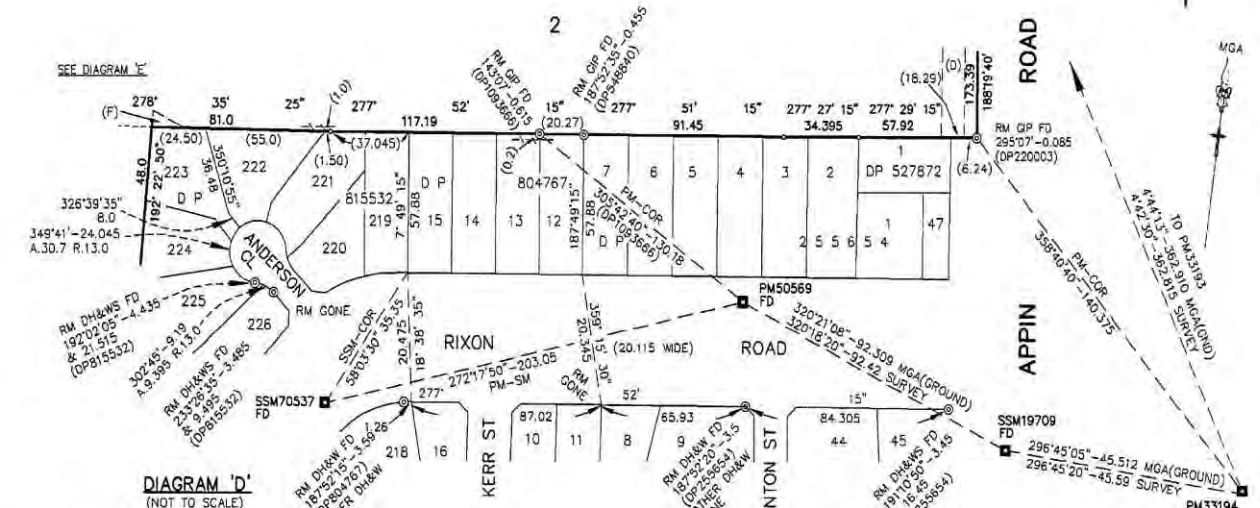
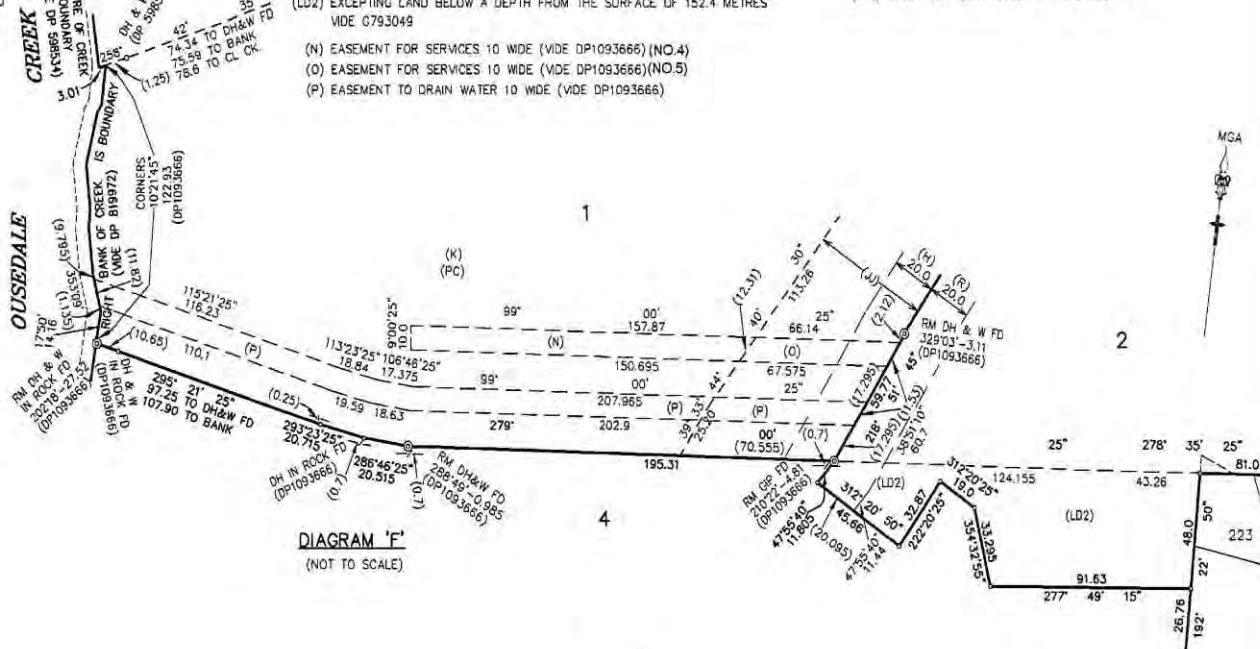
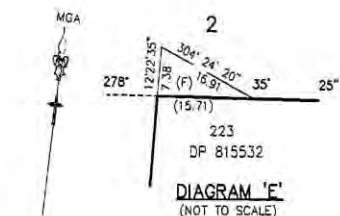
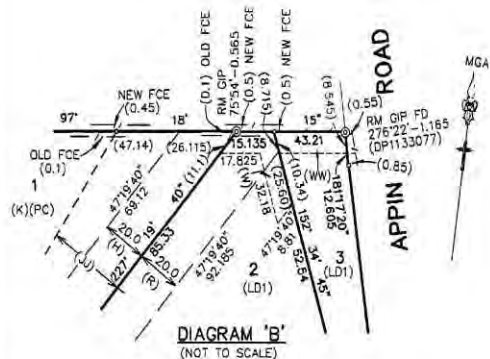
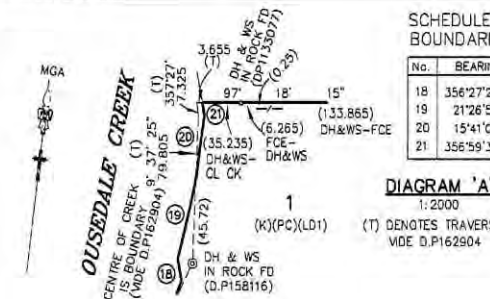


SCHEDULE OF SHORT
BOUNDARIES

No.	BEARING	DISTANCE
18	356°27'25"	11.725
19	21°26'50"	44.605
20	15°41'00"	34.67
21	356°59'30"	7.09

DIAGRAM 'A'

1:2000

(T) DENOTES TRAVERSE
VIDE D.P162904

Surveyor: CHRISTOPHER JOHN MOYCE
Date of Survey: 15-05-2012
Surveyor's Reference: 26705-34869DP

PLAN OF SUBDIVISION OF LOT 1 IN DP1133077, LOTS 101
AND 102 IN DP1093666, LOT 201 IN DP749272 AND LOT 1
IN DP819972

LGA: WOLLONDILLY
Locality: APPIN
Subdivision No: 14.2010.455.1
Lengths are in metres. Reduction Ratio 1: 3000

Registered
29.5.2013

DP1160566

PLAN FORM 6

WARNING: Creasing or folding will lead to rejection ePlan

2 of 2

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheet(s)


SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants

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

1. RESTRICTION ON THE USE OF LAND (JJ)
2. RESTRICTION ON THE USE OF LAND (K)
3. POSITIVE COVENANT (PC)
4. RESTRICTION ON THE USE OF LAND (MM) *CFM*
5. RESTRICTION ON THE USE OF LAND
6. POSITIVE COVENANT (H)
7. RIGHT OF CARRIAGEWAY 8.5 WIDE (WW)
8. RIGHT OF CARRIAGEWAY 8.5 WIDE (W)
9. RESTRICTION ON THE USE OF LAND (R)

DP1160566

Office Use Only

Registered:  29.5.2013
Title System: TORRENS
Purpose: SUBDIVISION

Office Use Only

PLAN OF SUBDIVISION OF LOT 1 IN
DP1133077, LOTS 101 AND 102 IN
DP1093666, LOT 201 IN DP749272 AND LOT
1 IN DP819972

LGA: WOLLONDILLY

Locality: APPIN

Parish: APPIN

County: CUMBERLAND

Survey Certificate

I, CHRISTOPHER JOHN MOYCE

of LOCKLEY LAND TITLE SOLUTIONS PO BOX 400 GLADESVILLE 1676

a surveyor registered under the Surveying and Spatial Information Act, 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation, 2006 and was completed on: 15-05-2012

The survey relates to LOTS 1, 2 AND 3 (LOT 4 COMPILED)

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

Signature: *CMoyce* Dated: 15-05-2012
Surveyor registered under the Surveying and Spatial Information Act, 2002

Datum Line: "X" - "Y"

Type: Urban/Rural

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW/Western Lands Office Approval

I, in approving this plan certify
(Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature:

Date:

File Number:

Office:

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed subdivision set out herein

(Insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Officer

Consent Authority: Wollondilly Shire Council

Date of Endorsement: 17 Apr 2013

Accreditation no:

Subdivision Certificate no: 14.2010.455.1

File no: DA1017110P5

Plans used in the preparation of survey/compilation

DP158116	DP816532
DP245866	DP819972
DP255654	DP1093666
DP655118	DP1133077
DP598534	
DP749272	

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: 26705-34869DP

* Strike through Inapplicable parts.

PLAN FORM 6A

WARNING: Creasing or folding will lead to rejection

ePlan

05/11

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF SUBDIVISION OF LOT 1 IN
DP1133077, LOTS 101 AND 102 IN DP1093666,
LOT 201 IN DP749272 AND LOT 1 IN DP819972

Office Use Only

DP1160566

Office Use Only

Registered: 29.5.2013

Subdivision Certificate No.: 14.2010.455.1

Date of Endorsement: 17 April 2013

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants
(If space is insufficient use additional annexure sheet)

Certified correct for the purposes of the Real Property
Act 1900 and executed in accordance with Section
127 of the Corporations Act 2001 on behalf of the
corporation named below.

Corporation: Walker Corporation Pty Limited
ACN 001 176 263

CM

Weg. Wilkinson

Signature of authorised person

I. Grist

Signature of authorised person

MARK WILKINSON

Name of authorised person
Director

IAN GRIST

Name of authorised person
Director/Secretary

ROADS & MARITIME SERVICES
EXECUTED BY MANAGER PROPERTY SERVICES
SOUTHERN REGION PURSUANT TO DELEGATION
BOOK 4623 NO. 148

STEPHEN WAUGH
MANAGER PROPERTY SERVICES

SALLY BARNES
CHIEF EXECUTIVE
OFFICE OF ENVIRONMENT
AND HERITAGE

Surveyor's Reference: 26705-34869DP

M
NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



09355-069

Vol. **0355** Fol. **69**



1st Edition issued 17-1-1961.
CANCELLED

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

Witness

H. Ritchie

J. Watson
Registrar-General.



PLAN SHOWING LOCATION OF LAND

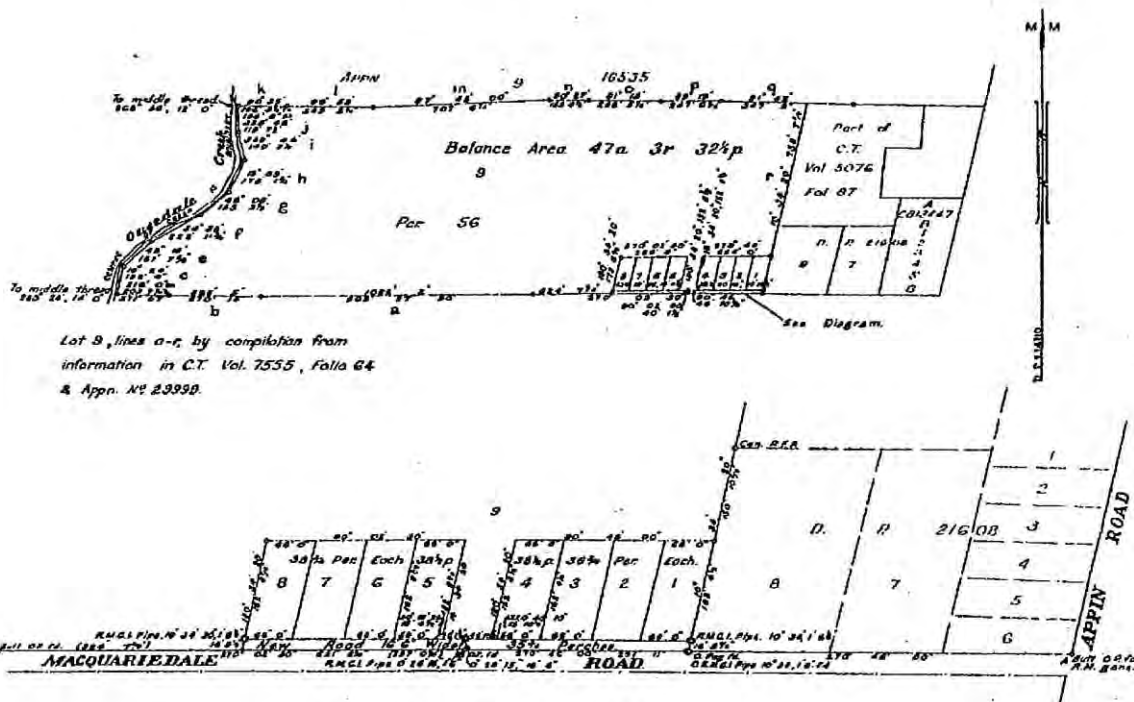


DIAGRAM.

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 9 in Deposited Plan 214110 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland excepting thereout the land below a depth of 500 feet from the surface excepted by Transfer No. G831351.

FIRST SCHEDULE (Continued overleaf)

AUSTRALIAN IRON & STEEL LIMITED.

J. Watson

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

J. Watson

Registrar General.


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

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

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

FIRST SCHEDULE (continued)

BY 1904 V. C. N. PLIGHT, GOVERNMENT PRINTER

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
The correct name of the registered proprietor is Australian Iron & Steel Proprietary Limited	change of name	DP 235130		8. 2. 68	<i>Janatson</i>
<p>This deed is cancelled as to <u>the whole here - road</u></p> <p>New Certificates of Title have been issued on <u>5-3-1968</u></p> <p>for lots by <u>Deposited Plan 235130</u> as follows:</p> <p>lots <u>1 to 25</u> fol <u>10751</u> fol <u>591</u> <u>as follows</u></p> <p><i>Janatson</i></p> <p>REGISTRAR GENERAL</p> 					

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER	DATE					
	K913361		Interests created pursuant to Section 880 Conveyancing Act, 1919, by the registration of Deposited Plan 235130 sub K 913361	3-1-1968	<i>Janatson</i>		
			The interest of the Council of the Shire of Wollondilly in the new roads shown on DP 235130	3-1-1968 1-3-1	<i>Janatson</i>		

NEW SOUTH WALES

Applications Nos.16535 and 29999

Prior Title Vol.9355 Fol. 69

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



1075111



MA

Vol. 10751 Fol. 114

Edition issued 5-3-1968

CANCELLED

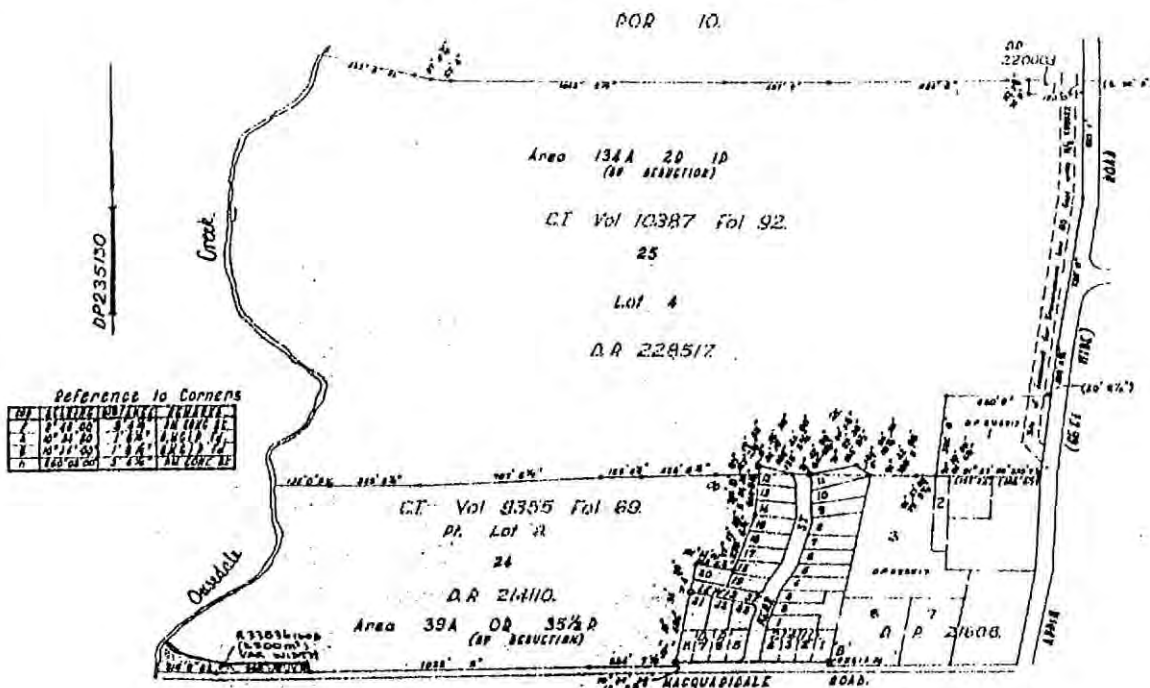
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *Walter*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 24 in Deposited Plan 235130 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland being part of Portion 9 granted to John Anderson on 17-8-1819 and part of Portion 56 granted to Edward Tutty on 17-8-1819 EXCEPTING THEREOUT THE LAND below a depth of 500 feet from the surface excepted by Transfer No. G831351.

FIRST SCHEDULE (continued overleaf)

AUSTRALIAN IRON & STEEL PROPRIETARY LIMITED.

SECOND SCHEDULE (continued overleaf)

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

Jawatson
Registrar General.

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

Vol. 10751 Fol 114

V. C. H. BLUNT, GOVERNMENT PRINTER

910-8-73

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Wollondilly Shire Council is now the registered proprietor of Part of the Land being Lots 2&5 in Deposited Plan No 245866, and Australian Iron & Steel Proprietary Limited is now the registered proprietor as regards the residue.	Transfer.	N543283.	27-7-1973	12-11-1973	<i>Janakson</i>
This Deed is cancelled as to part and New Certificate of Title Vol 12288 Fol 44 to 46 created on 29-11-73 for Lots 1 and 3, 4	Deposited Plan	245866		10-12-73	
This deed is cancelled as to <u>the residue of the road</u> New Certificates of Title have issued on 29-11-73 for lots in Deposited Plan No. 246207 as follows:- Lots 1 to 41 Vol. 12283 Fol 109 to 149 respectively.	<div style="border: 1px solid black; padding: 5px;"> <p>The residue of land in this folio comprises road shown in R33836 & 603 Entered 10th Sep Decmbr 73</p> <p><i>Janakson</i> REGISTRAR GENERAL</p> </div>				
	<p>WOLLONDILLY SHIRE COUNCIL OF PART LOT 1 IN DP 1000 355 COMPROMISED HEREIN BY THE APPLICATION 6017020 REGISTERED 24-8-1999</p>				

N543283
 31.8.73
 3777
 N471482
 (part of)
 245866
 N543283
 10-12-73
 N543283
 10-12-73
 DP246207
 29/11/73

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Resumption	N471482.	12-9-1973	The Land shown by Firm Lines (4900m ²) var width, in the Plan hereon is Public Road. (Declaration is limited to the surface and to a Depth of 20 metres below)	12-11-1973	<i>Janakson</i>		
Covenant	N543283.		As regards Lots 2 & 5 in Deposited Plan No 245866, created by Transfer No N543283.	12-11-1973	<i>Janakson</i>		
APPLICATION	6017020	24-8-1999	RESIDUE OF THE LAND BEING LOT 1 IN DP 1000 355 IS CANCELLED HEREIN	24-8-1999			
APPLICATION	6017020	24-8-1999	FOLIO IS CANCELLED NEW FOLIO CREATED FOR LOT 1 IN DP 1000 355	24-8-1999			

By Part
 Whole
 24-8-1999
 24-8-1999



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



9834179

NEW SOUTH WALES
For Grant Particulars see
Deposited Plan.
Prior Title Vol. 8351 Fol. 246.

Vol. **9834** Fol. **179**
1st Edition issued 12-10-1964.



EM.

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

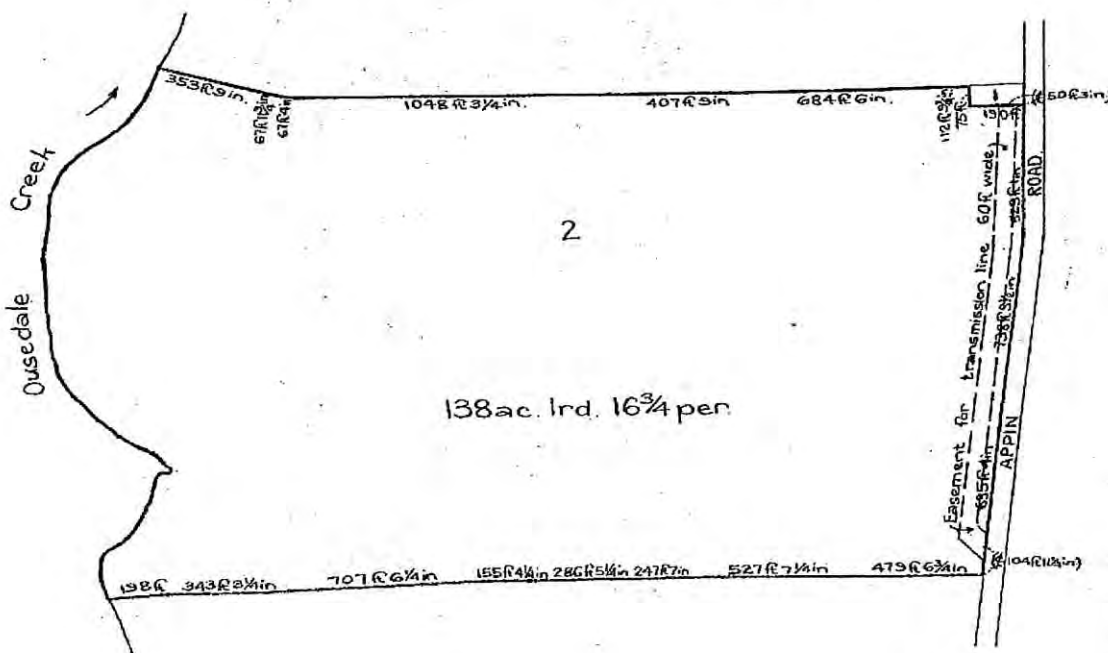
Witness

[Signature]

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND



D. P. 220003

[Signature]

Scale: 500 feet to one inch

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 220003 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland excepting thereout the land below a depth of 500 feet from the surface excepted by Transfer No. G793049.

FIRST SCHEDULE (Continued overleaf)

~~AUSTRALIAN IRON AND STEEL PROPRIETARY LIMITED.~~

[Signature]
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Easement for Transmission line created by Resumption No. R99082 affecting the easement for transmission line 60 feet wide shown in the plan hereon.

[Signature]
Registrar General.

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

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

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

Vol. 983 1/4 Fol. 179

REGISTERED PROPRIETOR		INSTRUMENT			ENTERED	Signature of Registrar General
		NATURE	NUMBER	DATE		
<p><i>Her Most Gracious Majesty Queen Elizabeth II of the Second</i> <i>Iron & Steel Proprietary Limited of the residue</i></p>		<i>Transfer</i>	<i>K320911</i>	<i>4-4-1966</i>	<i>6-7-1966</i>	<i>Jambhavan</i>
<p>As to <i>THE WHOLE, EX LOT 1 IN D.P. 228517</i> this Deed is cancelled and new Certificate of Title issued <i>Vol 10387 Fol 92</i> <i>Vide K375736</i></p> <p><i>Jambhavan</i> Registrar General.</p>						
<p><i>This Deed is cancelled as to part and New Certificate of Title Vol 11074 Fol 228</i> <i>Issued on 12-6-1969 for Lot 1 in D.P. 228517</i></p>		<i>Deposited Plan</i>	<i>228517</i>		<i>20-6-1969</i>	<i>Jambhavan</i>

(Page 2 of 2 pages)

[illegible]

NEW SOUTH WALES

Appln. 16535

Prior Title Vol. 9834 Fol. 179

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **10387** Fol. **92**

Edition issued 1-9-1966

CANCELLED

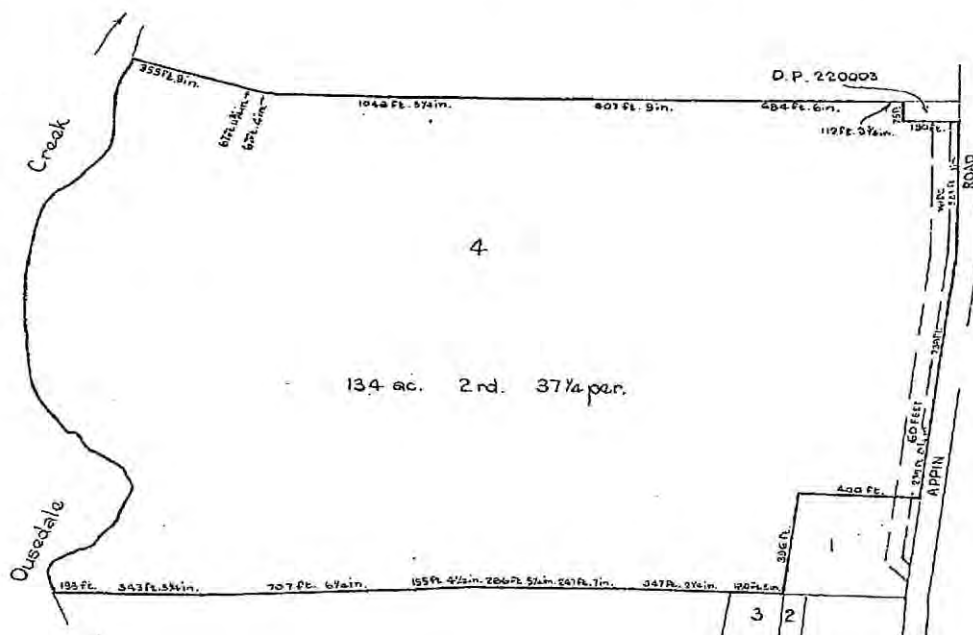
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *S. Vandine*

Lawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



K375936. *RPB*

Scale: 500 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 228517 at Appin in the Shire of Wollondilly, Parish of Appin and County of Cumberland being part of Portion 9 granted to John Anderson on 17-8-1819 and part of Portion 10 granted to William Dennison on 17-8-1819, excepting thereout the land below a depth of 500 feet from the surface excepted by Transfer No. G793049.

Lawatson
Registrar General.

FIRST SCHEDULE (continued overleaf).

AUSTRALIAN IRON AND STEEL PROPRIETARY LIMITED.

Lawatson
Registrar General.

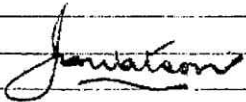

SECOND SCHEDULE (continued overleaf).

1. Reservations and conditions, if any, contained in the Crown Grant above referred to
2. Easement for Transmission Line created by Resumption No. F99082 affecting the part of the land above described shown as 60 feet wide in the plan hereon.

Lawatson
Registrar General.

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

Vol.	10387	Fol	92
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REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<p>This deed is cancelled as to <u>the whole</u></p> <p>New Certificates of Title have issued on <u>5-3-1968</u></p> <p>for lots in <u>Daphne Title Plan No 235/39</u> as follows:-</p> <p><u>Lot 1 to 25 incl</u> Vol 10751 Fol 591 <u>to 115 incl</u> respectively.</p> <p style="text-align: center;">   REGISTRAR GENERAL </p>					

(Page 2 of 2 pages)

[illegible]

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

NEW SOUTH WALES

Application No.16535

Prior Title Vol.10387 Fol. 92

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



MA

Vol. 10751 Fol. 115

Edition issued 5-3-1968

CANCELLED

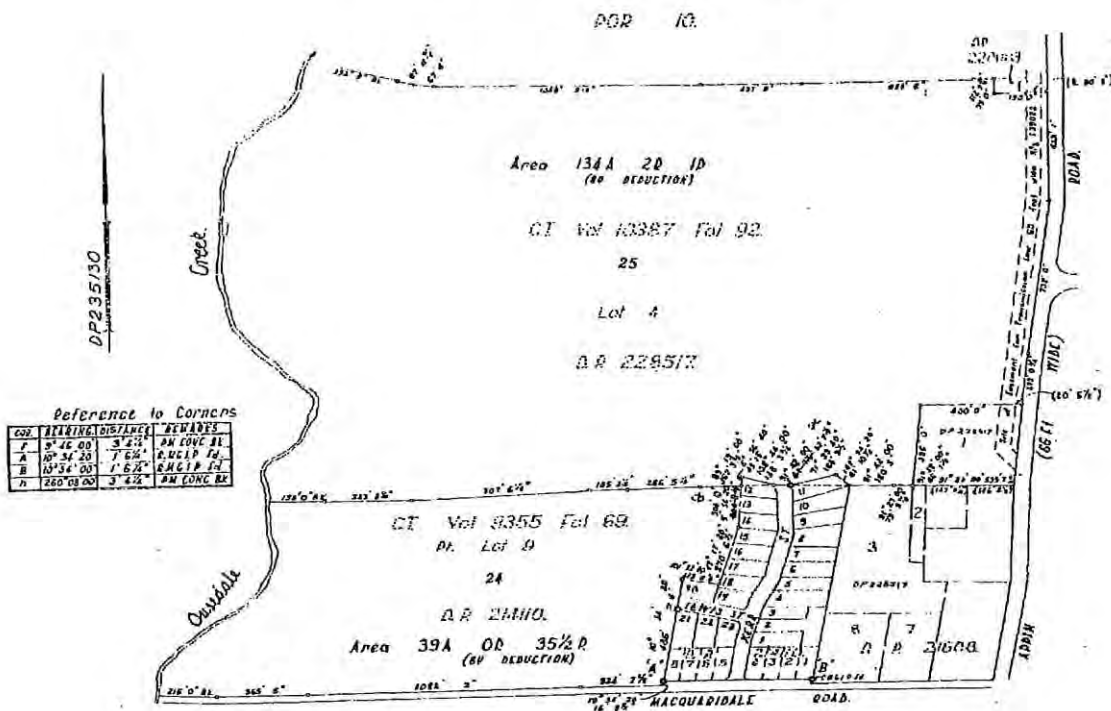
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. J. Alter*

J. J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 25 in Deposited Plan 235130 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland being part of Portion 9 granted to John Anderson on 17-8-1819 and part of Portion 10 granted to William Dennison on 17-8-1819 EXCEPTING THEREOUT the land below a depth of 500 feet from the surface excepted by Transfer No.G793049.

FIRST SCHEDULE (continued overleaf)

AUSTRALIAN IRON & STEEL PROPRIETARY LIMITED.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Easement for Transmission Line created by Resumption No.F99082 affecting the part of the land above described shown as 60 feet wide in the plan hereon.

J. J. Watson
Registrar General.

V. C. N. BLIGHT, GOVERNMENT PRINTER

DP 54584
 C.H.
 21.3
 54584
 M 595723 7
 Lot 3
 54584
 Ryo Pref
 on DP 54584
 (WHOLE

[illegible]

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

NEW SOUTH WALES



CIFICATE OF TITLE

AL PROPERTY ACT, 1900



11820177

Appln. No. 16535

Vol. **11820** Fol. **177**

Prior Title Vol. 10751 Fol. 115

Edition issued 24-4-1972



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

Jawatson
Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 548840 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland being part of Portion 9 granted to John Anderson on 17-8-1819 and part of Portion 10 granted to William Dennison on 17-8-1819. EXCEPTING THEREOUT the land below a depth of 500 feet from the surface excepted by Transfer No.G793049.

FIRST SCHEDULE

AUSTRALIAN IRON & STEEL PROPRIETARY LIMITED.

Jawatson
Registrar General.

SECOND SCHEDULE

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

Jawatson
Registrar General.

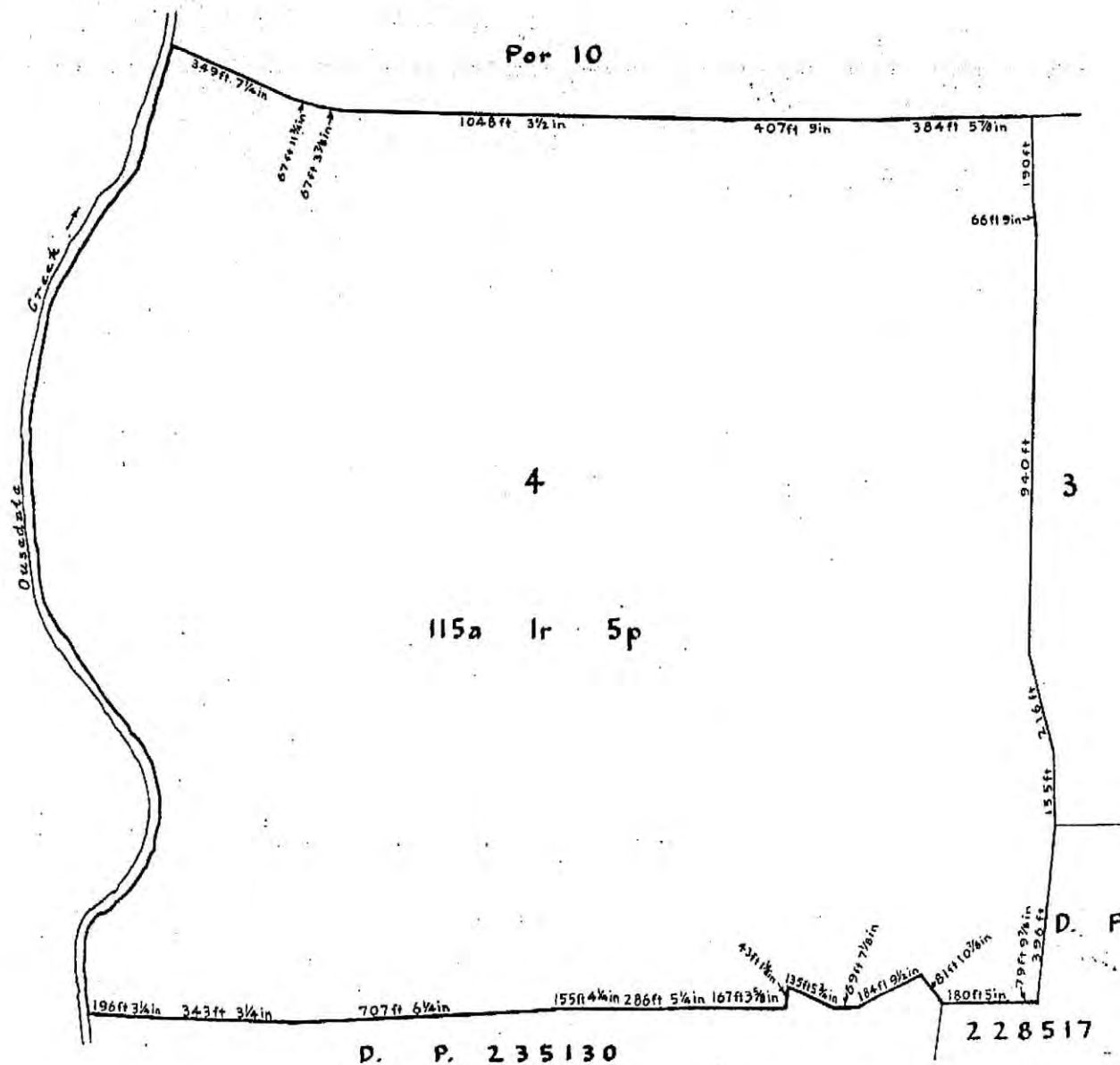
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

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

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

PLAN SHOWING LOCATION OF LAND

(Page 2 of 4 pages)



D. P. 54-8840 m.L.

Scale: 300 feet to one inch.

Vol. 11820 Fol. 177

SECOND SCHEDULE (continued)[illegible][illegible]

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

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



12288046

Appln. Nos. 16535 and 29999

Prior Titles Vol. 10751 Fol. 114
Vol. 11820 Fol. 177

Vol. **12288** Fol. **46**

Edition issued 29-11-1973



12288 Fol. 46

(Page 1) Vol. 12288 Fol. 46

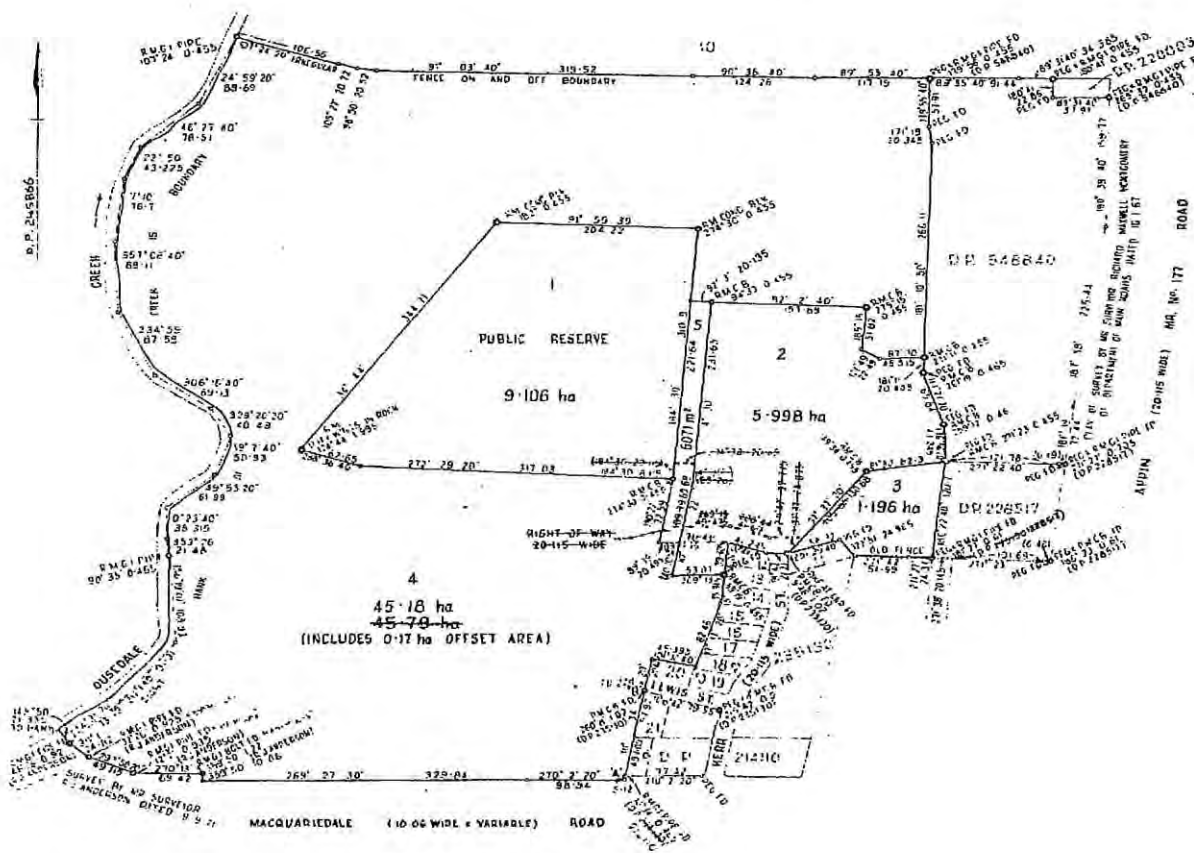
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 245866 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland being part of Portion 9 granted to John Anderson on 17-8-1819, part of Portion 10 granted to William Dennison on 17-8-1819 and part of Portion 56 granted to Edward Tutty on 17-8-1819. EXCEPTING THEREOUT the land below a depth of 152.4 metres from the surface excepted by Transfers Nos. G793049 and G831351.

FIRST SCHEDULE

AUSTRALIAN IRON & STEEL PROPRIETARY LIMITED.

SECOND SCHEDULE

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

Jawatson
Registrar General.

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

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

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

Signature of Registrar General	
-----------------------------------	--

~~RECTOR GENERAL~~

NEW CERTIFICATE(S) OF TITLE ISSUING ON DP 388312
NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO
SURVEY DRAFTING BRANCH.

CANCELLATION

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

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



13281010

Appln. Nos.16535 & 29999

Prior Title Vol.12288 Fol. 46

Vol. **13281** Fol. **10**
CANCELLED
EDITION ISSUED

23 3 1977



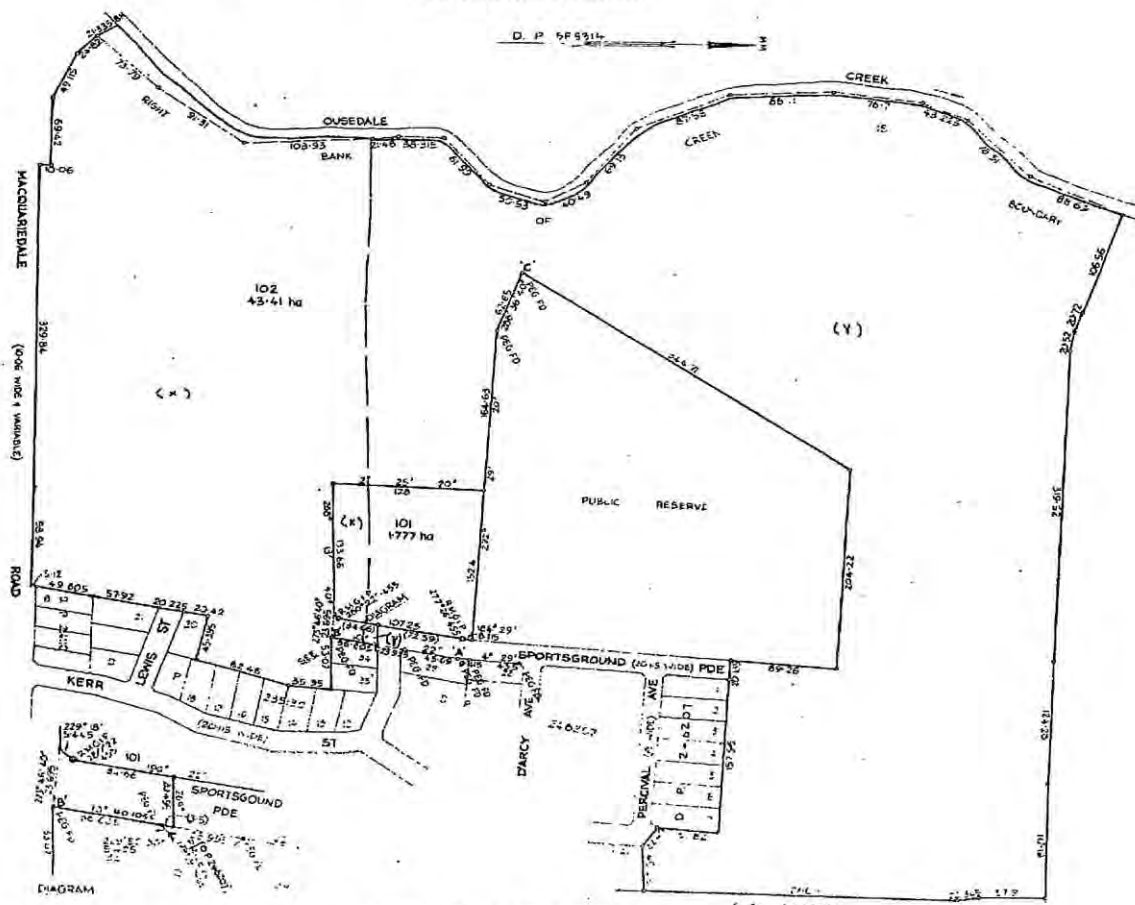
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 102 in Deposited Plan 588314 at Appin in the Shire of Wollondilly Parish of Appin and County of Cumberland being part of Portion 9 granted to John Anderson on 17-8-1819, part of Portion 10 granted to William Dennison on 17-8-1819 and part of Portion 56 granted to Edward Tutty on 17-8-1819. EXCEPTING THEREOUT the land below a depth of 152.4 metres from the surface excepted by Transfers Nos.G793049 and G831351 as regards the parts designated (Y) and (X) respectively in the plan hereon.

FIRST SCHEDULE

AUSTRALIAN IRON & STEEL PROPRIETARY LIMITED.

SECOND SCHEDULE

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

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

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

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

13281 Fol. 10
(Page 1) Vol.

[illegible][illegible]

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



Historical Title

InfoTrack
An Approved LPI M
Information Brok

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/11/2013 12:23PM

FOLIO: 201/749272

First Title(s): OLD SYSTEM

Prior Title(s): VOL 13281 FOL 10

Recorded	Number	Type of Instrument	C.T. Issue
29/10/1987	DP749272	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/12/2002	8980746	TRANSFER	EDITION 2
7/1/2004	AA302754	TRANSFER	EDITION 3
21/3/2004	AA501351	DEPARTMENTAL DEALING	
29/5/2013	DP1160566	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 01T
Licence: 01-06-050

Licence: Mallesons Stephen Jaques

9

TRANSFER

New South Wales
Real Property Act 1900



8980746W

PRIVACY NOTE: this information is legally required and will become part of the public record
Office of State Revenue use only

NEW SOUTH WALES DUTY
03-07-2002 0001033071-013
SECTION 281-ORIGINAL
NO DUTY PAYABLE

If appropriate, specify the part transferred
See annexure A

Delivery
Box

41J

Name, Address or DX and Telephone

Mallesons Stephen Jaques

DX 113 Sydney

T +61 2 9296 2000

Reference (optional): KES 03-5060-6724

CODES

T

TW

(Sheriff)

(A) TORRENS TITLE

(B) LODGED BY

(C) TRANSFEROR

BHP STEEL (AIS) PTY LTD (ABN 19 000 019 625)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ _____ and as regards
(E) ESTATE the land specified above transfers to the transferee an estate in fee simple.

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

1.

2.

3.

(H) TRANSFEREE

ENDEAVOUR COAL PTY LIMITED (ACN 099 830 476)

(I)

TENANCY:

(J) DATE

10 / 05 / 2002
dd mm yyyy

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

SIGNED, SEALED AND DELIVERED by ROSS MURRAY
as attorney for BHP STEEL (AIS) PTY LIMITED under
power of attorney registered book 4349 no. 330
in the presence of:

Signature of witness

MARGARET DEVENHAM
Name of witness (block letters)

SOLICITOR
21 Farrer Place, Sydney

SIGNED, SEALED AND DELIVERED by NICHOLAS PAPPAS and
as attorney for ENDEAVOUR COAL PTY LIMITED under
power of attorney registered book 4348 no. 309
in the presence of:

Signature of witness

PETA KELLY
Name of witness (block letters)

Peta Michelle Kelly
Level 28, 525 Collins Street, Melbourne, Vic. 3000

A natural person who is a current practitioner within
the meaning of the Legal Practice Act 1996.

By executing this deed the attorney states that
the attorney has received no notice of revocation
of the power of attorney

By executing this deed the attorney states that
the attorney has received no notice of revocation
of the power of attorney

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Page 1 of 2
number additional
pages sequentially

Annexure A to Transfer

Parties:

BHP STEEL (AIS) PTY LTD (ABN 19 000 019 625)
ENDEAVOUR COAL PTY LIMITED (ACN 099 830 476)

Dated: 10 MAY 2002

Torrens Titles

Folio Identifier 2/793302 ✓

Folio Identifier 1/793579 ✓

Folio Identifier 1/852788 ✓

Folio Identifier 31/864032 ✓

Folio Identifier 1/911000 ✓

Folio Identifier 5/957689 ✓

Auto Consol 13176-125 ✓

Auto Consol 13303-56 ✓

Folio Identifier 201/749272 ✓



can't 0234376 Present
0260571

am pop
C.D. PK.

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

TRANSFER

New South Wales
Real Property Act 1900



AA302754K

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

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

(A) TORRENS TITLE

Folio Identifier 201/749272

06-01-2004

0001783074-001

SECTION 18(2)

DUTY

\$ *****2.00

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone
CITYLINK & LEGALITIES

CODES

T

TW

(Sheriff)

48t

REF

WALKER CORP / IEG / WALKER CORP

Reference:

(C) TRANSFEROR

ENDEAVOUR COAL PTY LIMITED ACN 099 830 476

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 4,000,000.00 and as regards

(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

WALKER CORPORATION PTY LIMITED ACN 001 176 263

(I)

TENANCY:

(J) DATE

23 DECEMBER 2003

Certified correct for the purposes of the Real Property Act 1900

~~by the corporation named below the common seal of which~~ *is executed on behalf of the corporation named below by the authorised persons whose signatures appear below pursuant to the authority specified.*

~~was affixed pursuant to the authority specified and in the presence~~

~~of the authorised person(s) whose signature(s) appear(s) below.~~

Corporation: ENDEAVOUR COAL PTY LIMITED

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

L. Wayne Isaacs
L WAYNE ISAACS
DIRECTOR

Signature of authorised person:

Robert Quinn
ROBERT QUINN
DIRECTOR

Name of authorised person:

Office held:

Name of authorised person:

Office held:

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

Signature:

Ian Edward Grist

Signatory's name:

Signatory's capacity:

Ian Edward Grist

transferee's solicitor



Historical Title

InfoTrack
An Approved LPI M
Information Brok

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/11/2013 12:37PM

FOLIO: 4/1160566

First Title(s): OLD SYSTEM

Prior Title(s): 201/749272

Recorded	Number	Type of Instrument	C.T. Issue
29/5/2013	DP1160566	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***

mg

PRINTED ON 8/11/2013



Title Search

InfoTrack
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/1160566

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
8/11/2013	12:37 PM	1	29/5/2013

LAND

LOT 4 IN DEPOSITED PLAN 1160566
AT APPIN
LOCAL GOVERNMENT AREA WOLLONDILLY
PARISH OF APPIN COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1160566

FIRST SCHEDULE

WALKER CORPORATION PTY LIMITED

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G793049 G831351 EXCEPTING LAND BELOW A DEPTH FROM THE
SURFACE OF 152.4 METRES

NOTATIONS

UNREGISTERED DEALINGS: M AH992604.

*** END OF SEARCH ***

mg

PRINTED ON 8/11/2013

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

Appendix F

Plates 1 - 14



Photo 1 - A Frame Residential Dwelling



Photo 2 - Soil Mounds (AEC9)



Photo 3 - Area of Overgrown Weeds with Fly Tipping Observed (AEC11)



Photo 4 - Fly Tipping / Dumped Soil with Brick and PACM Fragments (Part of AEC11)



Photo 5 - Scattered PACM Fragments (Part of AEC11)



Photo 6 - Fly Tipping Adjacent to PACM Fragments on Track (AEC11)



Photo 7 - Soil Mounds (AEC11)



Photo 8 - Stockpile of Anthropogenic Materials (AEC8)



Photo 9 - Brick Veneer Dwelling



Photo 10 - Dog Kennels



Photo 11 - Shed and Dog Kennel Area (AEC6)



Photo 12 - Fenced Grassed areas (PAEC4)



Photo 13 - Collapsed Structure with building materials stored adjacent. Oil/Fuel staining on concrete slab and ground surface.



Photo 14 - 44 Gallon drum used as a bomb fire, damaged corrugated asbestos sheeting to the rear. (AEC4)



Photo 15 - damaged asbestos fragments adjacent to corrugated Asbestos sheet (AEC4)



Photo 16 - Tractor



Photo 17 - Abandoned Car (AEC3)



Photo 18 - Stockpile of Building Demolition with ACM fragments (AEC2)



Photo 19 - Surface Filling / Possible Landfill (AEC1)



Photo 20 - Surface Filling / Possible Landfill (AEC1)



Photo 21 - PACM Fragments on ground surface (AEC17)



Photo 22 - Newly Constructed Fence with some fly tipping and PACM Fragments on Ground Surface (AEC17)



Photo 23 - Historic Building (Appin Inn)



Photo 24 - Historic Building (App Inn)



Photo 25 - Fly tipping observed to the rear of the adjacent properties (AEC 13)



Photo 26 - Fly tipping / soil mound (AEC13)



Photo 27 - Corrugated metal roofing stockpile (AEC13)

Appendix G

PAEC Inspection Logs

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	1	Easting:	295723.02
AEC #:	7	Northing:	6213292.09

Identified from:

Site Inspection ☐ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography ☒
 Historical Society ☐ Year: 1956 & 1961

Details:

Possible filled dam or ground disturbance

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Area overgrown with grass. Could not determine if there was previously a dam in this location

Reasoning:

Possible filled dam

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	2	Easting:	296026.61
AEC #:	15	Northing:	6213262.59

Identified from:

Site Inspection ☐ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography ☒
 Historical Society ☐ Year: 1988

Details:

Various Structures that have been demolished pre 1988

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

No Signs of buildings, possible fill in some areas

Reasoning:

Demolished building and possible filling

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	3	Easting:	296076
AEC #:	-	Northing:	6213223

Identified from:

Site Inspection	<input type="checkbox"/>	Conductivity Data	<input type="checkbox"/>	Other (list below):
Title Deed info.	<input type="checkbox"/>	Interviews	<input type="checkbox"/>	Council Records
Geotechnical	<input type="checkbox"/>	Aerial Photography	<input checked="" type="checkbox"/>	
Historical Society	<input type="checkbox"/>	Year: 1956		

Details:

Building

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Historic building constructed from sandstone (brick) blocks and corrugated roofing

Reasoning:

Derelict building that is not undergoing land use change
--

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	4	Easting:	295713
AEC #:	-	Northing:	6213254

Identified from:

Site Inspection	<input type="checkbox"/>	Conductivity Data	<input type="checkbox"/>	Other (list below):
Title Deed info.	<input type="checkbox"/>	Interviews	<input type="checkbox"/>	Council Records
Geotechnical	<input type="checkbox"/>	Aerial Photography	✓	
Historical Society	<input type="checkbox"/>	Year: 1975		

Details:

Fenced area

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Fenced area with well-maintained grass

Reasoning:

Not an area of environmental concern

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	✓

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	5	Easting:	295817.85
AEC #:	6	Northing:	6213240.26

Identified from:

Site Inspection	<input type="checkbox"/>	Conductivity Data	<input type="checkbox"/>	Other (list below):
Title Deed info.	<input type="checkbox"/>	Interviews	<input type="checkbox"/>	Council Records
Geotechnical	<input type="checkbox"/>	Aerial Photography	✓	
Historical Society	<input type="checkbox"/>	Year: 1975		

Details:

Construction of Sheds

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Sheds and kennels

Reasoning:

Possible ACM used for shed construction.

Classified as an AEC ?

Yes	✓
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	6	Easting:	295859
AEC #:	-	Northing:	6213240

Identified from:

Site Inspection	<input type="checkbox"/>	Conductivity Data	<input type="checkbox"/>	Other (list below):
Title Deed info.	<input type="checkbox"/>	Interviews	<input type="checkbox"/>	Council Records
Geotechnical	<input type="checkbox"/>	Aerial Photography	<input checked="" type="checkbox"/>	
Historical Society	<input type="checkbox"/>	Year: 1975		

Details:

Construction of building

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Brick veneer residential dwelling

Reasoning:

Residential dwelling. Not an AEC

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	7	Easting:	295689
AEC #:	-	Northing:	6213382

Identified from:

Site Inspection ☐ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography ☒
 Historical Society ☐ Year: 1975

Details:

Construction of building

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

A frame residential dwelling (corrugated roofing with cladding) with associated garage / shed

Reasoning:

Residential dwelling. No land use changes

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	8	Easting:	295911
AEC #:	-	Northing:	6213247

Identified from:

Site Inspection	<input type="checkbox"/>	Conductivity Data	<input type="checkbox"/>	Other (list below):
Title Deed info.	<input type="checkbox"/>	Interviews	<input type="checkbox"/>	Council Records
Geotechnical	<input type="checkbox"/>	Aerial Photography	<input checked="" type="checkbox"/>	
Historical Society	<input type="checkbox"/>	Year: 1975		

Details:

Shed

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Corrugated Shed

Reasoning:

Not an AEC

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	9	Easting:	295673.93
AEC #:	18	Northing:	6213544.21

Identified from:

Site Inspection	<input type="checkbox"/>	Conductivity Data	<input type="checkbox"/>	Other (list below):
Title Deed info.	<input type="checkbox"/>	Interviews	<input type="checkbox"/>	Council Records
Geotechnical	<input type="checkbox"/>	Aerial Photography	✓	
Historical Society	<input type="checkbox"/>	Year: 1975		

Details:

Unknown Ground Disturbance

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Too overgrown to inspect the site

Reasoning:

Too overgrown

Classified as an AEC ?

Yes	✓
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	10	Easting:	295584
AEC #:	-	Northing:	6213949

Identified from:

Site Inspection ☐ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography ☒
 Historical Society ☐ Year: 1975

Details:

Area affected by land clearing

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Area affected by land clearing

Reasoning:

Not AEC but part of PAEC 32

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	11	Easting:	295830.35
AEC #:	21	Northing:	6214196.66

Identified from:

Site Inspection	<input type="checkbox"/>	Conductivity Data	<input type="checkbox"/>	Other (list below):
Title Deed info.	<input type="checkbox"/>	Interviews	<input type="checkbox"/>	Council Records
Geotechnical	<input type="checkbox"/>	Aerial Photography	✓	
Historical Society	<input type="checkbox"/>	Year: 1988		

Details:

Unknown Ground Disturbance

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Unable to inspect due to overgrown dense vegetation

Reasoning:

Possible Imported filling.

Classified as an AEC ?

Yes	✓
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	12	Easting:	295754.96
AEC #:	17	Northing:	6213505.67

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Minor fly tipping and dumped soil - consisting of soil, mulch, cobbles and plastic.

Reasoning:

Imported filling

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	13	Easting:	295754.96
AEC #:	17	Northing:	6213505.67

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Construction of new fence and fly tipping with fibro sheeting (fibro cement pieces on ground surface)

Reasoning:

Fly tipping – Fibro fragments observed
(Possible ACM)

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	14	Easting:	295612
AEC #:	16	Northing:	6213439

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography
 Historical Society ☐ Year:

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Fly tipped Dumped soil stockpile adjacent to Macquariedale Rd

Reasoning:

Imported filling within mound.

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	15	Easting:	295844.6
AEC #:	11	Northing:	6213349.39

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography
 Historical Society ☐ Year:

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Area of fly tipping. Fibro (Possible asbestos containing material), brick and tile fragments observed within a dirt track and adjacent grassed areas. Area also has soil stockpiles/ mounds with fibro fragments observed (possibly asbestos containing material (PACM)). Fragments were observed on some of the mounds and/or adjacent to the mounds. The mounds appeared to be used as bike jumps. A portion of the area was over grown with weeds (blackberry bushes). Fly tipping was observed within the weeds

Reasoning:

Imported filling in track and mounds. ACM and other demolition material observed on ground surface

Classified as an AEC ?

Yes ☒
 No ☐

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	16	Easting:	295769.54
AEC #:	10	Northing:	6213369.59

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Area to the west of PAEC15. Consists of an oval dirt track that runs into PAEC15 and with overgrown grass adjacent to the track.

Reasoning:

Possible Imported filling in track and ACM

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	17	Easting:	295866.03
AEC #:	12	Northing:	6213275.55

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Area affected by possible filling / ground disturbance and overgrown with weeds
(blackberry bushes)

Reasoning:

Possible Imported filling within mound.
Un-observable

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	18	Easting:	295951.69
AEC #:	13	Northing:	6213299.09

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Two stockpiles / fly tipping consisting of concrete, bricks and shale gravel
And one stockpile of corrugated sheeting

Reasoning:

Imported filling within mound.

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	19	Easting:	296026.61
AEC #:	15	Northing:	6213262.59

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography
 Historical Society ☐ Year:

Details:

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

area of possible filling / ground disturbance

Reasoning:

Possible filling

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	20	Easting:	296096
AEC #:	-	Northing:	6213256

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Recently disturbed ground

Reasoning:

Disturbed ground for construction of signage

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	21	Easting:	295969
AEC #:	14	Northing:	6213245

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

stockpile of soil with steel, brick fragments and concrete fragments

Reasoning:

Filling within mound.

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	22	Easting:	295638.44
AEC #:	8	Northing:	6213340.61

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Stockpile consisting of building rubble, car tyres, trees, carpet, engines, plastics, aerosol cans and PACM. Approximately 15 x 15 m.

Reasoning:

Anthropogenic material stockpile.

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	23	Easting:	295705.65
AEC #:	9	Northing:	6213379.19

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Soil mounds to the rear of the A frame residential dwelling

Reasoning:

Possible Imported filling within mounds.

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	24	Easting:	295656
AEC #:	3	Northing:	6213225

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

dumped car

Reasoning:

Possible spilled hydrocarbons

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	25	Easting:	295557
AEC #:	2	Northing:	6213182

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Fly tipping / dumped rubbish stockpile consisting of building demolition including bricks, fibreglass roofing, timber, scrap metal and PACM

Reasoning:

Imported filling within mound.

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	26	Easting:	295753
AEC #:	-	Northing:	6213151

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

soil, mulch and timber stockpile

Reasoning:

Imported filling within mound.

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	27	Easting:	295837.08
AEC #:	5	Northing:	6213216.61

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography
 Historical Society ☐ Year:

Details:

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Oil/fuel staining on concrete slab,

Reasoning:

Staining – possible hydrocarbon contamination

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	28	Easting:	295843.71
AEC #:	4	Northing:	6213203.37

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography
 Historical Society ☐ Year:

Details:

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

ACM fragments on ground surface (poor condition) adjacent to a ACM corrugated sheet which is adjacent to a 44 gallon drum utilised as a bomb fire

Reasoning:

Asbestos contamination on near surface soils

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	29	Easting:	295841.05
AEC #:	1	Northing:	6213121.42

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography
 Historical Society ☐ Year:

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Possible Landfill, plastics, bones, steel, 44 gallon drum, and animal waste observed.
Strong decomposing odour. Possibly 20 m x 20 m (extent unknown)

Reasoning:

Landfill

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	30	Easting:	295604
AEC #:	19	Northing:	6213720

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

fly tipping consisting of possible ACM

Reasoning:

Asbestos contamination on surface soils

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	31	Easting:	295890.54
AEC #:	20	Northing:	6214174.64

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography
 Historical Society ☐ Year:

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Area with fly tipping / soil mounds consisting of bricks, soil and cobbles

Reasoning:

Imported filling within mounds.

Classified as an AEC ?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	32	Easting:	
AEC #:	-	Northing:	

Identified from:

Site Inspection ☐ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography ☒
 Historical Society ☐ Year:

Details:

Farm Dam

Follow up:

Site Inspection

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Farm Dam – Appears to be locally won soil for dam wall construction

Reasoning:

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

PAEC Identification & Inspection Log

Client: Walker Corporation Pty Ltd
Project: Preliminary Site Investigation
Location: South Appin, Appin

Project Number: 76589
Date: 04/12/13
Logged: BAH

Location:

Identification		GPS Coordinates	
PAEC #:	33	Easting:	
AEC #:	-	Northing:	

Identified from:

Site Inspection ☒ Conductivity Data ☐ Other (list below):
 Title Deed info. ☐ Interviews ☐ Council Records
 Geotechnical ☐ Aerial Photography _____
 Historical Society ☐ Year: _____

Details:

Follow up:

Inspection Details:

Inspected by:	BAH	Photographed:	Yes
Date Inspected:	14.11.13		
Inspection Method:	Site walkover		

Observations:

Densely vegetated

Reasoning:

Classified as an AEC ?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>