



Wollondilly Local Environmental Study - New Urban Lands

Initial Contamination Assessment

Project Reference: 110052 – LJ2780

Prepared for Wollondilly Shire Council

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1 Introduction

Wollondilly Shire Council (Council) are completing a Local Environmental Study with the objective of identifying potential new land release areas within Picton, Tahmoor and Thirlmere as shown on **Figure 1** included in **Annex A**. Council commissioned Cardno (NSW/ACT) Pty Ltd (Cardno) to prepare an Initial Contamination Assessment in general accordance with Cardno's proposal (dated 21 May 2012) and State Environmental Planning Policy (SEPP) 55 Remediation of Land.

The sites are located in the Wollondilly Local Government Area (LGA) and comprise approximately 130ha, split over the following six precincts as shown on **Figure 1** in **Annex A**:

- East Tahmoor.
- West Tahmoor.
- South Tahmoor.
- East Thirlmere.
- South Thirlmere.
- West Picton.

1.1 Objective

The objective of the assessment is to determine if there is any expectation of contamination of the study area associated with previous agricultural land uses and the likely sources of that contamination.

1.2 Scope of Work

The scope of work for the assessment included a review of current and where available historical conditions that could have resulted in contamination of soil and/or groundwater at the sites within each precinct. This assessment included the following components:

- Review of selected publically available information provided by Council, including:
 - Recent aerial photographs;
 - Property Searches;
 - Section 149 Certificates; and
 - Current land title information.
- Review of regulatory databases relating to the site, including:
 - Office of Environment and Heritage (OEH) Contaminated Land Register;
 - OEH PoEO Public Register;
 - OEH "List of Contaminated Sites Reported to the NSW EPA";
- NSW Office of Water (NOW) groundwater database for information on bores registered on the database within 500m of the site.
- Review of relevant publically available geological, hydrological and hydrogeological information, including:
 - Geological maps of the area.

- Acid Sulphate Soil Risk Maps for the area.
- Salinity Hazard Maps for the area.
- Provision of a summary of potential contamination issues.

A site inspection was excluded from the scope of works.

1.3 Limitations

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2 Site Location & Context

This section details the location of the sites within each precinct and the surrounding environment.

2.1 Site Location

The sites are located in the Wollondilly Local Government Area (LGA) approximately 90 km to the south west of the Sydney CBD. The location of the sites are shown on **Figure 1 in Annex A**, with the discrete lots shown on the following Figures in Annex A:

- **East Tahmoor – Figure 2 in Annex A.**
- **West Tahmoor – Figure 3 in Annex A.**
- **South Tahmoor – Figure 4 in Annex A.**
- **East Thirlmere – Figure 5 in Annex A.**
- **South Thirlmere – Figure 6 in Annex A.**
- **West Picton – Figure 7 in Annex A.**

2.2 Site Identification

Table 2.5 – Site Identification South Thirlmere

Site Address	Titles	Local Government Area	Site Area (ha)	Zoning	Current Site Owner(s)
180 Bell Street, Thirlmere, 2572	Lot 88 DP 751270	Wollondilly	1.52	RU4 – Primary Production Small Lots	Keith Thomas and Helen Thomas
35 Antill Street, Thirlmere, 2572	Pt 89 DP 721270	Wollondilly	1.01	RU4 – Primary Production Small Lots	Sure and Positive Investment Pty Ltd
Lot 90 Bell Street, Thirlmere, 2572	Lot 90 DP 751270	Wollondilly	1.17	RU4 – Primary Production Small Lots	Thomas Crossman and Virpi Crossman
Lot 91 Bell Street, Thirlmere, 2572	Lot 91 DP 751270	Wollondilly	1.29	RU4 – Primary Production Small Lots	Helou Brothers Pty Ltd
45 Bell Street, Thirlmere, 2572	Lot 92 DP 751270	Wollondilly	1.01	RU4 – Primary Production Small Lots	Lynette Greenwood
50 Jarvis Street, Thirlmere, 2572	Lot 110 DP 751270	Wollondilly	1.69	RU4 – Primary Production Small Lots	John El Hazouri and Souad El Hazouri
25 Bell Street, Thirlmere, 2572	Lot 138 DP 751270	Wollondilly	1.46	RU4 – Primary Production Small Lots	Lynette Helen Greenwood
30 Jarvis Street, Thirlmere, 2572	Lot 139 DP 751270	Wollondilly	1.48	RU4 – Primary Production Small Lots	Herbert John Bethune and Patricia Helen Bethune

2.3 Current and Surrounding Landuse

The inferred landuses surrounding the sites are described in **Table 2.7** to **Table 2.12** below.

Table 2.7 – Surrounding Landuses – East Tahmoor

Direction	Landuse
North	Low density residential dwellings.
South	Open space potentially used for livestock grazing. A tributary to the Bargo River.
East	Open space potentially used for livestock grazing, including a possible turkey processing factory and duck sheds. A tributary to the Bargo River.
West	Low density residential dwellings with some open space.

Table 2.8 – Surrounding Landuses – West Tahmoor

Direction	Landuse
North	Myrtle Creek and riparian vegetation
South	Thirlmere Way then open space potentially used for livestock grazing.
East	Low density residential dwellings.
West	Open space and some riparian vegetation.

Table 2.9 – Surrounding Landuses – South Tahmoor

Direction	Landuse
North	Bronzewing Street then low density residential dwellings.
South	Open space with a low density residential dwelling.
East	Railway line then open space including a drainage line.
West	Open space with some low density residential dwellings.

Table 2.10 – Surrounding Landuses – East Thirlmere

Direction	Landuse
North	Redbank Creek and low density residential dwellings.
South	Brundah Road then open space with low density residential dwellings.
East	Open space and low density residential dwellings. Note some large buildings appear to present at 77 and 85 Rita Street, however the nature of the activities within these buildings could not be determined based on the information available to this study.
West	Low density residential dwellings.

Table 2.11 – Surrounding Landuses – South Thirlmere

Direction	Landuse
North	Bell Street then low density residential dwellings.
South	Jarvis Street then open space and low density residential dwellings.
East	Dennis Street then open space and low density residential dwellings.
West	Antill Street then low density residential dwellings.

Table 2.12 – Surrounding Landuses – West Picton

Direction	Landuse
North	Connellan Crescent then open space.
South	Open space and low density residential dwellings.
East	Rumker Street then open space and low density residential dwellings, before the railway line.
West	Open space.

2.4 Topography and Drainage

Review of 2m contours for the sites as shown on **Figures 2 to 7 in Annex A** indicates the following:

- East Tahmoor – the site generally slopes to the north-east, from approximately 290m AHD in the south-west to approximately 242m AHD in the north-east. Surface waters are likely to flow into farm dams within the site or tributaries to the Bargo River within and surrounding the site.
- West Tahmoor – the site is relatively flat at approximately 282m AHD, however slopes more steeply near Myrtle Creek immediately to the north of the site. Surface waters are likely to flow to the north towards Myrtle Creek.
- South Tahmoor – the site slopes to the east towards the railway line, from approximately 284m AHD in the north-west to approximately 270m AHD in the east. Surface waters are likely to flow to the east towards the Railway Line and the creek.
- East Thirlmere – the site generally slopes to the north towards Redbank Creek, from approximately 308m AHD in the south to 274m in the north.
- South Thirlmere – the site is relatively flat at approximately 296m AHD. Although the site is relatively flat, surface waters are likely to flow to the north towards Redbank Creek.
- West Picton – the site slopes to the east, from approximately 220m AHD in the west to approximately 208m AHD in the east. Surface waters are likely to flow towards the east and a drainage line which appears to flow into Redbank Creek.

2.5 Regional Geology and Hydrogeology

The Wollongong-Port Hacking 1:100,000 Geological Map (Hazelton and Tille, 1990) indicates that:

- The Thirlmere and Tahmoor sites are underlain by the relatively shallow Mittagong Formation, comprised of interbedded shale, laminate and fine to medium-grained quartz sandstone. Minor areas of Hawkesbury Sandstone and Ashfield Shale sporadically form surface soil materials. Soils are likely to comprise:
 - moderately deep (50-150cm) hardsetting yellow podzolic soils and yellow soloths on the ridges and plateau surfaces;
 - Lateritic podzolic soils on the crests; and
 - Earthy sands in the valley flats.
- The Picton site is underlain by Wianamatta Group Ashfield Shale, comprised of laminate and dark grey shale including Minchinbury Sandstone. Soils are likely to comprise:
 - Shallow to deep (50-200cm) red podzolic on upper slopes;
 - Brown and yellow podzolic and soloths on the lower slopes and benches;
 - Red and brown earths on colluvial material; and
 - Very deep (>300cm) yellow podzolic soils and soloths on the lower slopes and drainage lines.

2.5.1 Salinity Hazard Mapping

Review of Salinity Hazard Mapping (DLWC,1999) did not identify salinity hazards within the study area.

2.5.2 Registered Bore Search

Groundwater is expected to be encountered at varying depths from perched ephemeral aquifers to regional groundwater bodies in deeper rock formations. Based on DIPNR Groundwater availability data, groundwater quality in the study area is expected to be marginal.

A search of licensed groundwater bores was undertaken on 01 June 2012 to identify the presence of licensed bores within a 500m search radius of the sites. Over 60 registered bores were identified within the search radius. Approximately 10 bores were within the search radius for each site, with the exception of west Picton where three (3) bores were identified. For the majority of bores, data was not available, however where this information was provided it has been summarised in **Table 2.13** and included in **Annex B**.

Table 2.13 – Summary of Groundwater Database Search Results

Well Number	Purpose	Completion Date	Depth (m bgs)	SWL (m bgs)	Nearest Site	Owner
GW008537	Irrigation	01-01-1947	65.50	Unknown	East Tahmoor	Private

Well Number	Purpose	Completion Date	Depth (m bgs)	SWL (m bgs)	Nearest Site	Owner
GW109224	Domestic Stock	18-08-2008	132.00	60.00	East Tahmoor	Private
GW1104336	Monitoring Bore	24-05-2008	105.00	85.00	East Tahmoor	Private
GW008548	Irrigation	01-01-1947	65.50	Unknown	South Tahmoor	Private
GW035753	Irrigation	01-10-1972	142.00	Unknown	South Tahmoor	Private
GW105148	Domestic	21-09-1995	120.00	33.00	South Tahmoor	Private
GW062068	Domestic Stock	01-12-1986	150.00	Unknown	South Tahmoor	Private
GW106281	Monitoring Bore	04-06-2004	48.00	11.00	West Tahmoor	Unknown
GW108981	Recreation (Groundwater)	27-06-2008	174.00	48.00	West Tahmoor	Other Government
GW010496	Irrigation	01-02-1954	40.60	Unknown	East Thirlmere	Private
GW104077	Domestic Stock	27-11-2001	48.00	Unknown	South Thirlmere	Unknown
GW070979	Unknown	Unknown	48.00	10.00	South Thirlmere	Unknown
GW043154	Domestic	01-10-1968	48.70	Unknown	South Thirlmere	Private

Source: (NSW Office of Water [2012] Groundwater Database.

2.6 Previous Environmental Reports

Based on the available information Cardno is not aware of any previous reports relating to land contamination being prepared for the precincts.

2.7 OEH Contaminated Land Record Review

A search of the NSW Office of Environment and Heritage (OEH) 'contaminated land record of notices' was undertaken on 01 June 2012. No sites were identified within the search radius, however the following site was listed in the Wollondilly LGA:

- Maldon Works – Lot 2 Wilton Park Road, Wilton.

A search of the OEH' list of NSW contaminated sites notified to the Environment Protection Authority (EPA)' on 01 June 2012. No sites were identified within the search radius, with the nearest sites as follows:

- Tahmoor Colliery (Remembrance Drive, Tahmoor).
- Thirlmere Rail Heritage Museum (Barbour Road, Thirlmere).
- Coles Express Picton (93-99 Argyle Street, Picton).

- McDonalds (69-71 Argyle Street, Picton).

Given the distance of the 'notified' sites from the study area sites, it is unlikely that the known contamination would impact on the study area, or that the study area would impact on the known contamination.

A search for Environment Protection Licences (EPL) under the *Protection of the Environment Operations Act 1997* was undertaken on 01 June 2012. The search identified the following sites with EPL's within the search radius:

- Envirogen Pty Ltd (Remembrance Driveway, Tahmoor).
- Inghams Enterprises Pty Ltd (Rockford Road, Tahmoor).
- Tahmoor Coal Pty Ltd (Remembrance Drive, Tahmoor).
- Concrete Pty Ltd (Lot 11 Redbank Place, Picton).
- Hanson Construction Materials Pty Ltd (85 Bridge Street, Picton).
- Sydney Water Corporation (Remembrance Drive, Picton).
- Wollondilly Abattoirs Pty Ltd (48 Koorana Road, Picton).
- Wollondilly Shire Council (Picton).

2.8 Relevant Planning Information

This section summarises the information collated from a property search and Section 149 Certificates provided by Wollondilly Shire Council on 18 June 2012.

2.8.1 Property Search

A Property Search for the subject sites was undertaken by Wollondilly Shire Council, with a copy included in **Annex C**.

The results of the property search indicated that:

- The majority of Development Applications recorded relate to residential dwellings and include swimming pools, clearance of trees, boundary adjustments, dwelling extensions and residential garage extensions.

However, the following items require further investigation as a potential contamination source:

- Construction of igloos – 30 Bronzewing Street, Tahmoor;
- Septic Tank – 55 Brundah Road, Thirlmere;
- Horse Shelter / Stable and Feed Room – 60 Greenacre Drive, Tahmoor;
- Septic Tank - 30 Greenacre Drive, Tahmoor;
- Spray Irrigation – 5 Greenacre Drive, Tahmoor;
- Dam and Shade Cloth Structure - 45-65 Greenacre Drive, Tahmoor;

- Septic Tank and Demolish Existing dwelling - 30 Marion Street, Thirlmere;
- Spray Irrigation – 40 Marion Street, Thirlmere;
- Motor Vehicle Wholesaler – 15 Macquarie Street, Tahmoor;
- Garage / Store Shed – 110 Myrtle Creek Avenue, Tahmoor;
- Dwelling and septic tank – 85 Myrtle Creek Avenue, Tahmoor;
- Shipping Container and Septic Tank (Absorption) – 80 Progress Street, Tahmoor;
- 194 Unit Retirement Village and Sewerage Management System – 36 Progress Street, Tahmoor;
- Workshop - 55 Progress Street, Tahmoor;
- Farm Shed – 65 Progress Street, Tahmoor;
- Absorption Trenches – 44 Progress Street, Tahmoor;
- Two Shipping Containers – 50 Progress Street, Tahmoor;
- Septic Tank (Aerated) – 78 River Road, Tahmoor;
- Aviaries and Septic Tank (Aerated) – 70 River Road, Tahmoor;
- Rural Garage / Workshop – 21 to 31 Rumker Street, Picton;
- Rural Shed – 100 Rita Street, Thirlmere;
- Farm Shed – 50 Rita Street, Thirlmere;
- Chicken Run and two Rural Sheds – 49 Tahmoor Road, Tahmoor;
- Shed, workshop and septic tank – 90 Tahmoor Road, Tahmoor; and
- Workshed for fibreglass repairs – 125 Thirlmere Way, Tahmoor.

It is also likely that fill has been imported to some of these sites associated with the development activities.

2.8.2 Section 149 Certificates

Section 149 (2) certificates were provided by Wollondilly Shire Council, with copies included in **Annex D**.

The Section 149 (2) certificates for the subject sites within the Study Area stated:

- The Land to which the certificate relates is not significantly contaminated land within the meaning of the *Contaminated Land Management Act 1997* at the date of issue of the certificate;
- The Land to which the certificate relates is not subject to a management order within the meaning of the *contaminated Land Management Act 1997* at the date of issue of the certificate;

- The land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate;
- The land to which the certificate relates is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate; and
- Council to which the certificate relates has not received a copy of a site audit statement, within the meaning of the Contaminated Land Management Act 1997 at the date of issue of the certificate.

3 Site History

A limited review of historical sources of information was undertaken by way of review of the following information:

- Current land title.
- Recent aerial photograph.

The results of these reviews are presented below.

3.1 Land Title Information

The current certificates of title sourced from the NSW Government Land and Property Division, were reviewed and are included in **Annex E**. Land owners are summarised in **Table 2.1** to **Table 2.6**. In general, the current certificates of title indicated that property owners were individuals, likely to be representative of low density residential land ownership. The exemptions to this are presented in **Table 3.1**.

Table 3.1 – Company Land Owners

Site Address	Titles	Site Location	Current Site Owner(s)
49 Tahmoor Road, Tahmoor, 2573	Lot 1 DP 356118	East Tahmoor	Paul Lynch and Louise O'Brien
44 Progress Street, Tahmoor, 2573	Lot 12 DP 826338	East Tahmoor	Brookwood Holdings Pty Ltd
38 Tahmoor Road, Tahmoor, 2573	Lot 4 DP 262132	East Tahmoor	Bluenite Pty Ltd
30 Greenacre, Drive, Tahmoor, 2573	Lot 7 DP 263172	East Tahmoor	Xtravigant Pty Ltd
80 Progress Street, Tahmoor, 2573	Lot 8 DP 263172	East Tahmoor	Brookwood Holdings Pty Ltd
110 Myrtle Creek Avenue, Tahmoor, 2573	Lot 100 DP 597260	East Tahmoor	Beach Cape Properties Pty Ltd
42 Tahmoor Road, Tahmoor, 2573	Lot 222 DP 10669	East Tahmoor	Bluenite Pty Ltd
50 Tahmoor Road, Tahmoor, 2573	Lot 223 DP 10669	East Tahmoor	Landco Developments Pty Ltd
30 Progress Street, Tahmoor, 2573	Lot A DP 365411	East Tahmoor	Bluenite Pty Ltd
Lot 3 Progress Street, Tahmoor, 2573	Lot 3 DP 599365	East Tahmoor	Obertin Pty Ltd
125 Thirlmere Way, Tahmoor, 2573	Lot 2 DP 243776	West Tahmoor	Abax Contracting Pty Limited
25 Macquarie Place, Tahmoor, 2573	Lot 4 DP 243776	West Tahmoor	Abax Contracting Pty Ltd
40 Bronzewing Street, Tahmoor, 2573	Lot 5 DP 10849	South Tahmoor	Perpetual Trustee Company Limited
10 Bronzewing Street, Tahmoor, 2573	Lot 9 DP 16911	South Tahmoor	Helou Brothers Pty Ltd
45 Marion Street, Thirlmere, 2572	Lot 60 DP 21549	East Thirlmere	Perpetual Trustee Company Limited

Site Address	Titles	Site Location	Current Site Owner(s)
60-61 Marlon Street, Thirlmere, 2572	Lot 61 DP 21549	East Thirlmere	Focopu Pty Ltd
35 Marion Street, Thirlmere, 2572	Lot 58 DP 21549	East Thirlmere	Perpetual Trustee Company Limited
Lot 91 Bell Street, Thirlmere, 2572	Lot 91 DP 751270	South Thirlmere	Helou Brothers Pty Ltd
35 Antill Street, Thirlmere, 2572	Pt 89 DP 721270	South Thirlmere	Sure and Positive Investment Pty Ltd
21-31 Rumker Street, North Picton, 2571	Lot 1 DP995172	West Picton	K Morris Management Pty Ltd

No historical certificates of title were reviewed as part of the scope of this project.

3.2 Aerial Photographs

The 2010 aerial photograph was reviewed for each site with a summary provided in **Table 3.2** to **Table 3.7**.

Table 3.6 – Recent Aerial Photograph Review South Thirimere

Site Address	Titles	Description
180 Bell Street, Thirimere, 2572	Lot 88 DP 751270	Partially cleared land, relatively dense vegetation. Primary building in the central portion of the site with dam.

Site Address	Titles	Description
35 Antill Street, Thirlmere, 2572	Pt 89 DP 721270	Partially cleared land, relatively dense vegetation. Primary building in the south-western portion of the site with swimming pool.
Lot 90 Bell Street, Thirlmere, 2572	Lot 90 DP 751270	Partially cleared land, relatively dense vegetation. Several buildings in the central portion of the site.
Lot 91 Bell Street, Thirlmere, 2572	Lot 91 DP 751270	Generally cleared land. Several buildings on the eastern boundary of the site, possible bare ground in the north-western boundary of the site.
45 Bell Street, Thirlmere, 2572	Lot 92 DP 751270	Generally cleared land. Several buildings near the south-eastern boundary of the site.
50 Jarvis Street, Thirlmere, 2572	Lot 110 DP 751270	Generally cleared land with what appears to be rows of planted vegetation in the eastern and western portion of the site. Several buildings in the central portion of the site, with unknown scattered debris, construction material or structures.
25 Bell Street, Thirlmere, 2572	Lot 138 DP 751270	Generally cleared land.
30 Jarvis Street, Thirlmere, 2572	Lot 139 DP 751270	Generally cleared land. Primary building in the central northern portion of the site with possible shed in the north-eastern corner.

Table 3.7 – Recent Aerial Photograph Review West Picton

Site Address	Titles	Description
21-31 Rumker Street, North Picton, 2571	Lot 1 DP995172	Generally cleared land with several buildings in the western portion of the site. Some bare ground in the central western portion of the site with a possible oval shaped track along the northern boundary.

4 Areas and Contaminants of Potential Environmental Concern

Based on the information reviewed relating to the sites within each precinct, the potential for activities on or surrounding the study sites to have caused significant contamination is low. However, based on the information included in this report, activities that have been undertaken at the respective sites which may present a potential source of contamination are summarised in **Table 4.1** to **Table 4.6** below.

Table 4.5 – South Thirlmere Potential Sources of Contamination

Site Address	Titles	Area (ha)	Site Owner	Potential Contaminant Source
50 Jarvis Street, Thirlmere, 2572	Lot 110 DP 751270	1.69	John El Hazouri and Souad El Hazouri	Agricultural Land use and possible

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Site Address	Titles	Area (ha)	Site Owner	Potential Contaminant Source
				construction debris

5 Conclusions and Recommendations

5.1 Conclusions

Based on the results of this assessment, the following is concluded:

- Current certificates of title indicate that the majority of sites within each precinct are owned by individuals. Recent aerial photographs show apparent freestanding dwellings on the majority of sites within each precinct. Accordingly, the majority of sites within each precinct appear to be used for residential activities.
- Some of the sites are owned by commercial entities, with development applications lodged for some of these sites indicating a potential commercial activity at these sites.
- Recent aerial photographs show that significant land clearing has occurred at most sites. Sheds also appear to be located at a number of the sites. Accordingly rural and/or agricultural activities are likely to have occurred within the precincts.
- Based on the reviewed information relating to the individual sites within each precinct, the potential for activities to have caused significant contamination appears low. However, the following potentially contaminating activities have been identified as currently occurring or having previously occurred at specific sites:
 - Agricultural activities;
 - Workshops / garages;
 - Septic tanks;
 - Spray irrigation;
 - Absorption trenches;
 - Car wholesalers;
 - Fibreglass repairs;
 - Aviaries; and
 - Farm sheds.
- The possibility of isolated areas of contamination resulting from the use of fill of unknown quality during historical development activities cannot be discounted, however it is likely that any such contamination would be localised
- Hazardous building materials may also be present in structures and services within the precincts. The property search indicated that demolition activities may have occurred at some of the sites.

5.2 Recommendations

In the event that the sites are to be redeveloped, in general contamination should be managed as part of the re-development. Accordingly prior to construction works commencing or as part of the commencement of construction works, detailed investigation of contamination in the redevelopment area should be carried out and appropriate management plans should be prepared and implemented in accordance with guidelines endorsed by NSW EPA.

More specifically Cardno recommends that:

- Site Inspections are undertaken at all sites to identify and confirm potential contamination sources during the planning stage of any new development.
- Where potential sources of contamination have been identified, site investigations should be undertaken to assess the nature and extent of contamination (if any) including further detailed review of historical records pertinent to the specific site. Where the risk of contamination appears to be high, a more detailed risk based investigation by competent contamination specialists should be undertaken. Any such investigation is likely to involve intrusive investigations.
- Based on the results of the detailed site investigations prepare Remedial Action Plans and implement remediation works as required.
- Where the risk of contamination appears to be low, prepare a Site Environmental Management Plan to manage unexpected finds of contamination (if any) during construction.

6 References

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Annex A








A. Figures



Local Environmental Study New Urban Lands

OVERALL SITE PLAN

Legend

-  Site Precincts
 Railway Stations
 Railway
 Major Roads
 Watercourse
 10m Contours
 Cadastre

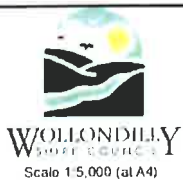


Scale 1:25,000 (at A3)



Map Produced by Carolyn Wilkinson
Date: 21 September 2011
Geographic System: Zone 56, UTM, WGS84
GIS Map File: 11092701_185_Cover_Sheet.mxd





0 50 100 150 200
Metres

South Thirlmere

SITE PLAN - FIGURE 6

- Site Boundary (10.6ha)
- Watercourse
- Railway
- Major Roads
- 2m Contours
- Cadastre



Map Produced by Cardno Wollongong
Date: 16 September 2011
Coordinate System: Zone 56 MGA93DA 04
GIS MAP REF: 110052-01_1808_South_Thirlmere_54e_Plan.mxd 03
Aerial imagery supplied by Wollondilly Shire Council (2005)
All data sourced from NSW Land and Property Information (LPI)

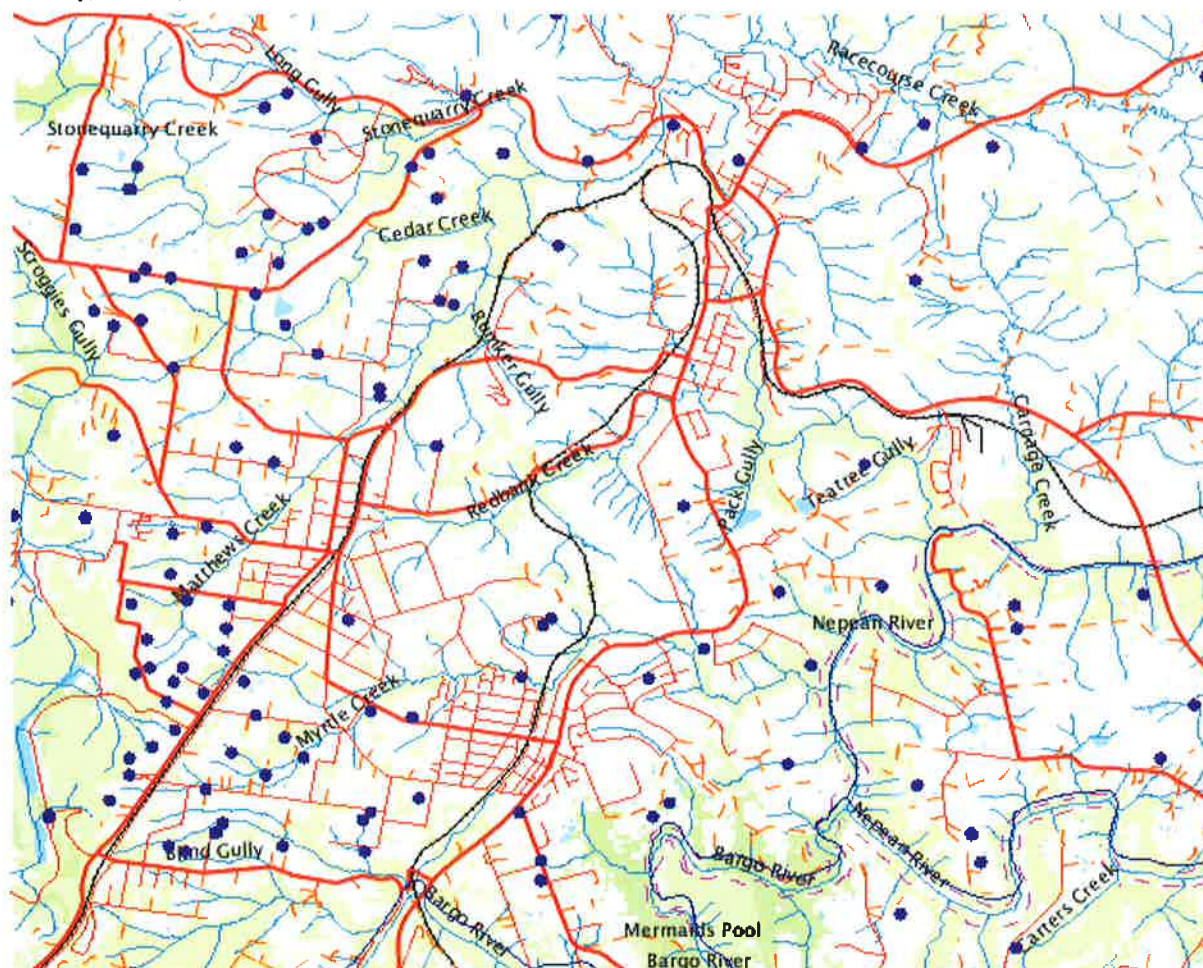
Annex B

B. Groundwater Bore Search Results

Wollondilly Groundwater Bore Search

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>

Tuesday, June 19, 2012



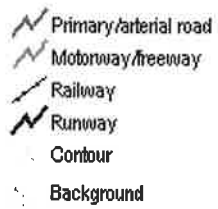
0

10 Km

Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	

Topographic base map



Copyright © 2012 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Tuesday, June 19, 2012

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW010496

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW010496

LIC-NUM

AUTHORISED-PURPOSES

INTENDED-PURPOSES IRRIGATION

WORK-TYPE Bore open thru rock

WORK-STATUS (Unknown)

CONSTRUCTION-METHOD Cable Tool

OWNER-TYPE Private

COMMENCE-DATE

COMPLETION-DATE 1954-02-01

FINAL-DEPTH (metres) 40.60

DRILLED-DEPTH (metres) 40.70

CONTRACTOR-NAME

DRILLER-NAME

PROPERTY

GWMA

GW-ZONE

STANDING-WATER-LEVEL

SALINITY

YIELD

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST

RIVER-BASIN 212 - HAWKESBURY RIVER

AREA-DISTRICT

CMA-MAP 9029-4S

GRID-ZONE 56/1

SCALE 1:25,000

ELEVATION

ELEVATION-SOURCE (Unknown)

NORTHING 6211793.00

EASTING 276413.00

LATITUDE 34 12' 39"

LONGITUDE 150 34' 23"

GS-MAP 0075C1

AMG-ZONE 56
 COORD-SOURCE PR.,ACC.MAP
 REMARK

Form-A [\(top\)](#)

COUNTY CAMDEN
 PARISH COURIDJAH
 PORTION-LOT-DP 150

Licensed [\(top\)](#)

no details

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	Threaded Steel	-0.30	2.70	152			(Unknown)

Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK-CAT- DESC	S-W- L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
33.20	35.90	2.70	Consolidated	28.60		0.76			(Unknown)

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO- MATERIAL	COMMENT
0.00	0.61	0.61	Soil		
0.61	1.52	0.91	Soil Stones		
1.52	28.04	26.52	Sandstone		
28.04	29.57	1.53	Shale		
29.57	33.22	3.65	Sandstone		
33.22	35.97	2.75	Sandstone Soft Friable Very Coarse Water Supply		
35.97	40.69	4.72	Sandstone		

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

Annex C

C. Property Search











OK Cancel Cut Copy Paste Ins Line Del Line Excel Help

1 of 1

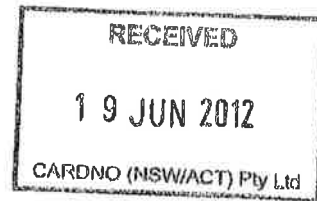
Parcel	14372			Parcel Flag	Registered
H/No.		/	45	Street Side	R
Street	Bell			Address Sequence	
Title	1	Lot	91	ST	THIRLMERE
		DP	751270		
				Entitlement	0

Current Property ☒ Historic Properties ☐ Both Current & Historic ☒ Line of

[illegible]

Annex D

D. Section 149 Certificates



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

APPLICANT: CARDNO
PO Box 1285
WOLLONGONG NSW 2500

Planning Certificate No.: 20120758
Receipt No.: 21042012
Issue Date: 13 June 2012
Applicant's Reference: 110052-01
Property No.: 14372

DESCRIPTION OF PROPERTY

Address: 45 Bell Street THIRLMERE 2572
Land Description: Lot: 91 DP: 751270

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 (Mining, Petroleum Production and Extractive Industries) 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)

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 RU4 Primary Production Small Lots

- (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,

Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Cellar door premises; Cemeteries; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Research stations; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Signage; Veterinary hospitals; Water supply systems

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

Any 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 2 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.

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.

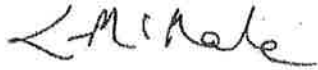
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

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.

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 dark 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.

Annex E

E. Certificates of Title

Land and Property Information Division

ABN: 84 104 377 806

GPO Box 15

Sydney NSW 2001

DX 17 SYDNEY

Telephone: 1300 052 637



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 91/751270

SEARCH DATE	TIME	EDITION NO	DATE
8/6/2012	11:06 AM	6	4/10/2007

LAND

LOT 91 IN DEPOSITED PLAN 751270

AT THIRLMERE

LOCAL GOVERNMENT AREA WOLLONDILLY

PARISH OF COURIDJAH COUNTY OF CAMDEN

(FORMERLY KNOWN AS PORTION 91)

TITLE DIAGRAM CROWN PLAN 1.3028

FIRST SCHEDULE

HELOU BROTHERS PTY LTD

(T 8678910)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AD460796 MORTGAGE TO WESTPAC BANKING CORPORATION
- * 3 AG987930 CAVEAT BY TONY JOHN SUKKER

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 8/6/2012