



Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that an **ORDINARY MEETING** of Wentworth Shire Council will be held in the **WENTWORTH SHIRE COUNCIL CHAMBERS, SHORT STREET, WENTWORTH**, commencing at **7:00PM**.

The meeting is being livestreamed and/or recorded for on-demand viewing via Council's website. Attendance at the meeting is to be taken as consent by a person to their image and/or voice being webcast.

All speakers should refrain from making any defamatory comments or releasing personal information about another individual without their consent. Council accepts no liability for any damage that may result from defamatory comments made by persons attending meetings – all liability will rest with the individual who made the comments.

The meeting must not be recorded by others without prior written consent of the Council in accordance with the Council's code of meeting practice.

Councillors & staff are obligated to declare Conflicts of Interest as required under the Local Government Act 1993 and Councils adopted Code of Conduct.

Councillors are reminded of their Oath of Office whereby they have declared and affirmed that they will undertake the duties of the Office of Councillor in the best interests of the people of Wentworth Shire and the Wentworth Shire Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act to the best of their ability and judgment.

KEN ROSS
GENERAL MANAGER

ORDINARY MEETING

AGENDA

17 APRIL 2024

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING OF MEETING	1
2	PRAYER OR ACKNOWLEDGEMENT OF COUNTRY.....	1
	WE ACKNOWLEDGE THE TRADITIONAL OWNERS OF THE LAND ON WHICH WE LIVE AND WORK, AND PAY OUR RESPECTS TO THEIR ELDERS PAST, PRESENT, AND EMERGING.....	1
3	APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE	1
4	DISCLOSURES OF INTERESTS	1
5	CONFIRMATION OF MINUTES	1
6	OUTSTANDING MATTERS FROM PREVIOUS MEETINGS	33
	6.1 Outstanding Matters from Previous Meetings.....	33
7	MAYORAL AND COUNCILLOR REPORTS	35
	7.1 Mayoral Report	35
8	REPORTS FROM COMMITTEES	36
	Nil	
9	REPORTS TO COUNCIL	37
	9.1 General Managers Report.....	37
	9.2 Monthly Finance Report - March 2024	42
	9.3 Monthly Investment Report - March 2024.....	46
	9.4 Wentworth Local Environmental Plan 2011 Buronga Commercial Precinct Planning Proposal	58
	9.5 Wentworth Local Environmental Plan 2011 – Planning Proposal to Rezone RU4 Land to R5 and Reduce Minimum Lot Size From 10ha to 1500 sqm in East Gol Gol	79
	9.6 Project & Works Update - April 2024.....	502
10	NOTICES OF MOTIONS / QUESTIONS WITH NOTICE	520
	Nil	
11	CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION....	521
12	OPEN COUNCIL - REPORT FROM CLOSED COUNCIL	523
	12.1 Low Darling Road Resheeting Works - PT2324/13	523
	12.2 Lease of Council Administration Building and Town Hall	524
13	CONCLUSION OF THE MEETING	525

NEXT MEETING 525

1 OPENING OF MEETING

THE MAYOR REQUESTS THAT THE GENERAL MANAGER MAKES ANNOUNCEMENTS REGARDING THE LIVE-STREAMING OF THE MEETING.

2 PRAYER OR ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional owners of the land on which we live and work, and pay our respects to their elders past, present, and emerging.

3 APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

4 DISCLOSURES OF INTERESTS

5 CONFIRMATION OF MINUTES

Recommendation

That the Minutes of the Ordinary Meeting held 20 March 2024 be confirmed as circulated.



Wentworth

SHIRE COUNCIL

ORDINARY MEETING MINUTES

20 MARCH 2024

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING OF MEETING	1
2	PRAYER OR ACKNOWLEDGEMENT OF COUNTRY.....	1
3	APOLOGIES AND LEAVE OF ABSENCE.....	1
4	DISCLOSURES OF INTERESTS	1
5	CONFIRMATION OF MINUTES	1
6	OUTSTANDING MATTERS FROM PREVIOUS MEETINGS	2
6.1	Outstanding Matters from Previous Meetings.....	2
7	MAYORAL AND COUNCILLOR REPORTS	4
7.1	Mayoral Report	4
8	REPORTS FROM COMMITTEES	5
8.1	Audit, Risk and Improvement Committee	5
9	REPORTS TO COUNCIL	6
9.1	General Managers Report.....	6
9.2	Financial Assistance - Wentworth Regional Community Project Association Inc.....	7
9.3	Murray Darling Association 80th National Conference and Annual General Meeting	8
9.4	Financial Assistance - Pooncarie Desert Dash 2024	9
9.5	Financial Sponsorship - Northen Mallee Leaders Program.....	10
9.6	Monthly Finance Report - February 2023	11
9.7	Monthly Investment Report - February 2024	12
9.8	Wentworth Local Environmental Plan 2011 Minimum Lot Size amendment and Rezoning Dareton.....	13
9.9	Project & Works Update - March 2024	15
9.10	Buronga Landfill Operations and Future Development.....	16
10	NOTICES OF MOTIONS / QUESTIONS WITH NOTICE	17
10.1	Notice of Motion - Contribution to Mildura Health Foundation.....	17
11	CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION.....	18
12	OPEN COUNCIL - REPORT FROM CLOSED COUNCIL	20
12.1	Plant Replacement - Approval for Tenders for Replacement Plant 900 - Front End Loader (Waste Handler) VR2324/900.....	20

- 12.2 Plant Replacement - Approval for Tenders for Replacement Plant 525
- Single Cab 4.5 Tonne Gross Vehicle Mass Truck with Crane -
VR2324/900 21
- 12.3 Arumpo Road Reconstruction - Road Base Material - PT2324/07 22
- 12.4 Arumpo Road Reconstruction - Plant Hire Tenders..... 23
- 12.5 Contract Negotiations Wentworth / Baaka View Caravan Park..... 24
- 13 CONCLUSION OF THE MEETING 25**
- NEXT MEETING 25**



1 OPENING OF MEETING

The Mayor opened the meeting with a prayer at 7:01pm.

2 PRAYER OR ACKNOWLEDGEMENT OF COUNTRY

PRESENT:

COUNCILLORS: Councillor Daniel Linklater
Councillor Brian Beaumont
Councillor Steve Cooper
Councillor Peter Crisp
Councillor Susan Nichols
Councillor Jo Rodda

STAFF: Ken Ross (General Manager)
George Kenende (Acting Director Health and Planning)
Geoff Gunn (Director Roads and Engineering)
Simon Rule (Director Finance and Policy)
Gayle Marsden (Executive Assistant to General Manager)
Hannah Nicholas (Business Support Officer)

3 APOLOGIES AND LEAVE OF ABSENCE

Council Resolution

That Council notes the apologies from Cr Elstone and Cr MacAllister and grants the Leave of Absence for Cr Crisp from the 14 - 19 April 2024.

Moved Cr Cooper, Seconded Cr Rodda

CARRIED UNANIMOUSLY

4 DISCLOSURES OF INTERESTS

Councillor Rodda advised that she has a significant non-pecuniary interest in Item 9.2 as she is a contractor to Wentworth Regional Project Association.

Councillor Rodda advised that she has a less than significant non-pecuniary interest in Item 9.5 as she is a former Northern Mallee Leaders Program participant and Alumni of the organisation.

Councillor Nichols advised that she has a non-pecuniary interest in Item 8.1 as she is the President of the Wentworth Bowling Club and the new green is mentioned under action 3.2.20.

5 CONFIRMATION OF MINUTES

Recommendation

That the Minutes of the Ordinary Meeting held 21 February 2024 be confirmed as circulated.

Council Resolution

That the Minutes of the Ordinary Meeting held 21 February 2024 be confirmed as circulated.

Moved Cr. Nichols, Seconded Cr Beaumont

CARRIED UNANIMOUSLY

6 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

6.1 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

File Number: RPT/24/122

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

Summary

The Outstanding Actions report provides details of activities raised at previous Council meetings that remain outstanding.

Officer Recommendation

That Council receives and notes the list of outstanding matters as at 13 March 2024.

Council Resolution

That Council receives and notes the list of outstanding matters as at 13 March 2024.

Moved Cr Rodda, Seconded Cr Crisp

CARRIED UNANIMOUSLY

7 MAYORAL AND COUNCILLOR REPORTS

7.1 MAYORAL REPORT

File Number: RPT/24/123

Recommendation

That Council receives and notes the information contained in the Mayoral report

Council Resolution

That Council receives and notes the information contained in the Mayoral report

Moved Cr Linklater, Seconded Cr Rodda

CARRIED UNANIMOUSLY

8 REPORTS FROM COMMITTEES

8.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE

File Number: RPT/24/119

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

Summary

A meeting of the Audit, Risk and Improvement Committee were held on 9 February 2024 and the draft Minutes for the meeting have been separately circulated for the information of Councillors.

The Committee considered the following item of business:

- Audit Office of NSW Update
- IT General Controls Internal Audit and Internal Audit update
- Wentworth Civic Centre Redevelopment Update
- 2024/2025 Budget Update
- Delegations Framework
- Quarterly Fraud Report
- Procurement Review Action Plan Update
- Quarterly Operational Plan Progress Report
- Quarterly Budget Review – Second Quarter 2023-2024
- Quarterly report on Legislative Updates
- Child Safe Standards Implementation Update

Officer Recommendation

That Council receives and notes the draft minutes of the Audit, Risk and Improvement Committee Meetings held on 9 February 2024

Council Resolution

That Council receives and notes the draft minutes of the Audit, Risk and Improvement Committee Meetings held on 9 February 2024

Moved Cr Crisp, Seconded Cr Cooper

CARRIED UNANIMOUSLY

9 REPORTS TO COUNCIL

9.1 GENERAL MANAGERS REPORT

File Number: RPT/24/124

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

Summary

The General Manager's report details information pertaining to meetings attended and general information which are of public interest, and which have not been reported elsewhere in this agenda. Items of note in this report are:

1. OLG Circulars

Circular 24-03

2. Meetings

As listed

3. Upcoming meetings or events

As listed

4. Other items of note

Council has been officially notified that under delegation from the Minister for Local Government and pursuant to section 294(2)a of the *Local Government Act 1993* the casual vacancy in civic office, following the passing of the Late Councillor Stephen Heywood, not be filled. This means that Council may dispense with the need to conduct a by-election to fill this casual vacancy.

Recommendation

That Council receives and notes the information contained within the report from the General Manager.

Council Resolution

That Council receives and notes the information contained within the report from the General Manager.

Moved Cr Rodda, Seconded Cr Cooper

CARRIED UNANIMOUSLY

9.2 FINANCIAL ASSISTANCE - WENTWORTH REGIONAL COMMUNITY PROJECT ASSOCIATION INC

File Number: RPT/24/116

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 2.0 Wentworth Shire is a great place to live
Strategy: 2.1 Continue to create opportunities for inclusion where all people feel welcome and participate in community life

Summary

At 07:09 pm Councillor Jo Rodda left the Council Chambers.

Council is in receipt of a request for financial assistance on an annual basis from the Wentworth Regional Community Project Association. The request is for a budget allocation of \$7,700 for the fireworks display and supporting costs towards the annual Christmas Eve Street Party.

Recommendation

That Council nominate the preferred option from within the conclusion section of this report to enable a response to the request from Wentworth Regional Community Project Association.

Motion

That Council allocate \$7,700 from Council's annual budget ongoing for fireworks and supporting costs towards Wentworth Regional Community Project Association Christmas Eve Street Party.

Moved Cr Crisp, Seconded Cr Cooper

Amendment

That Council allocate \$7,700 from Council's 2024/2025 budget for fireworks and supporting costs towards Wentworth Regional Community Project Association's 2024 Christmas Eve Street Party.

Moved Cr Crisp, Seconded Cr Cooper

CARRIED UNANIMOUSLY

Council Resolution

That Council allocate \$7,700 from Council's 2024/2025 budget for fireworks and supporting costs towards Wentworth Regional Community Project Association's 2024 Christmas Eve Street Party.

Moved Cr Crisp, Seconded Cr Cooper

CARRIED UNANIMOUSLY

At 07:17 pm Councillor Jo Rodda returned to Council Chambers.

Council Resolution

That Council develop an event support policy for applications greater than \$5,000 and that review have the capacity to offer ongoing funding for these events.

Moved Cr Crisp, Seconded Cr Cooper

CARRIED UNANIMOUSLY

9.3 MURRAY DARLING ASSOCIATION 80TH NATIONAL CONFERENCE AND ANNUAL GENERAL MEETING

File Number:	RPT/24/133
Responsible Officer:	Ken Ross - General Manager
Responsible Division:	Office of the General Manager
Reporting Officer:	Hannah Nicholas - Business Support Officer
Objective:	3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy:	3.3 Minimise the impact on the natural environment

Summary

The Murray Darling Association's 80th National Conference and Annual General Meeting is being held from the 8-11 July 2024 in Tamworth. The focus of the Conference is, "*The future of Water Security*". Traditionally Council nominates its Murray Darling Association representatives to attend the Conference and Annual General Meeting.

Recommendation

That Council nominates the Murray Darling Association representatives to attend the Murray Darling Association's 80th National Conference and Annual General Meeting from 8-11 July 2024.

Council Resolution

That Council nominates Cr Linklater, Cr Nichols and Cr Elstone to attend the Murray Darling Association's 80th National Conference and Annual General Meeting from 8-11 July 2024.

Moved Cr Rodda, Seconded Cr Crisp

CARRIED UNANIMOUSLY

9.4 FINANCIAL ASSISTANCE - POONCARIE DESERT DASH 2024

File Number: RPT/24/134

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving Region
Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

Summary

Council is in receipt of a request for financial assistance towards the 2024 Pooncarie Desert Dash. The event is to be held on 19 to 21 April 2024. Council has approved financial support for this event in previous years.

Recommendation

That Council nominate the preferred option from within this report to enable a response to the request from Sunraysia Motorsports Club.

Resolution

That Council allocate \$20,000 to the Sunraysia Motorsports Club toward the 2024 Pooncarie Desert Dash event on the proviso that the event organiser complete a set of requested criteria including visitor data, an event acquittal and inclusion of the Wentworth Shire Council in their promotional material and advertising.

Moved Cr Cooper, Seconded Cr Crisp

CARRIED UNANIMOUSLY

9.5 FINANCIAL SPONSORSHIP - NORTHERN MALLEE LEADERS PROGRAM

File Number: RPT/24/151

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.4 Provide strong leadership and work in partnership to strategically plan for the future

Summary

Council has been requested to provide financial sponsorship towards the Northern Mallee Leaders program. The amount requested is \$3,850, which will provide an individual the opportunity to further develop their professional skillset and networking capabilities. Council sought interest from staff to participate in the program without success.

Recommendation

That Council provide financial sponsorship of \$3,850 towards the Northern Mallee Leaders Program.

Council Resolution

That Council provide financial sponsorship of \$3,850 towards the Northern Mallee Leaders Program.

Moved Cr. Nichols, Seconded Cr Crisp

CARRIED UNANIMOUSLY

9.6 MONTHLY FINANCE REPORT - FEBRUARY 2023

File Number: RPT/24/125

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future

Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

Summary

Rates and Charges collections for the month of February 2024 were \$1,291,156.03. After allowing for pensioner subsidies, the total levies collected are now 77.43%. For comparison purposes 73.76% of the levy had been collected at the end of February 2023. Council currently has \$46,827,184.62 in cash and investments.

Recommendation

That Council receives and notes the Monthly Finance Report.

Council Resolution

That Council receives and notes the Monthly Finance Report.

Moved Cr Beaumont, Seconded Cr Rodda

CARRIED UNANIMOUSLY

9.7 MONTHLY INVESTMENT REPORT - FEBRUARY 2024

File Number: RPT/24/128

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

Summary

As of 29 February 2024, Council had \$42 million invested in term deposits and \$4,827,184.62 in other cash investments. Council received \$293,727.35 from its investments for the month of February 2024.

In February 2024 Council investments averaged a rate of return of 4.77% and it currently has \$8,906,209.86 of internal restrictions and \$33,495,454.80 of external restrictions.

Recommendation

That Council receives and notes the monthly investment report.

Council Resolution

That Council receives and notes the monthly investment report.

Moved Cr Crisp, Seconded Cr Beaumont

CARRIED UNANIMOUSLY

9.8 WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 MINIMUM LOT SIZE AMENDMENT AND REZONING DARETON

File Number:	RPT/24/135
Responsible Officer:	George Kenende - Acting Director Health & Planning
Responsible Division:	Health and Planning
Reporting Officer:	George Kenende - Acting Director Health & Planning
Objective:	3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy:	3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

Wentworth Shire Council resolved to proceed with a Planning Proposal to amend planning provisions in the Wentworth Local Environmental Plan 2011 (WLEP) that specifically relate to amendment to the Minimum Lot Size (MLS) and fixing an error in the mapping.

The Department of Planning and Environment (DPE) (now the Department of Planning Housing and Infrastructure (DHPI)) issued a Gateway Determination to proceed on 13 October 2023.

The Planning Proposal sought to amend the following provisions:

- Reduce the Minimum Lot Size (MLS) of 15 allotments zoned R5 Large Lot Residential in Dareton from 5000sqm to 3000sqm
- Fix a map anomaly by rezoning parts of Lots 32 & 374 DP 756961 from R5 to RU1 Primary Production and minimum lot size from 5000sqm to 10,000ha

Public exhibition and state agency consultation was conducted in accordance with the Gateway Determination. One (1) public submission and three (3) state agency submissions were received.

No amendments have been made to the Planning Proposal as an outcome of public exhibition and submissions.

This report seeks Council endorsement of the Planning Proposal and approval to send the documentation to the Department of Planning Housing and Infrastructure (DHPI), who will proceed with finalisation of the amendment to the Wentworth Local Environmental Plan 2011 as Council are not the plan-making authority.

Recommendation

- a) That Council endorse the post exhibition documentation as outlined in this report.
- b) That Council, support and resolve to send the planning proposal documentation to DPHI who will proceed with the finalisation of the Planning Proposal in accordance with section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- c) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Council Resolution

- a) That Council endorse the post exhibition documentation as outlined in this report.
- b) That Council, support and resolve to send the planning proposal documentation to DPHI who will proceed with the finalisation of the Planning Proposal in accordance with section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- c) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Moved Cr. Nichols, Seconded Cr Crisp

CARRIED UNANIMOUSLY

In accordance with Section 375A of the Local Government Act the Mayor called for a division.

For the Motion : ***Clr.s Beaumont, Cooper, Crisp, Linklater, Nichols and Rodda.***

Against the Motion: ***Nil.***

9.9 PROJECT & WORKS UPDATE - MARCH 2024

File Number: RPT/24/118

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Jamie-Lee Kelly - Administration Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

Summary

This report provides a summary of the projects and major works undertaken by the Roads and Engineering Department which have been completed during the months of February 2024 and the planned activities for March 2024.

Recommendation

That Council receives and notes the major works undertaken in February 2024 and the scheduled works for the following month.

Council Resolution

That Council receives and notes the major works undertaken in February 2024 and the scheduled works for the following month.

Moved Cr Rodda, Seconded Cr Crisp

CARRIED UNANIMOUSLY

9.10 BURONGA LANDFILL OPERATIONS AND FUTURE DEVELOPMENT

File Number: RPT/24/158

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Simon Rule - Director Finance and Policy

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.4 Use and manage our resources wisely

Summary

In July 2023 Council received approval from the Department of Planning and Environment and the Environment Protection Authority (EPA) to increase its licensed waste disposal to landfill capacity at the Buronga Landfill, to cater for local growth and position the site to become a Regional Landfill.

Recommendation

That Council admits the Late Supplementary Report for consideration.

That Council endorse the following:

- That Council continue owning, managing, and supervising the operations of the Buronga Landfill as recommended by AEC Group Pty Ltd independent operations assessment;
- The required capital upgrades proceed, to be financed by a combination of a long-term loan up to the value of \$12,000,000 (twelve million dollars), internal cash reserves and a capital grant; and
- Increase Council's EFT levels by 3.6 to appropriately resource the future operations of the landfill

Council Resolution

That Council admits the Late Supplementary Report 9.10 for consideration.

Moved Cr Rodda, Seconded Cr Cooper

CARRIED UNANIMOUSLY

Council Resolution

That Council endorse the following:

- That Council continue owning, managing, and supervising the operations of the Buronga Landfill as recommended by AEC Group Pty Ltd independent operations assessment;
- The required capital upgrades proceed, to be financed by a combination of a long-

term loan up to the value of \$12,000,000 (twelve million dollars), internal cash reserves and a capital grant; and

- Increase Council’s EFT levels by 3.6 to appropriately resource the future operations of the landfill

Moved Cr Nichols, Seconded Cr Beaumont

CARRIED UNANIMOUSLY

10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE

10.1 NOTICE OF MOTION - CONTRIBUTION TO MILDURA HEALTH FOUNDATION

File Number: RPT/24/149

Motion

That Council contribute to the Mildura Health Foundation and become a Gold partner by donating \$50,000 from next years budget.

Council Resolution

That Council contribute to the Mildura Health Foundation and become a Gold partner by donating \$50,000 from next years budget.

Moved Cr Linklater, Seconded Cr Crisp

CARRIED UNANIMOUSLY

10.2 Water in Wentworth

Cr Susan Nichols asked if anything can be done to improve the smell of the water in Wentworth.

General Manager advised Council has tried several solutions to remedy this with no success.

11 CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION

Despite the right of members of the public to attend meetings of a council, the council may choose to close to the public, parts of the meeting that involve the discussion or receipt of certain matters as prescribed under section 10A(2) of the Local Government Act.

With the exception of matters concerning particular individuals (other than councillors) (10A(2)(a)), matters involving the personal hardship of a resident or ratepayer (10A(2)(b)) or matters that would disclose a trade secret (10A(2)(d)(iii)), council must be satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

The Act requires council to close the meeting for only so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security being protected. (section 10B(1)(a))

Section 10A(4) of the Act provides that a council may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Section 10B(4) of the Act stipulates that for the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:-

- (a) a person may misinterpret or misunderstand the discussion, or
- (b) the discussion of the matter may -
 - (i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
 - (ii) cause a loss of confidence in the council or committee.

Recommendation

That Council adjourns into Closed Session, the recording of the meeting be suspended, and members of the press and public be excluded from the Closed Session, and that access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld unless declassified by separate resolution.

This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:

12.1 Plant Replacement - Approval for Tenders for Replacement Plant 900 - Front End Loader (Waste Handler) VR2324/900. (RPT/24/120)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

12.2 Plant Replacement - Approval for Tenders for Replacement Plant 525 - Single Cab 4.5 Tonne Gross Vehicle Mass Truck with Crane - VR2324/900. (RPT/24/121)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the

Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

12.3 Arumpo Road Reconstruction - Road Base Material - PT2324/07. (RPT/24/126)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

12.4 Arumpo Road Reconstruction - Plant Hire Tenders. (RPT/24/127)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

12.5 Contract Negotiations Wentworth / Baaka View Caravan Park. (RPT/24/152)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

Council Resolution

That Council adjourns into Closed Session, the recording of the meeting be suspended, and members of the press and public be excluded from the Closed Session, and that access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld unless declassified by separate resolution.

Moved Cr Beaumont, Seconded Cr Rodda

CARRIED UNANIMOUSLY

12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL

12.1 PLANT REPLACEMENT - APPROVAL FOR TENDERS FOR REPLACEMENT PLANT 900 - FRONT END LOADER (WASTE HANDLER) VR2324/900

File Number: RPT/24/120

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.4 Use and manage our resources wisely

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

The General Manager advised that Council accepted the tender from SA Tractors P/L for the supply of one Case 821G for the sum of \$528,000.00 inc GST, and accepted the trade price of \$132,000.00 inc GST for the Council owned 2015 Caterpillar 938K Loader, plant item 900 with a changeover price of \$396,000.00 inc GST.

12.2 PLANT REPLACEMENT - APPROVAL FOR TENDERS FOR REPLACEMENT PLANT 525 - SINGLE CAB 4.5 TONNE GROSS VEHICLE MASS TRUCK WITH CRANE - VR2324/900

File Number: RPT/24/121

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.4 Use and manage our resources wisely

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

The General Manager advised that Council accepted the tender from Mildura Truck Centre for the supply of one Isuzu NPR 45/55-155 AMT MBW for the sum of \$146,536.50 inc GST, and accepted the trade price of \$14,000.00 inc GST for the Council owned 2011 Hino Truck with Crane, Registration: WSC418, plant item 525 with a changeover price of \$132,536.50 inc GST.

12.3 ARUMPO ROAD RECONSTRUCTION - ROAD BASE MATERIAL - PT2324/07

File Number: RPT/24/126

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division:

Reporting Officer: Jarrod Roberts - Manager Works

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

The General Manager advised that Council in accordance with the provisions of the Local Government (General) Regulation 2005, Section 178(1)(a) accepted the tender from Mallee Earthmoving and Excavations Pty Ltd to carry out the Crushing, Screening, Pugging and Stockpiling of 120,000 tonnes of locally sourced road base material for Contract PT2324/07 in the amount of \$1,073,600.00 inc GST and authorised the Mayor and General Manager to sign the contract documentation and affix the council seal.

12.4 ARUMPO ROAD RECONSTRUCTION - PLANT HIRE TENDERS

File Number: RPT/24/127

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Jarrod Roberts - Manager Works

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

The General Manager advised that Council in accordance with the provisions of the Local Government (General) Regulation 2005, Section 178(1)(a) accepted the following tenders and authorised the Mayor and General Manager to sign the contract documentation and affix the council seal.

1. PT2324/08 – Hire 2x Land Plane – Earth Scoops
 - Bott Earthmoving Pty Ltd - \$272,000.00 inc GST
2. PT2324/09 – Hire Water Trucks
 - Bott Earthmoving Pty Ltd - \$240,000.00 inc GST

12.5 CONTRACT NEGOTIATIONS WENTWORTH / BAAKA VIEW CARAVAN PARK

File Number: RPT/24/152

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

The General Manager advised that Council resolved to:

- a) Endorse the contract negotiations agreed to between Darling River Man and Council's General Manager
- b) Authorise the Mayor and General Manager to affix the seal to the standard Crown 21 year Lease and duly sign on behalf of Council
- c) Quarantine the net proceeds from the annual lease payments into a Wentworth Caravan Park internally restricted fund
- d) Quarantine the sale price for the old cabins into a Wentworth Caravan Park internally restricted fund for future works

13 CONCLUSION OF THE MEETING

8:24pm

NEXT MEETING

17 April 2024

.....
CHAIR

6 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

6.1 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

File Number: RPT/24/182

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

Summary

The Outstanding Actions report provides details of activities raised at previous Council meetings that remain outstanding.

Officer Recommendation

That Council receives and notes the list of outstanding matters as at 10 April 2024.

Attachments

1. Outstanding Actions as at 10 April 2024 [↓](#)

Division: Ordinary Council
 Committee: Ordinary Council
 Officer:
Outstanding Action Items Report
 Date From: 10 April 2024 2:57:57 PM
 Date To:
 Printed: Wednesday, 10 April 2024 2:57:57 PM

Meeting	Item	Title	Item	Action Record (latest first)
Ordinary Council 20/07/2022	10.5	<i>Darling Street Pavers</i>	Cr Brian Beaumont asked if Council should be focussing on the issue raised on Facebook with the pavers in Darling Street	10 Apr 2024 2:12pm Wall, Samantha Community consultation process to be undertaken in April
Ordinary Council 16/11/2022	10.1	<i>PS RUBY</i>	Cr Brian Beaumont requested that the future of the PS Ruby be placed back on the outstanding action list to be discussed at a future meeting.	10 Apr 2024 2:54pm Nicholas, Hannah The Heritage and History Advisory Committee meeting has been placed on hold pending resource availability.
Ordinary Council 20/09/2023	9.15	<i>Dog Waste Stations</i>	Cr Brian Beaumont requested that the installation of dog waste stations be investigated.	10 Apr 2024 2:55pm Nicholas, Hannah The Dog Waste Station investigation has been placed on hold pending resource availability.
Ordinary Council 20/09/2023	10.4	<i>Off Leash Dog Park</i>	Cr Susan Nichols asked if an off leash dog park could be considered.	10 Apr 2024 2:56pm Nicholas, Hannah The investigation of Off Leash Dog Parks has been placed on hold pending resource availability.
Ordinary Council 15/11/2023	10.4	<i>Review of User Agreements for Crown Reserves</i>	Cr Jo Rodda requested that the reviewing of user groups agreements be placed on the outstanding action list.	10 Apr 2024 2:13pm Wall, Samantha User Group committee feedback delayed, now to be sort by early May 24
Ordinary Council 13/12/2023	10.5	<i>Lighting Sharedway Gol Gol</i>	Cr Daniel Linklater requested that lighting along the Gol Gol sharedway be investigated.	10 Apr 2024 2:50pm Wall, Samantha Essential Energy fixed power pole lighting design being undertaken for Gol Gol end, install time to be confirmed. Procurement of solar lights for Midway section April 2024.

7 MAYORAL AND COUNCILLOR REPORTS

7.1 MAYORAL REPORT

File Number: RPT/24/184

Summary

The purpose of this report is to advise Council of meetings, conferences and appointments undertaken by Mayor Linklater for the period of 21 March 2024 – 17 April 2024.

Recommendation

That Council receives and notes the information contained in the Mayoral report

Report

The following table lists the meetings attended by Mayor Linklater for the period of 21 March 2024 – 17 April 2024.

Date	Meeting	Location
22 Mar 2024	Country Mayors Association Meeting	Sydney
23 Mar 2024	AusFly 2024 Dinner Event	Mildura
25 Mar 2024	WSC & MRCC Joint Meeting	Mildura
26 Mar 2024	Mayoral Meeting	Wentworth
27 Mar 2024	Floodplain Risk Management Committee Meeting	Wentworth
2 Apr 2024	Mayoral Meeting	Wentworth
2 Apr 2024	WSC Health Precinct Vision Meeting	Wentworth
4 Apr 2024	Pulse Sunraysia 2024 Event	Mildura
16 Apr 2024	Mayoral Meeting	Wentworth
16 Apr 2024	NSW Telco Authority Briefing	Wentworth
17 Apr 2024	RZ Resources Presentation	Wentworth
17 Apr 2024	Spark Renewables Presentation	Wentworth
17 Apr 2024	Pre Meeting Briefing	Wentworth
17 Apr 2024	Ordinary Council Meeting	Wentworth

Attachments

Nil

8 REPORTS FROM COMMITTEES

Nil

9 REPORTS TO COUNCIL

9.1 GENERAL MANAGERS REPORT

File Number: RPT/24/183

Responsible Officer: Ken Ross - General Manager
 Responsible Division: Office of the General Manager
 Reporting Officer: Hannah Nicholas - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 A strong, responsible and representative government

Summary

The General Manager’s report details information pertaining to meetings attended and general information which are of public interest, and which have not been reported elsewhere in this agenda. Items of note in this report are:

1. OLG Circulars
Nil
2. Meetings
As listed
3. Upcoming meetings or events
As listed
4. Other items of note
Tourism Report

Recommendation

That Council receives and notes the information contained within the report from the General Manager.

Detailed Report

1. Circulars

Nil.

2. Meetings

Following is a list of meetings or events attended by the General Manager for the period of 21 March 2024 – 17 April 2024.

Date	Meeting	Location
21 Mar to 22 Mar 2024	Country Mayors Association Meeting	Sydney
25 Mar 2024	WSC & MRCC Joint Meeting	Mildura
26 Mar 2024	Mayoral Meeting	Wentworth
27 Mar 2024	Flood Risk Management Committee Meeting	Wentworth
28 Mar 2024	Buronga and Gol Gol Sporting Masterplan Meeting	Wentworth

2 Apr 2024	Mayoral Meeting	Wentworth
11 Apr 2024	RZ Resources Meeting	Wentworth
16 Apr 2024	Mayoral Meeting	Wentworth
16 Apr 2024	NSW Telco Authority Briefing Meeting	Video Conference
17 Apr 2024	RZ Resources Presentation	Wentworth
17 Apr 2024	Spark Renewables Presentation	Wentworth
17 Apr 2024	Pre Meeting Briefing	Wentworth
17 Apr 2024	Ordinary Council Meeting	Wentworth

3. Events

Following is a list of upcoming events, conferences, or committee meetings, including out of region meetings where the Shire has been requested to attend in an official capacity from 18 April 2024 – 15 May 2024.

Date	Meeting	Proposed Attendees	Location
18 Apr 2024	Wentworth Shire Interagency Meeting	Cr Rodda	Buronga/ Midway
19 Apr 2024	Riverina and Murray Joint Organisation GMAC Meeting	Mayor Linklater and Ken Ross	Video Conference
19 Apr 2024	Alcheringa Tennis Club Grand Opening	Councillor Group	Gol Gol
25 Apr 2024	ANZAC Day Ceremony Curlwaa	Councillor Group	Curlwaa
25 Apr 2024	ANZAC Day Ceremony Wentworth	Mayor Linklater & Councillor Group	Wentworth
25 Apr 2024	ANZAC Day Ceremony Dareton	Cr Crisp & Councillor Group	Dareton
25 Apr 2024	ANZAC Day Ceremony Pooncarie	Cr Elstone	Pooncarie
25 Apr to 28 April 2024	Dareton Centenary Celebrations (inc. Opening, Opening Dinner(s) and Street Parade)	Cr Crisp & Councillor Group	Dareton/ Coomealla
25 Apr 2024	Wentworth Military Collection's Going Down of the Sun ANZAC Day Commemorative Service	Councillor Group	Wentworth
26 Apr 2024	Dareton Men in a Shed Opening	Councillor Group	Dareton
29 Apr 2024	RDA Murray Panel and Q&A Breakfast / Board Meeting	Councillor Group & Ken Ross	Buronga/ Midway
29 Apr 2024	Murray Darling Association Region 4 Meeting	Mayor Linklater, Deputy Mayor	Mildura

		Nichols and Cr Elstone	
30 Apr 2024	Carramar Drive Sporting Complex User Group Meeting	Mayor Linklater, Cr Rodda and Cr MacAllister	Gol Gol
1 May 2024	Lower Western BFMC Meeting	Cr Nichols	Video Conference/ Dareton
2 May 2024	Murray Darling Association Water Forum	Mayor Linklater, Deputy Mayor Nichols and Cr Elstone.	Mildura
5 May 2024	Gol Gol Public School Country Fair	Mayor Linklater	Gol Gol
6 May 2024	Wentworth Regional Tourism Inc Meeting	Cr Rodda	Dareton/ Coomealla
10 May 2024	Country Mayors Association Meeting	Mayor Linklater and Ken Ross	Video Conference/ Sydney
13 May 2024	Audit, Risk and Improvement Committee Meeting	Cr Beaumont and Ken Ross	Wentworth
14 May 2024	Australian Inland Botanic Gardens Committee Meeting	Cr MacAllister	Mildura
15 May 2024	Local Rescue Committee Meeting	Ken Ross	Buronga/ Midway
15 May 2024	Local Emergency Management Committee Meeting	Ken Ross	Buronga/ Midway

4. Other Items of Note

Tourism Report

Youth Week Outdoor Cinema Event

Youth Week funding was received for Youth Week events in 2024, with Wentworth Shire Council running an Outdoor Cinema at Alcheringa Oval on Friday 12 April 2024. Other events, including Laser Tag and a Colour Run, have been organised in conjunction with local organisations.

Wentworth Winter Art Fest

The funding received from West Darling Arts last year was not able to be secured for this year's Wentworth Winter Art Fest. Instead, the event will run sometime within the next financial year (August/September) with the aim of utilising the new Visitor Centre as a location for the event.

Dareton Centenary Markets

As a contribution to the Dareton Centenary weekend, Wentworth Shire Council will be running the Dareton Street Markets from 8.30am – 12.00pm on Sunday 28 April 2024. The markets will consist of local stallholders, kids entertainment and live music.

Tourism + Events Strategy

A successful Tourism + Events Strategy Workshop was held by Customer Frame on Tuesday 12 March 2024 at the Coomealla Club, with around 20 attendees participating

in discussions around the future of Wentworth Shire's tourism and events. This information was adopted by Customer Frame and used to build the overall strategy vision and pillars.

The next stage of the Tourism + Events Strategy is a virtual workshop to discuss the strategy vision and pillars with the local community. The virtual workshop will take place Wednesday 17 April 2024 from 9.00am – 12.00pm. The strategy is due to be completed for the final review by the end of May 2024.

Signage Audit

Discussions are underway to complete a full tourism signage audit in the next financial year, with the aim of having all signage within the Shire having the new corporate branding.

Attachments

Nil

9.2 MONTHLY FINANCE REPORT - MARCH 2024

File Number: RPT/24/161

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future

Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

Summary

Rates and Charges collections for the month of March 2024 were \$478,596.14. After allowing for pensioner subsidies, the total levies collected are now 77.41%. For comparison purposes 74.95% of the levy had been collected at the end of March 2023. Council currently has \$46,471,329.59 in cash and investments.

Recommendation

That Council receives and notes the Monthly Finance Report.

Detailed Report

The purpose of this report is to indicate to Council the position in relation to the rate of collections and the balance of cash books.

Reconciliation and Balance of Funds held as at 31 March 2024

The reconciliation has been carried out between the Cash Book of each fund and the Bank Pass Sheet as at 31 March 2024.

	Combined Bank Account
Cash Balance as at 1 March 2024	\$ 2,556,234.69
Add: Receipts for the Period Ending 31 March 2024 Rates, Debtors, Miscellaneous	\$ 6,573,112.68
Less: Payments for the Period Ending 31 March 2024 Cash Book entries for this Month	\$ 6,934,208.29
Cash Balance of Operating A/C as at 31 March 2024	\$ 2,195,139.08
Trust Fund Balance	\$ 758,562.12
Total Investments as at 31 March 2024	\$ 43,517,628.39
TOTAL FUNDS AVAILABLE	\$ 46,471,329.59

Collection of Rates and Charges

Rates and Charges collections for the month of March 2024 were \$478,596.14. After allowing for pensioner subsidies, the total levies collected are now 77.41%. A summary of the Rates and Charges situation as at 31 March 2024 is as follows:

Note: For comparison purposes 74.95% of the levy had been collected at the end of March 2023.

LEVIES	RATES & CHARGES	
Balance Outstanding at 30 June 2023 - Rates / Water	975,306.94	
Rates and Charges Levied 21 July 2023	10,341,585.36	\$ 11,316,892.30
+ Additional Water Charges	1,469,687.77	
+ Supplementary Rates and Charges	169,839.01	
+ Additional Charges	101,984.16	
- Credit Adjustments	25,720.80	
- Abandonments	35,908.12	\$ 12,996,774.32
DEDUCTIONS		
- Payments	9,904,219.26	
- Less Refunds of Payments	15,787.31	\$ 9,888,431.95
		\$ 3,108,342.37
- Pensioner Subsidy		
Government Subsidy	94,902.58	
Council Subsidy	77,647.56	\$ 172,550.14
RATES/WATER CHARGES OUTSTANDING 31 MARCH 2024		\$ 2,935,792.23

Rates/Water write offs and adjustments

The following rates or charges have been written off or adjusted under the delegated authority of the General Manager for the month of March 2024.

Account	Date	Amount	Comment
Rates			
1157	18.3.2024	281.02	Adjustment of rates due to a reduction of valuation
Water			
281-002	22.3.2024	105.6	Water reading was estimated to high, correct reading has been received and adjusted accordingly
2002	22.3.2024	51.48	Incorrect water meter reading entered
936	22.3.2024	543.11	Incorrect water meter reading entered

Council Loans Report

Name	Institution	Purpose	Interest Rate	Loan Amount	Amount Outstanding	Due Date
Loan 201	National Australia Bank	Buronga Landfill	4.55% Fixed	\$ 920,000.00	\$ 109,361.28	30/01/2025
Loan 202	ANZ Bank	Civic Centre	3.47% Fixed	\$ 850,000.00	\$ 544,685.48	21/10/2026
Loan 203	National Australia Bank	Midway Centre	3.586% Fixed	\$ 1,900,000.00	\$ 1,317,842.66	1/06/2033
Loan 204	Bendigo Bank	Buronga Landfill	5.29% Fixed	\$ 1,500,000.00	\$ 1,150,511.00	12/05/2037
CFWC310604	T-Corp	Trentham Cliffs Sewer	1.82% Fixed	\$ 750,000.00	\$ 574,888.68	4/06/2031
CFWC310624	T-Corp	Burong/Gol Gol Stormwater	1.79% Fixed	\$ 1,250,000.00	\$ 958,282.15	24/06/2031
Loan 205	National Australia Bank	Willowbend Caravan Park	2.2% Fixed	\$ 1,500,000.00	\$ 1,200,402.09	25/01/2027
Loan 206	Bendigo Bank	Buronga Landfill #3	1.85% Fixed	\$ 900,000.00	\$ 604,236.27	25/09/2028
Loan 207	National Australia Bank	Willowbend Caravan Park	1.933% Fixed	\$ 1,500,000.00	\$ 1,319,079.01	31/03/2028
Loan 207	National Australia Bank	Civic Centre	1.933% Fixed	\$ 1,500,000.00	\$ 1,500,000.00	31/03/2028
CFWC440209	T-Corp	Civic Centre	5.45% Fixed	\$ 4,000,000.00	\$ 4,000,000.00	9/02/2044
TOTAL					\$ 13,279,288.62	

Overtime and Travelling

Month	Mar-24	Pay Periods	18 & 19			
Overtime from 17 February 2024 to 15 March 2024						
Overtime						
	Time and a Half		Double Time		Total	2023/24 Accumulative Total
Department	Hours	Amount	Hours	Amount		
Animal Services	22.25	1,155.04	23.00	\$ 1,561.99	\$ 2,717.03	\$ 22,059.20
Assets					\$ -	\$ 302.45
Building Maintenance	3.00	194.80			\$ 194.80	\$ 500.45
BioSecurity Officer					\$ -	\$ 53.82
Civil	11.00	514.08	8.00	\$ 556.94	\$ 1,071.02	\$ 7,530.83
Finance	3.00	244.28			\$ 244.28	\$ 1,144.70
GM's Office					\$ -	\$ 678.34
Health & Planning					\$ -	\$ 280.84
Indoor Engineers	19.00	1,514.14	0.50	\$ 54.28	\$ 1,568.42	\$ 16,961.14
IT Support					\$ -	\$ 2,864.75
Landfill Transfer Stations	4.00	264.06	24.50	\$ 2,156.49	\$ 2,420.55	\$ 15,305.52
Library					\$ -	\$ 2,024.43
Parks & Gardens	30.00	1,447.27	41.00	\$ 2,852.18	\$ 4,299.45	\$ 16,246.49
Private Works					\$ -	\$ 6,847.59
Roads - Council	256.00	12,358.11	257.00	\$ 16,490.09	\$ 28,848.20	\$ 279,958.45
Roads - RMS	72.50	3,056.21	39.50	\$ 2,265.83	\$ 5,322.04	\$ 9,060.77
Subdivision Officer					\$ -	\$ 154.36
Tourism & Promotion	2.00	108.51	2.25	\$ 162.77	\$ 271.28	\$ 12,050.50
Water & Waste Water	35.50	1,938.24	56.00	\$ 4,155.57	\$ 6,093.81	\$ 73,094.68
Workshop Manager	15.00	897.13			\$ 897.13	\$ 3,962.58
Workshop/Mechanics					\$ -	\$ 906.42
Total	473.25	23,691.87	451.75	30,256.14	\$ 53,948.01	\$ 471,988.31
Travel Allowance						
Department	Kms	Amount				
Water & Waste Water	349.5	332.03				
Total	349.5	332.03				
Grand Total		\$ 54,280.04				

Conclusion

The report indicates to Council that its finances are in a favourable position.

Attachments

Nil

9.3 MONTHLY INVESTMENT REPORT - MARCH 2024

File Number: RPT/24/164

Responsible Officer: Simon Rule - Director Finance and Policy

Responsible Division: Finance and Policy

Reporting Officer: Bryce Watson - Accountant

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

Summary

As of 31 March 2024, Council had \$42 million invested in term deposits and \$4,471,329.59 in other cash investments. Council received \$180,229.70 from its investments for the month of March 2024.

In March 2024 Council investments averaged a rate of return of 4.93% and it currently has \$8,740,704.97 of internal restrictions and \$34,115,297.73 of external restrictions.

Recommendation

That Council receives and notes the monthly investment report.

Detailed Report**Purpose**

The purpose of this report is to update Council on the current status of its investments as required by the *Local Government Act 1993* (NSW) and the associated regulation.

Matters under consideration.

As of 31 March 2024, Council had \$46,471,329.59 invested with Ten (10) financial institutions and One (1) Treasury Corporation. This is a decrease of \$355,855.03 from the previous month.

The investment of surplus funds remains in line with Council's Investment Policy. This ensures sufficient working capital is retained and restrictions are supported by cash and investments that are easily converted into cash.

Interest Received from Cash Investments in March 2024

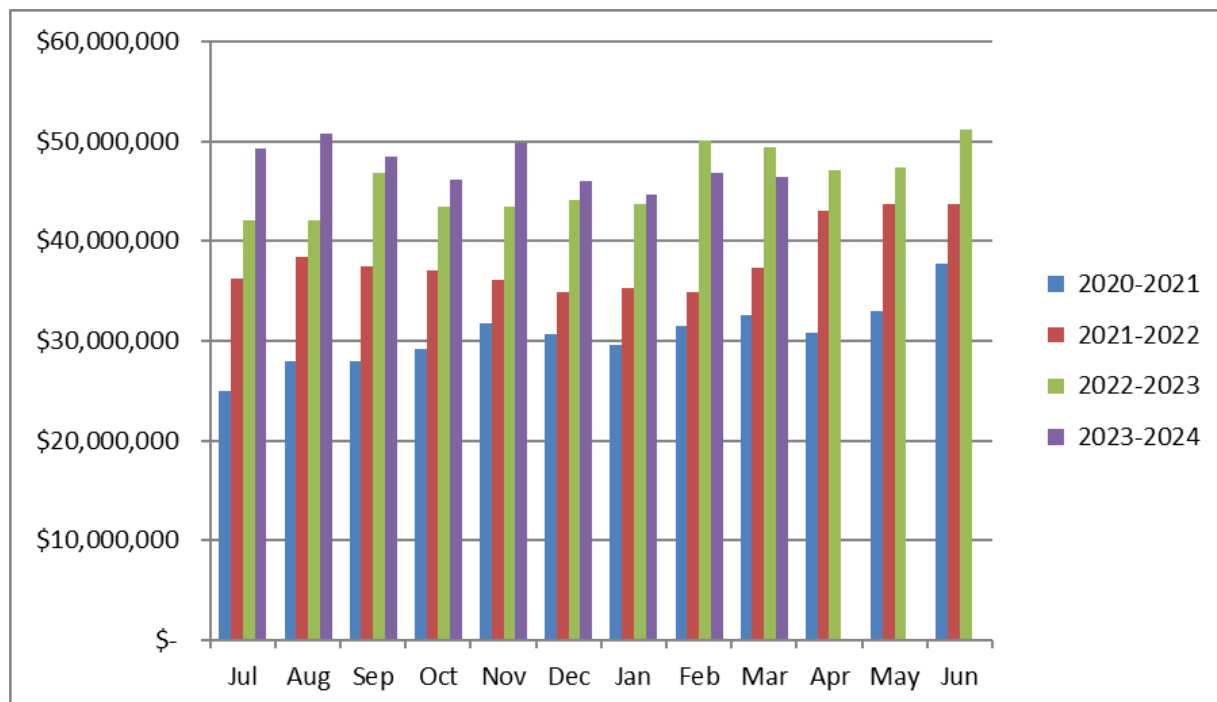
Six (6) deposits and two (2) other accounts matured or provided interest in March earning Council \$180,229.70 in interest. The budget for March was \$125,000. Year to date Council has received \$1,406,818.68 in interest based on cash accounting. Expired investments are now shown in the attached report along with a summary of accrued interest. The budget for the financial year was set at \$1,500,000.00. As shown in the attached report Council's investments are on track to return \$1,855,663.85 for the financial year.

**Note the difference in interest received between this report and the Yield Hub report is from Council's at-call cash account which is paid monthly.*

Restrictions

Internal Restrictions		
- Employee Entitlements	\$2,308,162.00	
- Doubtful Debts	\$47,730.00	
- Future Development Reserve	\$1,076,217.20	
- Trust Account	\$1,677,750.98	
- Caravan Park Loan Facility	\$1,130,844.79	
- Capital Projects	\$1,000,000.00	
- Plant Replacement Reserve	\$1,500,000.00	\$8,740,704.97
External Restrictions		
- Water Fund	\$10,879,737.66	
- Sewer Fund	\$5,511,503.07	
- T-Corp Loan Balance	\$541,934.32	
- Developer Contributions Reserve	\$983,097.38	
- Unexpended Grants	\$15,420,340.49	
- Crown Reserves Reserve	\$208,296.22	
- Loan Guarantee Reserve	\$187.69	
- Prepayments Cemeteries	\$570,200.90	\$34,115,297.73
Day to Day Liquidity		\$3,615,326.89
Total Funds Available		\$46,471,329.59

Total Funds Invested



Summary – Unexpended Grants as at 31 March 2024

Grant	Amount
SCCF Wentworth Rowing Club	\$42,069.66
Crown Reserve Improvement Fund Astronomy Park	\$656,000.21
Fixing Local Roads Grants - Stage 3	\$211,305.90
Fixing Local Roads Grants - Stage 4 (Keenans Drive)	\$57,389.70
Resources for Regions Round 8	\$156,727.17
Pooncarie Menindee Road	\$188,356.46
Main Road Block Grant	\$997,974.33
Transport for NSW Pothole Repair Program	\$580,945.94
Resources for Regions Round 9	\$2,302,229.04
Rural Local Road Repair Program	\$7,566,111.08
NSW Office of Local Government Flood Grants	\$662,941.98
Strong Start Cadetship Program Grant	\$25,000.00
JEV Mosquito Eradication Grant	\$22,013.56
SCCF Female Jockey Changerooms	\$42,163.17
Regional Leakage Reduction Program - Local Water Utility	\$35,211.56
Regional Fire Services Levy	\$73,627.36
Regional Youth School Holiday Program	\$6,947.80
Local Roads & Community Infrastructure Program Phase 4	\$793,325.57
RRUPP Arumpo 24km Upgrade	\$1,000,000.00
Total	\$15,420,340.49

Conclusion

The Director Finance & Policy has certified that all investments have been made in accordance with the *Local Government Act 1993* (NSW), Local Government (General) Regulations 2021 and Council's Investment Policy. Council is investing its funds prudently to optimise returns and reduce exposure to risk in accordance with legislation and its own investment policy.

Attachments

1. Yeild Hub Report - March 2024 [↓](#)

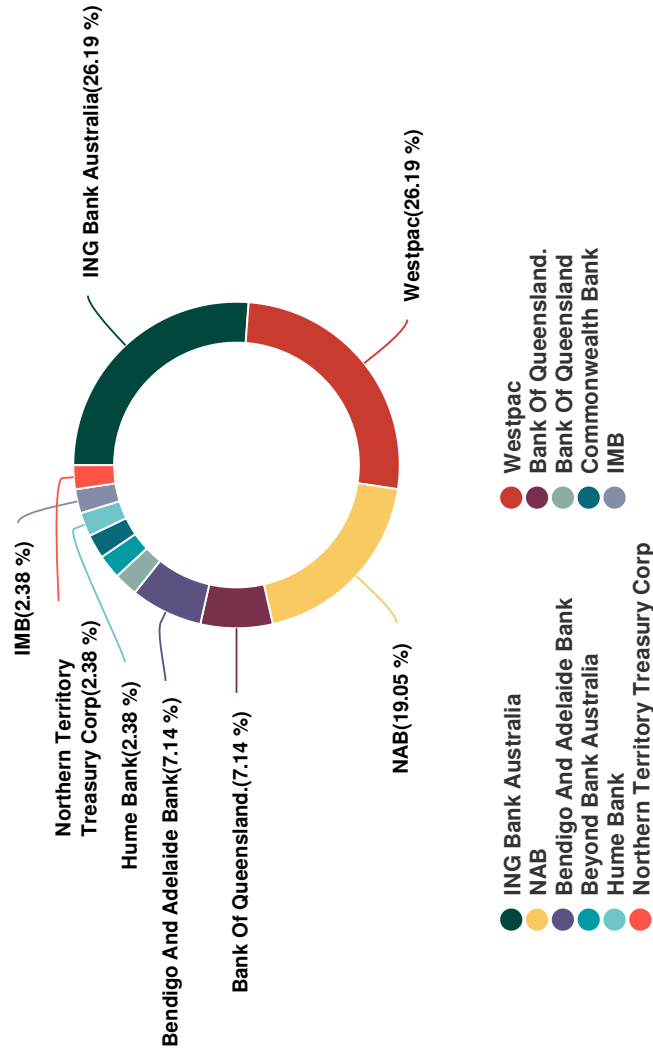


31 March 2024
Wentworth Shire Council - Monthly Report

Summary

Total Cost	\$42,000,000.00
Total Portfolio Value	\$42,890,344.11
Weighted Average Term	233
Weighted Average Yield	4.93 %
90 day BBSW	4.34 %
Unrealised Capital Gain/Loss	\$0
Total Monthly Accrued Interest	\$168,089.58
Total Interest Received this month	\$171,474.80
Total Interest Received this FY	\$1,352,047.42
Total Interest Expected this FY	\$1,855,663.85
Interest Payments this month	6
Matured Investments this month	6
Total Funds Matured this month	\$6,000,000.00
Investments this month	6
Total Funds Invested this month	\$6,000,000.00
Compliant Portfolio	Yes

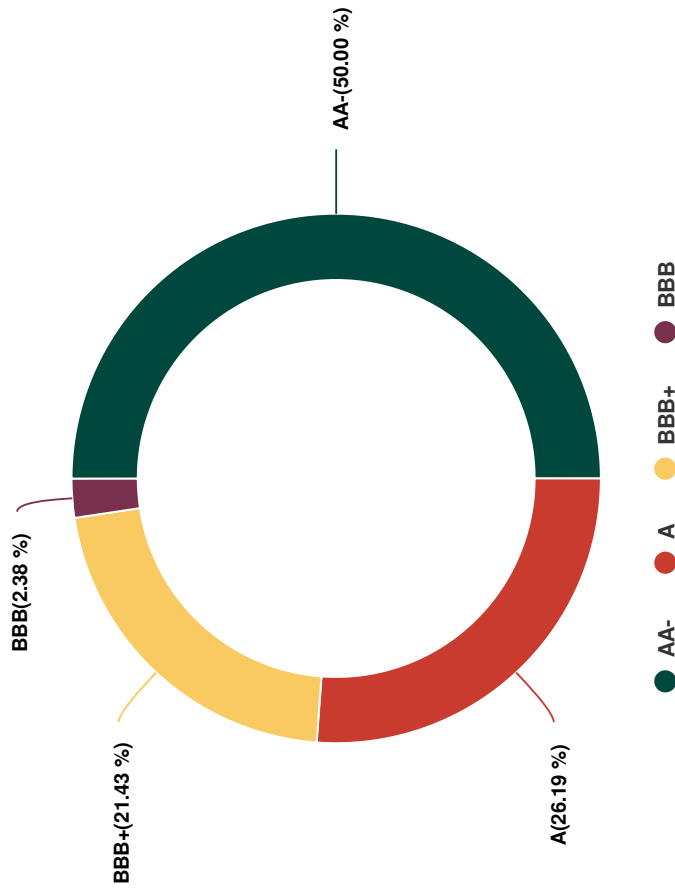
Counterparty



- ING Bank Australia
- NAB
- Bendigo And Adelaide Bank
- Beyond Bank Australia
- Hume Bank
- Northern Territory Treasury Corp
- Westpac
- Bank Of Queensland
- Bank Of Queensland
- Commonwealth Bank
- IMB



Long Term Credit Rating



Wentworth Shire Council - Monthly Report **Report Date: 31 March 2024**

Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating
Term Deposit	ING Bank Australia	\$1,000,000	31/03/2023	02/04/2024	368	4.68 %	A-1	A
Term Deposit	ING Bank Australia	\$2,000,000	05/04/2023	04/04/2024	365	4.68 %	A-1	A
Term Deposit	ING Bank Australia	\$1,000,000	19/04/2022	19/04/2024	731	3.09 %	A-1	A
Term Deposit	ING Bank Australia	\$1,000,000	18/05/2023	17/05/2024	365	4.900 %	A-1	A
Term Deposit	ING Bank Australia	\$1,000,000	26/05/2023	27/05/2024	367	4.94 %	A-1	A
Term Deposit	Westpac	\$1,000,000	06/06/2023	06/06/2024	366	5.04 %	A-1+	AA-
Term Deposit	IMB	\$1,000,000	06/03/2024	11/06/2024	97	5.300 %	NR	NR
Term Deposit	ING Bank Australia	\$2,000,000	28/06/2023	27/06/2024	365	5.62 %	A-1	A
Term Deposit	Westpac	\$1,000,000	26/07/2023	26/07/2024	366	5.25 %	A-1+	AA-
Term Deposit	Westpac	\$1,000,000	27/07/2023	29/07/2024	368	3.27 %	A-1+	AA-
Term Deposit	Westpac	\$1,000,000	24/08/2023	26/08/2024	368	5.100 %	A-1+	AA-
Term Deposit	Westpac	\$1,000,000	24/08/2023	26/08/2024	368	5.100 %	A-1+	AA-
Term Deposit	NAB	\$1,000,000	29/08/2023	28/08/2024	365	5.200 %	A-1+	AA-
Term Deposit	NAB	\$1,000,000	07/03/2024	03/09/2024	180	5.07 %	A-1+	AA-
Term Deposit	NAB	\$1,000,000	04/09/2023	03/09/2024	365	5.12 %	A-1+	AA-
Term Deposit	NAB	\$1,000,000	05/09/2023	04/09/2024	365	5.17 %	A-1+	AA-
Term Deposit	Bank Of Queensland	\$1,000,000	14/03/2024	10/09/2024	180	5.12 %	A-2	BBB+
Term Deposit	Beyond Bank Australia	\$1,000,000	11/09/2023	10/09/2024	365	5.200 %	A-2	BBB
Term Deposit	Bank Of Queensland	\$1,000,000	03/10/2023	02/10/2024	365	5.200 %	A-2	BBB+
Term Deposit	Hume Bank	\$1,000,000	05/10/2023	04/10/2024	365	5.25 %	NR	NR
Term Deposit	Bank Of Queensland	\$1,000,000	09/02/2024	05/11/2024	270	5.0 %	A-2	BBB+
Term Deposit	Bendigo And Adelaide Bank	\$1,000,000	07/03/2024	20/11/2024	258	5.03 %	A-2	BBB+
Term Deposit	Bendigo And Adelaide Bank	\$1,000,000	23/02/2024	20/11/2024	271	5.02 %	A-2	BBB+
Term Deposit	Westpac	\$1,000,000	27/11/2023	27/11/2024	366	5.47 %	A-1+	AA-
Term Deposit	NAB	\$1,000,000	04/12/2023	03/12/2024	365	5.28 %	A-1+	AA-
Term Deposit	NAB	\$1,000,000	15/12/2023	16/12/2024	367	5.100 %	A-1+	AA-
Term Deposit	ING Bank Australia	\$1,000,000	19/12/2023	18/12/2024	365	5.23 %	A-1	A



Wentworth Shire Council - Monthly Report **Report Date: 31 March 2024**

Investment Type	ADI/Security Name	Amount	Settlement Date	Maturity Date	Term in Days	Yield	Short Term Rating	Long Term Rating
Term Deposit	Bendigo And Adelaide Bank	\$1,000,000	22/12/2023	23/12/2024	367	5.0 %	A-2	BBB+
Term Deposit	Commonwealth Bank	\$1,000,000	30/01/2024	29/01/2025	365	5.02 %	A-1+	AA-
Term Deposit	NAB	\$1,000,000	09/02/2024	10/02/2025	367	5.100 %	A-1+	AA-
Term Deposit	Westpac	\$1,000,000	12/02/2024	12/02/2025	366	5.15 %	A-1+	AA-
Term Deposit	Westpac	\$1,000,000	12/02/2024	12/02/2025	366	5.15 %	A-1+	AA-
Term Deposit	NAB	\$1,000,000	20/02/2024	19/02/2025	365	5.14 %	A-1+	AA-
Term Deposit	Westpac	\$1,000,000	27/02/2024	27/02/2025	366	5.14 %	A-1+	AA-
Term Deposit	Westpac	\$1,000,000	29/02/2024	28/02/2025	365	5.14 %	A-1+	AA-
Term Deposit	Westpac	\$1,000,000	11/03/2024	11/03/2025	365	5.03 %	A-1+	AA-
Term Deposit	ING Bank Australia	\$1,000,000	19/03/2024	19/03/2025	365	5.13 %	A-1	A
Term Deposit	ING Bank Australia	\$1,000,000	04/01/2024	05/01/2026	732	5.14 %	A-1	A
Term Deposit	Bank Of Queensland	\$1,000,000	04/12/2023	03/12/2026	1,095	5.25 %	A-2	BBB+
Term Deposit	Northern Territory Treasury Corp	\$1,000,000	16/09/2021	15/12/2026	1,916	1.35 %	NR	NR
		\$42,000,000						

Wentworth Shire Council - Monthly Report **Report Date: 31 March 2024**

Transaction Date	Contract Number	ADJ/Security Name	Type	Amount	Credit/Debit	Long Term Rating	Designation	Comments	Maturity Date
22/03/2024	063950	ING Bank Australia	Interest	\$46,000	Debit	A	Unclassified		22/03/2024
19/03/2024	063900	ING Bank Australia	Interest	\$44,500	Debit	A	Unclassified		19/03/2024
14/03/2024	063781	Bank Of Queensland	Interest	\$44,500	Debit	BBB+	Unclassified		14/03/2024
11/03/2024	065641	NAB	Interest	\$18,449.32	Debit	AA-	Unclassified		11/03/2024
11/03/2024	065642	Westpac	Interest	\$4,786.85	Debit	AA-	Unclassified		11/03/2024
11/03/2024	069333	IMB	Interest	\$13,238.63	Debit	NR	Unclassified		10/03/2024
Total				\$171,474.80					

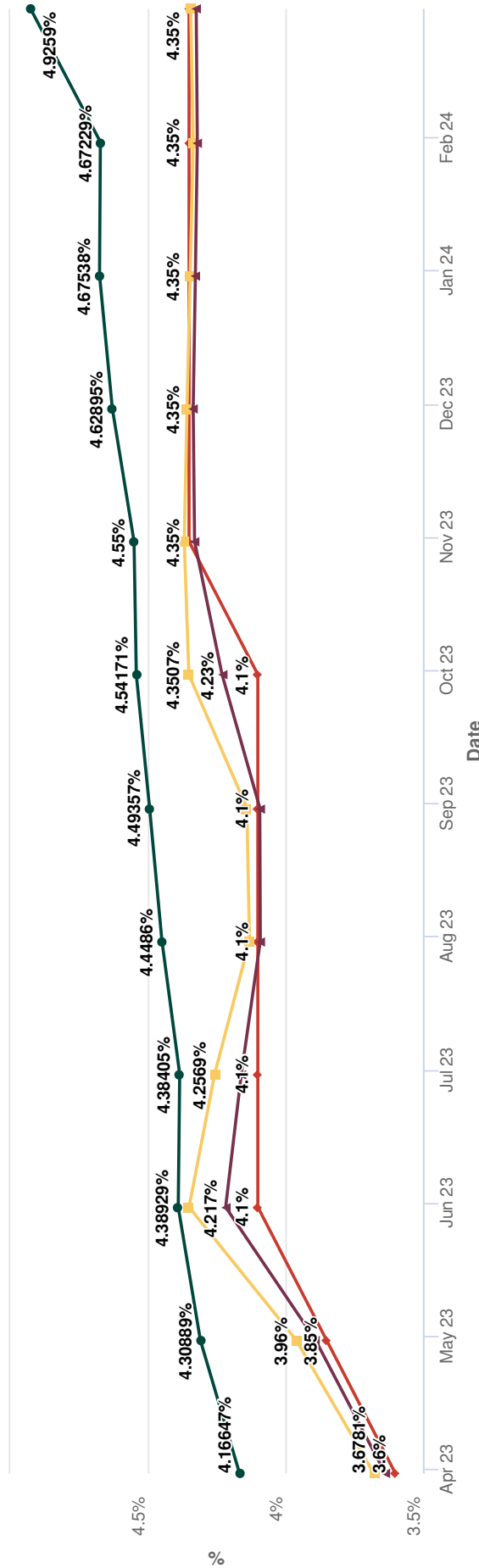


Wentworth Shire Council - Monthly Report Report Date: 31 March 2024

Account vs RBA Cash vs 3m BBSW vs Bloomberg AusBond Bank Bill Index

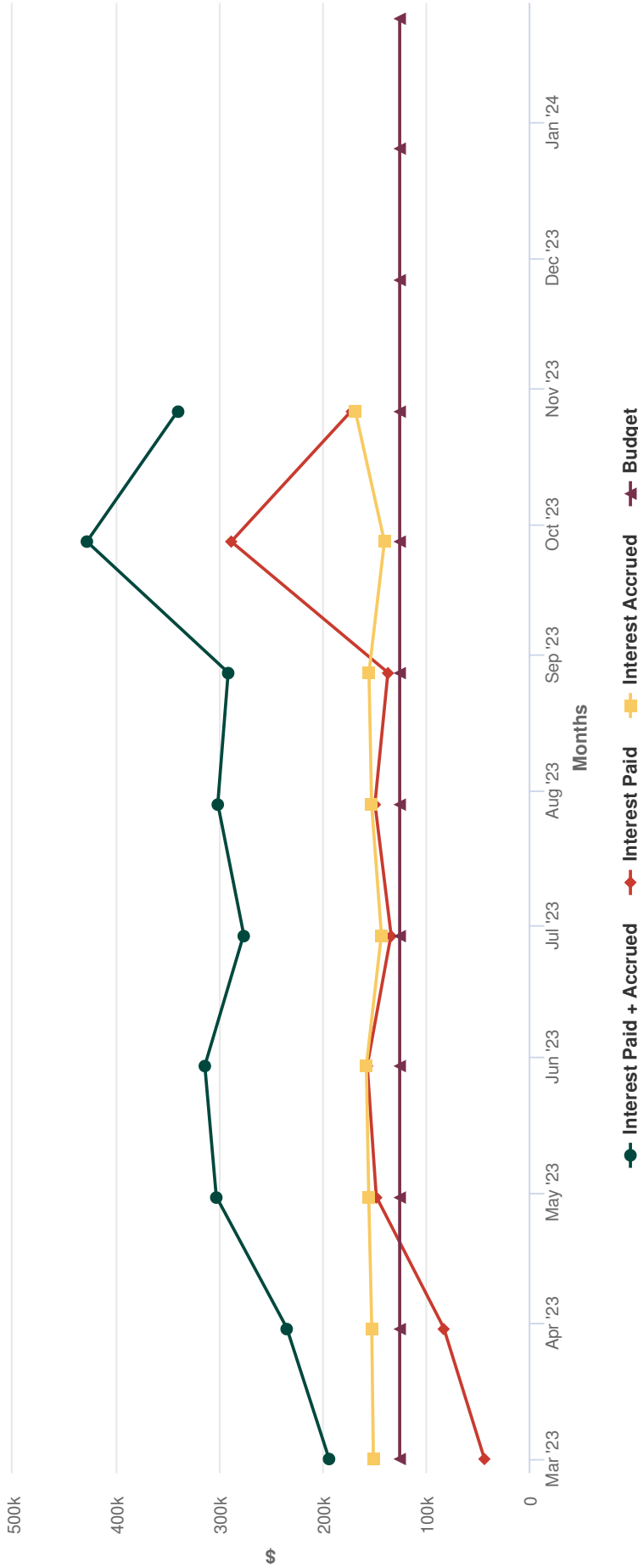
Term	Account	RBA Cash	3m BBSW	AusBond Bank Bill	Outperformance	Outperformance
1m	4.85 %	4.35 %	4.35 %	4.32 %	0.51 %	0.53 %
3m	4.74 %	4.35 %	4.35 %	4.32 %	0.39 %	0.42 %
6m	4.65 %	4.32 %	4.33 %	4.32 %	0.32 %	0.34 %
12m	4.49 %	4.13 %	4.21 %	4.15 %	0.28 %	0.34 %

Month End Performance



Wentworth Shire Council - Monthly Report Report Date: 31 March 2024

Budget Versus Actual Interest Earned



9.4 WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 BURONGA COMMERCIAL PRECINCT PLANNING PROPOSAL

File Number:	RPT/24/176
Responsible Officer:	George Kenende - Acting Director Health & Planning
Responsible Division:	Health and Planning
Reporting Officer:	George Kenende - Acting Director Health & Planning
Objective:	1.0 Wentworth Shire is a vibrant, growing and thriving Region
Strategy:	1.5 Encourage and support initiatives that improve local employment opportunities

Summary

Wentworth Shire Council resolved to proceed with a Planning Proposal to amend planning provisions in the Wentworth Local Environmental Plan 2011 (WLEP) that specifically relate to amendment to the Zoning.

The Department of Planning and Environment (DPE) (now the Department of Planning Housing and Infrastructure (DPHI)) issued a Gateway Determination to proceed on 15 June 2023.

The Planning Proposal sought to amend the following provisions:

- Rezone approximately 15 ha of land north of the Sturt Highway in Buronga from RU5 Village to E1 Local Centre
- Rezone Lot 1 DP 848480 from RU5 Village to SP2 Infrastructure

Public exhibition and state agency consultation to Transport for NSW (TfNSW) was conducted in accordance with the Gateway Determination. One (1) public submission was received. No submission was received from Transport for NSW.

During the processing of the Planning Proposal, a development application (DA2021/008) refused by Council was challenged by the applicant through the Land and Environment Court (LEC). The development application was located on Lot 5 DP 1029509, which is part of the subject land being rezoned. The rezoning was a matter considered during the LEC proceedings. Due to this, the finalisation of the planning proposal was placed on hold until a judgment by LEC was reached. The LEC issued their judgement on 26 March 2024, and the planning proposal is being brought before Council to commence finalization.

No amendments have been made to the Planning Proposal as an outcome of public exhibition and submissions.

This report seeks Council endorsement of the Planning Proposal and approval to proceed with finalisation of the amendment to the Wentworth Local Environmental Plan 2011.

Recommendation

- a. That Council endorse the post exhibition documentation as outlined in this report.
- b. That Council, as the plan-making authority, resolve to proceed with the finalisation of the Planning Proposal in accordance with section 3.36 of the Environmental Planning and Assessment Act 1979.

- c. That Council call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Detailed Report

Purpose

The purpose of this report is to advise Council of the Gateway Determination conditions, the subsequent outcomes from exhibition of the Planning Proposal and process for the Planning Proposal to be finalised.

Background

Council's Health and Planning Department developed the Buronga Gol Gol Structure Plan 2020 (BGGSP) to identify and investigate emerging planning issues relevant to Buronga Gol Gol study area. The BGGSP was endorsed by DPHI and adopted by Council in 2020.

The Planning Proposal based on a recommendation within the BGGSP was reported to Council seeking a resolution to submit it to DPHI requesting a Gateway Determination to proceed. The Gateway Determination to proceed was issued by DPHI on 11 June 2023. The Gateway Determination contained six (6) conditions, all of which Council is obligated to comply.

Refer to **Attachment 1** Section 3.36 Planning Report (Attachment 1 – Gateway Determination Cover Letter).

Refer to **Attachment 1** Section 3.36 Planning Report (Attachment 2 – Gateway Determination).

Matters under consideration

The timeframe for completing the LEP is to be 9 months from the date of the Gateway Determination, being 15 March 2024. A summary of compliance with the conditions of the Gateway Determination are provided, as follows:

1. a) Minor revisions to Table 1 of the planning proposal.
- b) No changes made to the planning proposal as the contamination was a matter to be assessed at the development application stage.
- c) Support information on the flood attributes of the land were included in the planning proposal.
- d) No existing development applications on the subject land will be negatively impacted by the proposed amendments. The development application on the land which was going through the LEC proceedings would still be permitted on the land.

Council sought the approval of the DPHI – Western Region office to proceed with agency and community consultation. Approval was conditionally granted 30 June 2023 with no further amendments to the planning proposal required.

Refer to **Attachment 1** Section 3.36 Planning Report (Attachment 3 – Approval to proceed with community consultation).

2. Public exhibition was conducted in accordance with the conditions of the Gateway Determination.
3. Consultation with Transport for NSW was conducted in accordance with the condition of the Gateway Determination.
4. A public hearing was not required or deemed necessary.
5. a) The conditions of the Gateway Determination have been satisfied by the planning proposal authority (Council).
- b) the Planning Proposal is consistent with Section 9.1 Directions.
- c) there are no outstanding objections from public authorities.

6. According to the Project Timeline the planning proposal would not be completed within the Gateway Determination time frame. However, a gateway alteration was approved by DPHI extended the completion timeframe to 18 September 2024.

All conditions of the Gateway Determination have been satisfied.

Public Exhibition

In accordance with Schedule 1 Clause 4 Community participation requirements of the Environmental Planning and Assessment Act 1979, the planning proposal was placed on public exhibition for:

- 30 days to public authorities from 4 July 2023 to 2 August 2023
- 28 days to the public from 6 July 2023 to 3 August 2023

Public notice was provided in the Sunraysia Daily and posts on social media.

The planning proposal and accompanying exhibition material were made available for viewing by the public on Council’s website and at Council’s Customer Service Counter in Wentworth and Midway Centre in Buronga.

As conditioned by the Gateway Determination, Council exhibited the following information:

- Relevant Council meeting reports
- Planning Proposal V2
- Department of Planning and Environment’s Gateway Determination, Cover Letter and approval to proceed with consultation letter.

One (1) community submission was received. The submission has been reviewed, considered and a response to each topic or comment made is included in the attached submissions table.

Refer to **Attachment 1** Section 3.36 Planning Report (Attachment 4 – Submission Table).

Refer to **Attachment 2** Public Submission

Refer to **Attachment 3** Gateway Alteration

No amendment was made to the planning proposal due to the public submission.

Next Process

Condition 5 of the Gateway Determination authorises Council as the local plan-making authority. Therefore, the process to finalise the Planning Proposal is as follows:

- Seek an Opinion from Parliamentary Counsel mapping team
- Upload all required documentation to the Planning Portal, including the mapping, with a request to the Minister for Planning and Public Spaces to finalise the planning proposal and notify the amendment to the WLEP on the legislative website.

Options

Based on the information contained in this report, the options available to address this matter are to:

a) Resolve to proceed with the finalisation of the Planning Proposal and forward it to DPHI for notification of the amendment on the legislative website.

Or

b) Resolve to set aside the Planning Proposal and not proceed to finalisation.

Legal, strategic, financial or policy implications

The options contained in this report ensure that Council:

- a) Satisfies its legal obligations under the Gateway Determination; and

- b) Is consistent with the Community Strategic Plan 2022-2023 and Local Strategic Planning Statement; and
- c) Action recommendations made in the BGGSP.

There are no known financial or policy implications for Council.

Conclusion

It is concluded that the most appropriate course of action is to resolve to commence finalization of the Planning Proposal then refer it to the Department of Planning Housing and Infrastructure for notification of the amendment on the legislative website.

Attachments

1. Section 3.36 Planning Report [↓](#)
2. Public submission (under separate cover) [⇒](#)
3. Gateway Alteration [↓](#)

SECTION 3.36 PLANNING REPORT

Planning proposal:

PP-2023-848 (L1/91)

Planning proposal summary:

Rezone the following in the Wentworth Local Environmental Plan 2011:

- Land along the north of Hendy Road from RU5 Village to E1 Local Centre
- Lot 1 DP848480 from RU5 to SP2

Post exhibition amendments to the planning proposal:

- No amendments to the planning proposal were made after the exhibition

Date of Gateway determination:

15 June 2023.

1 GATEWAY DETERMINATION

The Gateway Determination was issued 15 June 2023.

Refer to **Attachment 1** Gateway Determination Cover Letter.

Refer to **Attachment 2** Gateway Determination.

The timeframe for completing the LEP is to be 9 months from the date of the Gateway Determination, being 15 March 2024.

A summary of compliance with the conditions of the Gateway Determination are provided, as follows:

1. a) Minor revisions to Table 1 of the planning proposal.
b) No changes made to the planning proposal as the contamination was a matter to be assessed at the development application stage.
c) Support information on the flood attributes of the land were included in the planning proposal.
d) No existing development applications on the subject land will be negatively impacted by the proposed amendments.

Council sought the approval of the Department of Planning and Environment – Western Region office to proceed with agency and community consultation. Approval was conditionally granted 30 June 2023 with no further amendments to the planning proposal required.

Refer to **Attachment 3** Approval to proceed with community consultation.

2. Public exhibition was conducted in accordance with the conditions of the Gateway Determination. Further details are provided in Section 2 of this report.

3. Consultation with Transport for NSW was conducted in accordance with the condition of the Gateway Determination. Further details are provided in Section 3 of this report.
4. A public hearing was not required or deemed necessary.
5.
 - a) The conditions of the Gateway Determination have been satisfied by the planning proposal authority (Council).
 - b) the Planning Proposal is consistent with Section 9.1 Directions.
 - c) there are no outstanding objections from public authorities.
6. According to the Project Timeline the planning proposal will be completed within the Gateway Determination time frame as an extension was issued by DPHI. The Planning proposal finalisation date was amended to 18 September 2024.

All conditions of the Gateway Determination have been satisfied.

2 CONSULTATION

In accordance with Schedule 1 Clause 4 Community participation requirements of the Environmental Planning and Assessment Act 1979, the planning proposal (Version 2) was placed on public exhibition for:

- 30 days to public authorities from 4 July 2023 to 2 August 2023
- 28 days to the public from 6 July 2023 to 3 August 2023

Public notice was provided in the Sunraysia Daily and posts on social media.

The planning proposal and accompanying exhibition material were made available for viewing by the public on Council's website and at Council's Customer Service Counter in Wentworth and Midway Centre in Buronga.

As conditioned by the Gateway Determination, Council exhibited the following information:

- Relevant Council meeting reports
- Planning Proposal V2
- Department of Planning and Environment's Gateway Determination, Cover Letter and approval to proceed with consultation letter.

One (1) community submission was received. The submission has been reviewed, considered and a response to each topic or comment made is included in the attached submissions table.

Refer to **Attachment 4** Submissions table.

In response to this submission, no changes were made to the planning proposal.

3 VIEWS OF PUBLIC AUTHORITIES

The Gateway Determination conditioned consultation with Transport for NSW.

No submission was received from Transport for NSW during the exhibition period.

4 PLANNING PROPOSAL AMENDMENTS POST EXHIBITION/CONSULTATION

No changes were made to the planning proposal made to the exhibited Planning Proposal V2 as a consequence of exhibition and consultation.

5 CONSISTENCY WITH S.9.1 DIRECTIONS & OTHER STRATEGIC DOCUMENTS

Part 3 Section B of the planning proposal provides a response to applicable strategic planning documents, State Environmental Planning Policies and Section 9.1 Directions.

The planning proposal is consistent with Section 9.1 Directions and other relevant strategic planning documents.

6 PARLIAMENTARY COUNSEL OPINION

This report will accompany a request for an Opinion from Parliamentary Counsel.

7 OTHER RELEVANT MATTERS

Nil.

8 MAPPING

The planning proposal seeks to amend the LEP zoning digital maps.

A copy of the amended LEP digital map have been forwarded to the NSW Department of Planning and Environment for review.

9 RECOMMENDATION

It is recommended that the LEP amendment is made.

ATTACHMENT 1



Department of Planning and Environment

Mr Ken Ross
General Manager
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

Our ref:PP-2023-848/IRF23/1036

Dear Mr Ross

**Planning Proposal (PP-2023-848) to amend Wentworth Local Environmental Plan 2011-
Buronga Gol Gol Employment Precinct.**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land from zone RU5 Village to E1 Local centre and SP2 Infrastructure to establish the Buronga Gol Gol Employment Precinct

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with the direction of the Minister under section 9.1 of the Act 6.2 Caravan Parks and Manufactured Home Estates is justified in accordance with the terms of the direction. No further approval is required in relation to the direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 directions 4.1 Flooding and 4.4 Remediation of Contaminated Land. Council should ensure this occurs prior to community consultation.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The amending local environmental plan (LEP) is to be finalised on or before nine (9) months from the Gateway determination date. Council should aim to commence the exhibition of the planning proposal as soon as possible including notification to the affected landholders within the subject land

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The relevant Department of Planning and Environment regional team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination and this should be done eight (8) weeks prior to the finalisation date.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022) is supported by category

specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Rebecca Martin to assist you. Ms Martin can be contacted on 58526810.

Yours sincerely

A handwritten signature in black ink that reads "Garry Hopkins". The signature is written in a cursive, flowing style.

15 June 2023

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination

ATTACHMENT 2



Department of Planning and Environment

Gateway Determination

Planning proposal (Department Ref: PP-2023-848): rezone land from zone RU5 Village to E1 Local Centre and SP2 Infrastructure – water supply systems at Buronga Gol Gol.

I, the Director, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wentworth Local Environmental Plan 2011 to rezone land at Buronga Gol Gol to E1 Local Centre and SP2 Infrastructure should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) confirm and clearly identify the extent of the land to be rezoned.
 - (b) given the potential contamination on the land, include a preliminary contamination investigation to satisfy Council that the subject land is suitable or can be made suitable for the future land uses.
 - (c) accurately represent the flood attributes of the land and consider need for any additional controls for sensitive land uses.
 - (d) as the planning proposal is changing permissibility, advise of any existing development applications within the subject land that will be affected by the proposed amendments.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2022).
3. Consultation is required with Transport for NSW under section 3.34(2)(d) of the Act. Transport for NSW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:
 - a. the planning proposal authority has satisfied all the conditions of the gateway determination;

- b. the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objections from public authorities.
6. The LEP should be completed within nine (9) months from the date of the Gateway determination.

Dated 15 day of June 2023.



**Garry Hopkins
Director, Western Region
Local and Regional Planning
Department of Planning and Environment**

**Delegate of the Minister for Planning and
Public Spaces**

ATTACHMENT 3



Department of Planning and Environment

Mr Ken Ross
General Manager
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

Our ref: PP-2023-848/IRF23/1695

Attention: George Kenende – Strategic Development Officer

Dear Mr Ross,

**Planning Proposal (PP-2023-848) to amend Wentworth Local Environmental Plan 2011-
Buronga Gol Gol Employment Precinct – proceed to public exhibition and agency
consultation.**

I refer to your correspondence dated 23 June 2023 in relation to planning proposal (PP-2023-848) to rezone land from zone RU5 Village to E1 Local centre and SP2 Infrastructure to establish the Buronga Gol Gol Employment Precinct.

Condition 1 of the Gateway determination issued on 15 June 2023 required several matters to be addressed prior to public exhibition and agency consultation.

I have reviewed the information provided and agree that condition 1 of the Gateway determination has been satisfied. Council may now proceed to community consultation as soon as possible as required by condition 2 of the Gateway determination.

A copy of this letter, the updated planning proposal provided on 23 June 2023, the Gateway determination dated 15 June 2023, and documents accompanying the planning proposal are to be included in the consultation package.

Council is also to ensure consideration of any existing development applications applicable to the subject land during the gateway process and addressed prior to finalisation of the proposed LEP amendments. This may require Council to review *clause 1.8A Savings provision relating to development applications* of the Wentworth LEP 2011.

Should you have any enquiries about this matter, I have arranged for Rebecca Martin to assist you. Rebecca can be contacted on 02 5852 6810.

Yours sincerely,

A handwritten signature in black ink that reads 'Wayne Garnsey'.

30 June 2023

Wayne Garnsey
Manager, Western Region
Local and Regional planning
Department of Planning and Environment

ATTACHMENT 4

Summary of Submissions and Outcomes

Submission number	Submission	Comment/Response
<p>Submission 1 Submission by Owner of Lot 5 DP 1029509</p>	<p>The Planning Proposal is materially misleading because it does not disclose that the affected land is subject to a current Development Application. There is currently a Class 1 Land and Environment Court proceedings number 2022/00284588 against Council's determination by way of refusal of DA2021/008.</p>	<p>As part of the preparation of the planning proposal for public exhibition, development applications current on the impacted lands were considered.</p> <p>Development applications where either already approved or would not be impacted by the rezoning. The application identified as DA2021/008 subject to class 1 Land and Environment Court (LEC) proceedings will still be permitted with consent and comply with the zone objectives under the proposed E1 zoning land use table.</p> <p>Furthermore, the class 1 proceeding was determined by the LEC on 26 March 2024.</p> <p>As such, no current development applications on the land are negatively impacted by the rezoning, complying with Condition #1(d) of the gateway determination.</p>
	<p>If the Planning Proposal is finally gazetted, then a savings and transitional provision should be included in clause 1.8A of the Wentworth Local Environmental Plan 2011 (LEP) to preserve the status of development applications that have been made, but not finally determined, before the commencement of the relevant amendment.</p>	<p>Development applications on the land to be rezoned are either already approved or will not be impacted by the provisions of the proposed E1 zoning.</p> <p>A development application identified as DA2021/008 subject to class 1 Land and Environment Court proceedings will still be permitted with consent under the new zoning. In terms of zone objectives, the E1 zone objectives would also better fit and support the proposed development.</p>

<p>Furthermore, the class 1 proceeding was determined by the LEC on 26 March 2024.</p>	<p>The Buronga Gol Structure Plan (BGGSP) and planning proposal identified the need for a long-term commercial precinct for the Buronga Gol area. The commercial precinct would encourage commercial development into a single area and reduce commercial developments within residential areas.</p> <p>The BGGSP and planning proposal provided enough justification for a gateway to be issued by the Department of Planning and Environment (DPE). The conditions of the gateway did not require any further analysis of the supply and demand of commercial land.</p> <p>The E1 zoning objectives and land use table also allows flexibility in terms of non-commercial residential developments. This will provide opportunities for mixed developments to better utilise the approximately 15 ha land being rezoned.</p> <p>One of the reasons for rezoning the land is to encourage commercial developments within the area to be located within the commercial centre. The most appropriate way to protect this land for these types of developments is to rezone it to an appropriate employment zone.</p> <p>Keeping the land as RU5 will leave it open for non-commercial land uses which are potentially high</p>
<p>The Planning Proposal should not be finalised or gazetted without a comprehensive strategic analysis of the demand for and supply of commercial/retail floor space in the wider area beyond Buronga Gol.</p>	<p>The Planning Proposal should not result in commercial forms of development which are currently permitted or permissible within the RU5 – Village zone becoming prohibited forms of development by reason of application of the E1 – Local Centre zone.</p>

<p>intensive uses and will not fit the strategic vision for the land as per the BGGSP.</p> <p>Three (3) of the land uses identified by the submitter as uses to be prohibited by the rezoning area already prohibited under the current RU5 zone: Agritourism, High technology industry and Vehicle repair station.</p> <p>The other land uses identified by the submitter that will be prohibited under the new zone but currently permitted are relatively highly intensive uses. These will not fit with the vision of the land as identified within the BGGSP which is looking to have start-up businesses such as cafes, restaurants, boutique shops and miscellaneous stores in the commercial areas.</p>	
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Department of Planning, Housing and Infrastructure

Mr Ken Ross
General Manager
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

Our ref: PP -2023-848(IRF24/180)

Dear Mr Ross

Planning proposal PP-2023-848 – Alteration of Gateway Determination

I refer to your request seeking an extension of time to complete planning proposal PP-2023-848 for rezoning of land from zone RU5 Village to E1 Local centre and SP2 Infrastructure to establish the Buronga Gol Gol Employment Precinct.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 15 June 2023 for PP-2023-848. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Rebecca Martin to assist you. Ms Martin can be contacted on 5852 6810.

Yours sincerely

A handwritten signature in black ink that reads 'Garry Hopkins'.

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Alteration of Gateway Determination

19 February 2024



Department of Planning, Housing and Infrastructure

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2023-848)

I, Director, Western Region, at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 15 June 2023 for the proposed amendment to the Wentworth Local Environmental Plan 2011 as follows:

1. Delete:

condition 6

and replace with:

a new condition 6:

“The time frame for completing the LEP is by 18 September 2024.”

Dated 19th day of February 2024.

A handwritten signature in black ink that reads 'Garry Hopkins'.

Garry Hopkins
Director, Western Region
Local and Regional Planning

**Delegate of the Minister for Planning and
Public Spaces**

9.5 WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 – PLANNING PROPOSAL TO REZONE RU4 LAND TO R5 AND REDUCE MINIMUM LOT SIZE FROM 10HA TO 1500 SQM IN EAST GOL GOL

File Number: RPT/24/179

Responsible Officer: George Kenende - Acting Director Health & Planning

Responsible Division: Health and Planning

Reporting Officer: George Kenende - Acting Director Health & Planning

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.1 Ensure our planning decisions and controls enable the community to benefit from development

Summary

Wentworth Shire Council has received a Planning Proposal from Cadell Consulting Services on behalf of MH2 Engineering & Architectural Services and the landowners.

The Planning Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) for the subject land made up of 10 allotments by:

- Rezoning it from RU4 Primary Production Small Lots to R5 Large Lot Residential
- Reducing the Minimum Lot Size (MLS) from 10 ha to 1,500 square metres.

This report seeks Council endorsement to submit the Planning Proposal with supporting documentation to the Minister of Planning and Public Spaces (Department of Planning Housing and Infrastructure (DPHI)) for a gateway to amend the Wentworth Local Environmental Plan 2011.

Recommendation

That Council resolves to:

- a. Submit the Planning Proposal to the Minister of Planning and Public Spaces for consideration for a Gateway Determination to amend the Wentworth Local Environmental Plan 2011 in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.
- b. That Council call a division in accordance with S375A of the Local Government Act 1993 (NSW)

Detailed Report**Purpose**

The purpose of this report is to provide Council with the information required to make an informed decision with regard to the Planning Proposal, based on the content of the planning proposal submitted by Cadell Consulting Services (the proponent) and the Planning Proposal Assessment (the assessment) undertaken by the Health and Planning Division.

Background

The Buronga Gol Gol Structure Plan 2020 (BGGSP) was undertaken by Council's Health and Planning Department and formerly endorsed by the Department of Planning and Environment (now DPHI). Consultation with the following agencies was conducted as part of drafting the BGGSP:

- Department of Planning and Environment

- Department of Planning and Environment (Crown lands)
- Department of Primary Industries – Agriculture
- Department of Planning and Environment (Biodiversity and Conservation Division)
- Transport for NSW - Environmental Protection Agency (EPA)

The response received from the agencies was mainly positive. The purpose of preparing the BGGSP was to guide the future development of the Buronga & Gol Gol growth areas. The BGGSP identified the necessity to provide more larger lot residential lands in line with demand. This was identified within the recommendations of the BGGSP which identified the subject land for rezoning to R5. The slight deviation from the BGGSP is acceptable in this case due to the sharp increase in residential land demand being experienced.

Refer to **Attachment 1** Planning Proposal

Refer to **Attachment 2** Preliminary Site Investigation

Refer to **Attachment 3** Concept Subdivision Plan

Matters under consideration

A detailed assessment of the planning proposal has been undertaken to determine if the proposed amendments are justified in seeking the support from Council to submit to the Department of Planning for consideration of a Gateway Determination.

Refer to **Attachment 4** – Planning Proposal Assessment Report

The Assessment Report concludes that the planning proposal as submitted, with no amendments, satisfactorily addresses the requirements of the Guide to Preparing Planning Proposals, Ministerial Directions and applicable State Environmental Planning Policies. The rezoning and reduction in minimum lot size will not negatively impact the surrounding uses. The planning proposal is in line with Councils Buronga Gol Gol Structure Plan 2020 and other relevant local and state strategies and plans.

Options

Based on the information contained in this report, the options available to address this matter are to:

- Submit the Planning Proposal to the Minister for Planning and Public Spaces for consideration of a Gateway Determination,

Or

- Refuse to support the Planning Proposal.

Legal, strategic, financial or policy implications

There are no implications for Council. The endorsement of the attached Planning Proposal will allow it to be submitted to the Minister for Planning and Public Spaces for consideration of a Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979.

Conclusion

The Planning Proposal prepared by Cadell Consulting Services requests Council’s support for rezoning the subject land from RU4 to R5 and the reduction in minimum lot size from 10 ha to 1,500 square metres. The assessment of the Planning Proposal determines that the proposal is justifiably supportable and adequately responds to the requirements of the Guide to Preparing Planning Proposals, Ministerial Directions and applicable State Environmental Planning Policies.

Attachments

1. Planning Proposal [↓](#)
2. Preliminary Site Investigation [↓](#)

- 3. Concept Subdivision Plan [↓](#)
- 4. Planning Proposal Assessment Report [↓](#)



PLANNING PROPOSAL

***REZONE LAND FROM RU4 PRIMARY
PRODUCTION SMALL LOT TO R5 LARGE LOT
RESIDENTIAL & AMEND MINIMUM LOT SIZE***

POTTERS DRIVE, GOL GOL

Michele Bos

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Version	Date	Author	Approved
Pre-lodgement	26 May 2023	Michele Bos	Cadell Consulting Services
Lodgement	28 September 2023	Michele Bos	Cadell Consulting Services
Final	15 December 2023	Michele Bos	Cadell Consulting Services

Contents

1. Introduction	5
1.1 Overview	5
1.2 Format of the Planning Proposal	5
1.3 Supporting Documentation	5
2. Site & Locality Details.....	6
2.1 Site Location.....	6
2.2 Site Description	6
2.3 Surrounding Development.....	8
3. Planning Proposal	10
3.1 Objectives or Intended Outcomes	10
3.2 Explanation of Provisions.....	10
3.3 Justification	13
3.3.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?	13
3.3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	16
3.3.3 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?	16
3.3.4 Is the Planning Proposal consistent with a Council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Sydney Commission, or another strategy or strategic plan?	17
3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?.....	18
3.3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?.....	19
3.3.7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?.....	19
3.3.8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	19
3.3.9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?.....	19
3.3.10 Has the Planning Proposal adequately addressed any social and economic effects?.....	19
3.3.11 Is there adequate public infrastructure for the planning proposal?	20
3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?	20
3.4 Mapping	21

3.5 Community Consultation	21
3.6 Project Timeline	22
4. Supply and Demand for R5 Zone Land.....	23
4.1 2021 ABS Statistics	23
4.2 The Proposed Minimum Lot Size	23
4.3 Supply and Demand	24
4.4 Summary	26
Table 1 Attachments to Planning Proposal.....	5
Table 2 Lot Identifier & Addresses.....	7
Table 3 Proposed Amendments to WLEP Maps	10
Table 4 Planning Proposal Timeframes.....	22
Table 5 Estimated Population Statistics.....	23
Table 6 Existing and Proposed R5 zone land supply under current average annual demand.....	24
Table 7 Development Approvals in R5 Zone Gol Gol	25
Table 8 Future R5 Zone Land Supply under Anticipated Demand Rate.....	26
Figure 1 Locality Map (Source: Google Maps)	6
Figure 2 Site Map (Source: Intramaps)	7
Figure 3 Aerial Map (Source: Nearmap)	8
Figure 4 Watercourse Map (Source: Six Maps NSW).....	9
Figure 5 Existing zone RU4	11
Figure 6 Existing MLS 10ha	11
Figure 7 Proposed zone R5	12
Figure 8 Proposed MLS 1,000sqm.....	12
Figure 9 Buronga Gol Gol Settlement Boundary (Source: LSPS Map 5).....	13
Figure 10 Future Land Use Zones (Source: BGGSP Figure 4.1)	14
Figure 11 Urban Land Release Staging Plan (Source: BGGSP Figure 4.4)	15

Attachment 1 – Subdivision Concept Plan

Attachment 2 – State Environmental Planning Policy Assessment

Attachment 3 – Section 9.1 Ministerial Directions Assessment

Attachment 4 – Senversa Pty Ltd Preliminary Site Investigation

1. Introduction

1.1 Overview

This Planning Proposal has been prepared by Cadell Consulting Services on behalf of MH² Engineering & Architectural Services and the landowners.

The Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) by:

- Rezoning the subject site from RU4 Primary Production Small Lots to R5 Large Lot Residential zone
- Amending the minimum lot size of 10 hectares to 1,500 square metres.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), together with satisfying the requirements of the NSW Department of Planning, Industry and Environment *Local Environmental Plan Making Guideline August 2023* (DPIE Guideline).

The Planning Proposal is classified as a 'Standard' application for administrative purposes.

1.2 Format of the Planning Proposal

This Planning Proposal has been structured as follows:

- Section 1 introduces the Planning Proposal and supporting documentation
- Section 2 provides a description of the subject site, its locality and the surrounding land uses
- Section 3 contains the Planning Proposal prepared in accordance with the DPIE Guideline
- Section 4 includes a Supply and Demand analysis for R5 zoned land

1.3 Supporting Documentation

The following documentation and plans have been prepared to support this Planning Proposal. These attachments are identified in Table 1 below:

Table 1 Attachments to Planning Proposal

Attachment Name		Prepared by
1.	Subdivision Concept Plan	MH ² Engineering & Architectural Services Pty Ltd
2.	Consistency with State Environmental Planning Policies	Cadell Consulting Services
3.	Consistency with Section 9.1 Ministerial Directions	Cadell Consulting Services
4.	Preliminary Site Investigation	Senversa Pty Ltd

2. Site & Locality Details

2.1 Site Location

The subject site is located on the eastern fringe of Gol Gol in south western New South Wales.

Gol Gol is situated approximately 7 kilometres from the central business district of the north western regional city of Mildura, Victoria.

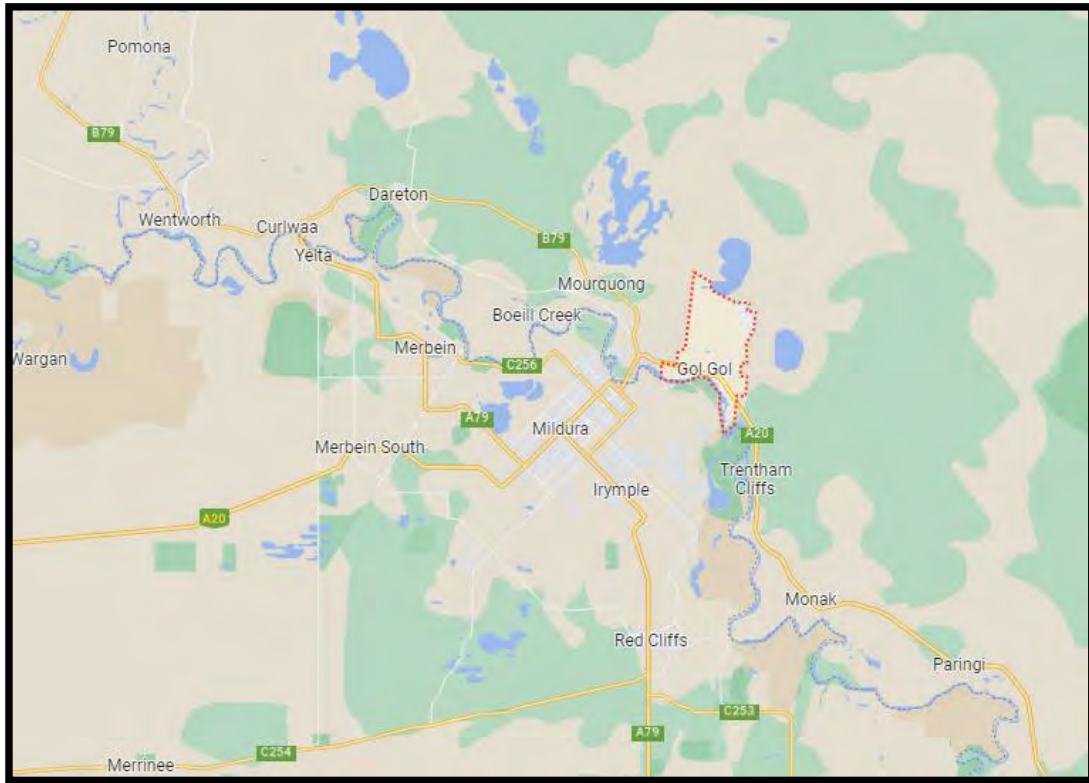


Figure 1 Locality Map (Source: Google Maps)

2.2 Site Description

The site is bounded by Gol Gol North Road to the west, Kingfisher Drive to the south, Potters Drive to the north and the Gol Gol Creek to the east.

The subject site includes 10 allotments encompassing approximately 62 hectares.

The list of allotments and addresses are provided below in Table 2:

Table 2 Lot Identifier & Addresses

Lot Identifier	Address
Lot 1 DP1152903	21 Potters Drive
Lot 2 DP1152903	Potters Drive
Lot 1 DP1259848	22 Potters Drive
Lot 2 DP1259848	Gol Gol North Road
Lot 1 DP1269246	56 Gol Gol North Road
Lot 2 DP1269246	Gol Gol North Road
Lot 3 DP236223	38 Kingfisher Road
Lot 5 DP236223	48B Potters Drive
Lot 2 DP1200627	35 Kingfisher Road
Lot 1 DP439084	36 Gol Gol North Road

While the current uses of the overall subject site are a blend of horticultural and rural residential uses, the majority of the site, approximately 41 hectares, is under horticulture crop.

There are seven dwellings situated throughout the subject site.

Other than the horticultural crops, the vegetation on the subject site includes some native species along the Gol Gol Creek boundary, with the balance of vegetation being ornamental and introduced species.

The subject site is zoned RU4 Primary Production Small Lots with a minimum lot size of 10 hectares.

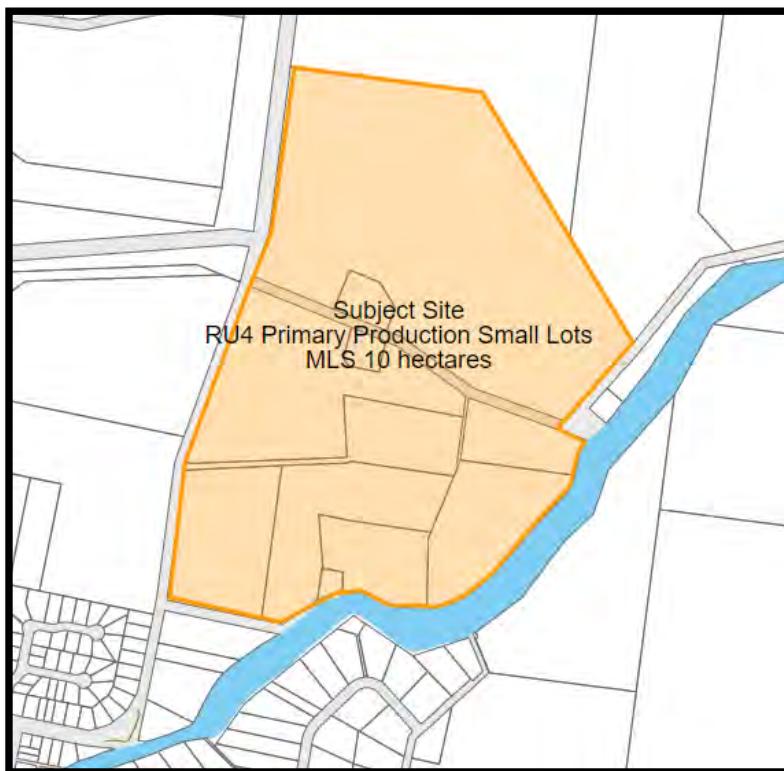


Figure 2 Site Map (Source: Intramaps)

The subject site is not affected by bushfire prone land mapping or flooding.

2.3 Surrounding Development

The subject site is located in a semi-rural area on the north eastern fringe of Gol Gol.

To the north and west is land under active horticultural production. A small area of rural living development is occurring on the north eastern boundary along the Gol Gol Creek.

On the south western boundary is the RU5 Village zone where a vacant lot is in the process of being developed for residential purposes. Further to the south west is the township of Gol Gol.



Figure 3 Aerial Map (Source: Nearmap)

The Gol Gol Creek runs along the south eastern boundary of the site. It should be noted that Figure 2 above shows the subject site boundary at the water's edge of the Gol Gol Creek. In fact, more accurate mapping on Sixmaps below, shows that the south eastern boundary of the subject site and Kingfisher Road contain varying setbacks from the Gol Gol Creek watercourse.



Figure 4 Watercourse Map (Source: Six Maps NSW)

3. Planning Proposal

3.1 Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the Wentworth Local Environmental Plan 2011 by:

- rezoning the subject site from RU4 Primary Production Small Lots zone to R5 Large Lot Residential zone
- amending the minimum lot size from 10 hectares to 1,500 sqm

The intended outcome is to take advantage of and satisfy the current and growing demand for large residential lots in Gol Gol. This will be achieved by providing lots that are larger than the average, urban residential lot size, that are fully serviced and located within a short distance from the town centre.

By adding the 1,500 sqm minimum lot size in to the Wentworth LEP 2011, the subject site can be subdivided in to allotments of 1,500 sqm or larger.

A subdivision concept plan is provided as Attachment 1.

3.2 Explanation of Provisions

To achieve the objective and intended outcomes of the Planning Proposal, the table below outlines the amendments required to the Wentworth LEP 2011:

Table 3 Proposed Amendments to WLEP Maps

Amend Land Zoning Map – Sheet LZN_004G
Amend Lot Size Map – Sheet LSZ_004G

The figures below show the existing zone, minimum lot size and proposed zone and minimum lot size, in context with the Buronga and Gol Gol area.

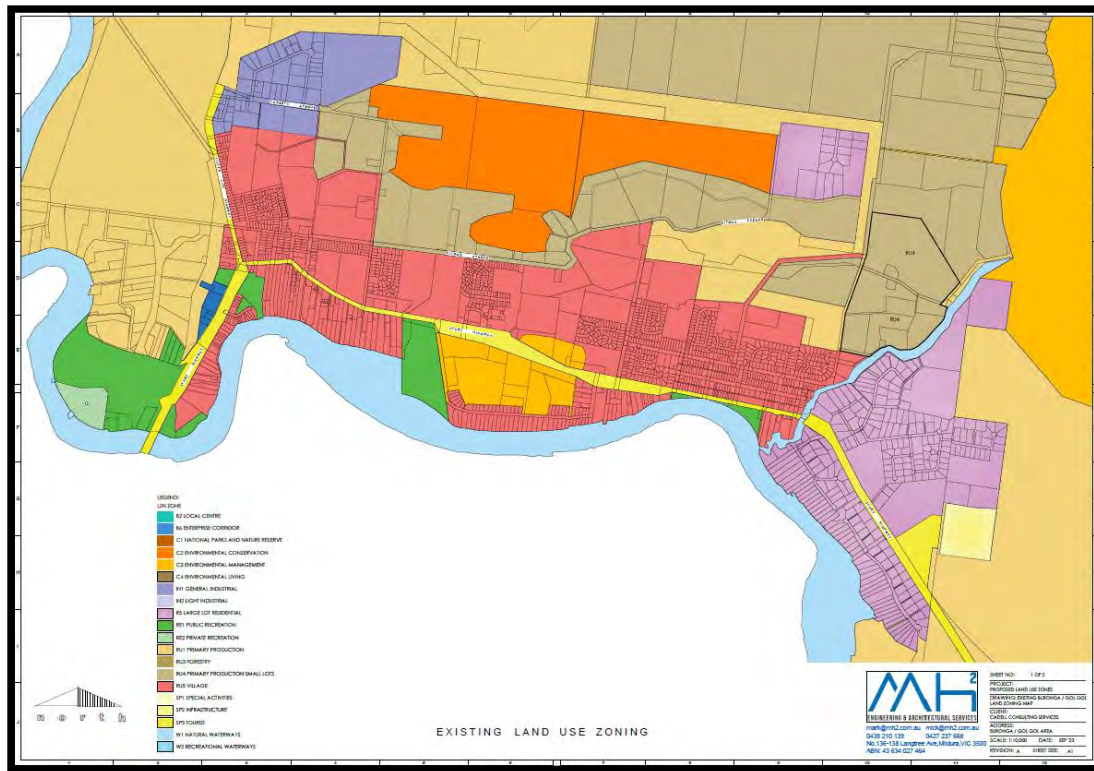


Figure 5 Existing zone RU4

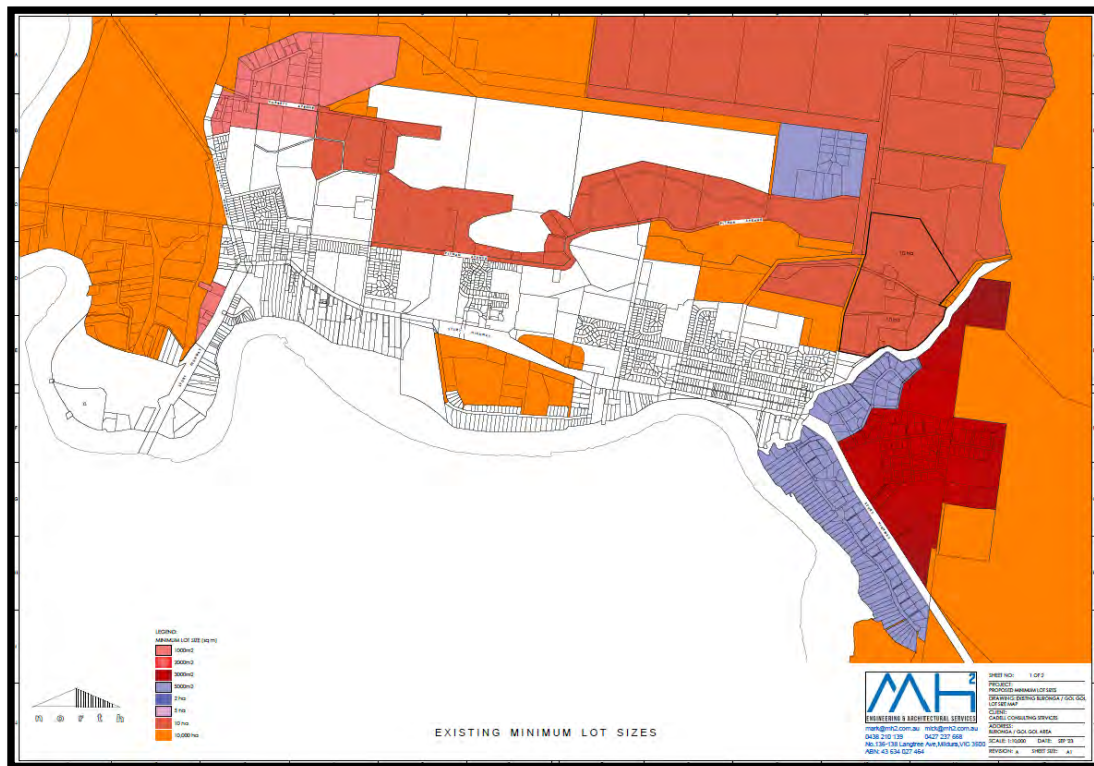


Figure 6 Existing MLS 10ha

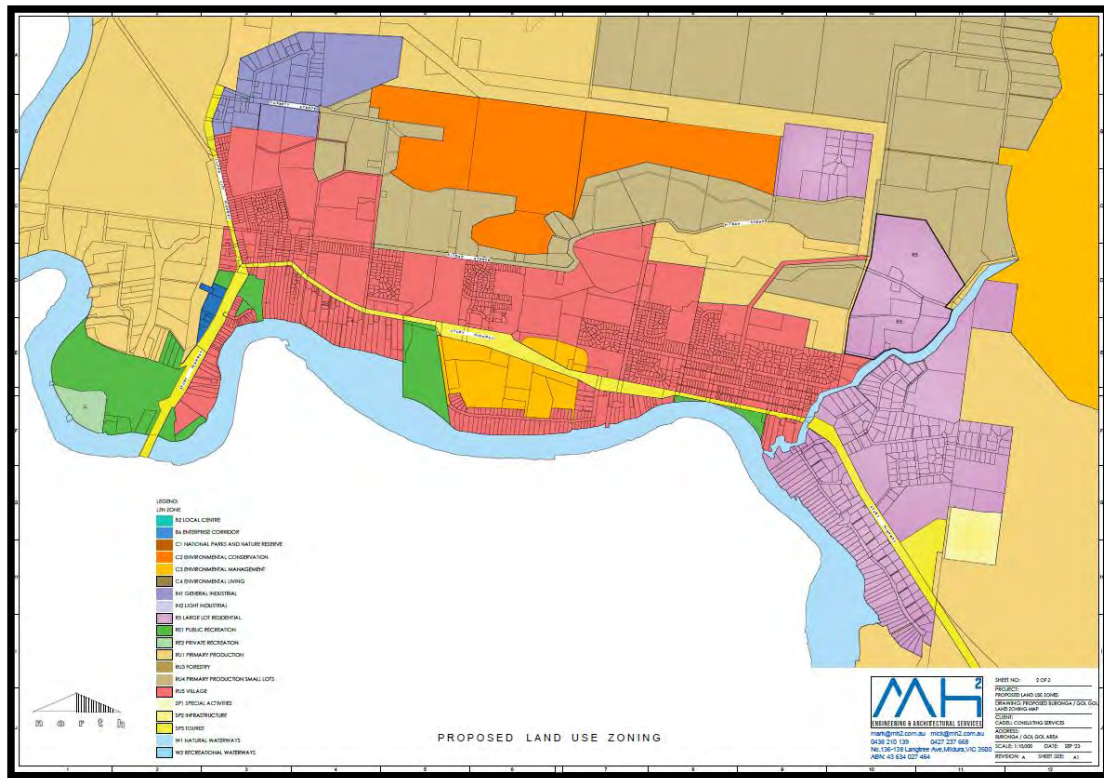


Figure 7 Proposed zone R5

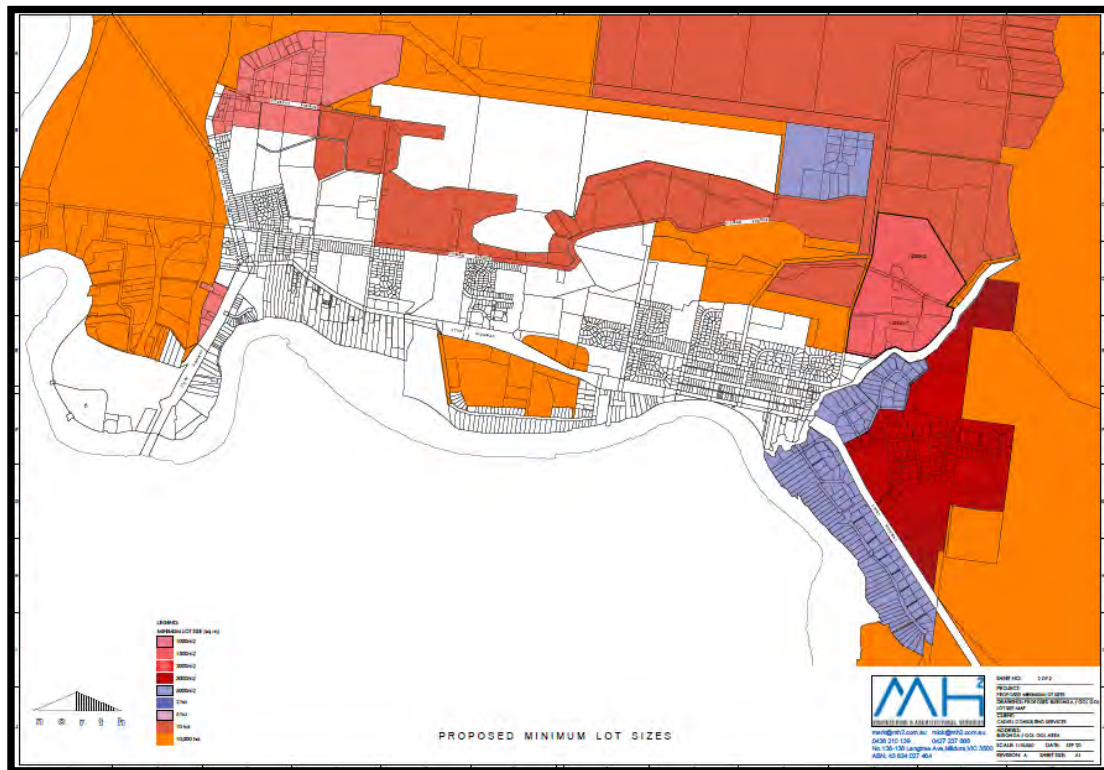


Figure 8 Proposed MLS 1,500sqm

3.3 Justification

Section A – Need for the Planning Proposal

3.3.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Local Strategic Planning Statement

Under Priority 6 - Sustainable Settlements, the Primary Settlement Areas Strategy for new urban development in Buronga and Gol Gol directs:

- All new urban development to be located within the identified settlement boundary.
Response - The subject site falls within the settlement boundary.
- Rural residential development to be provided in suitable locations, subject to further investigation.

Response: Map 5 in the LSPS shows that the subject site was nominated as being suitable for future large lot residential development. This was also supported and recommended in the endorsed Buronga Gol Gol Structure Plan 2020.

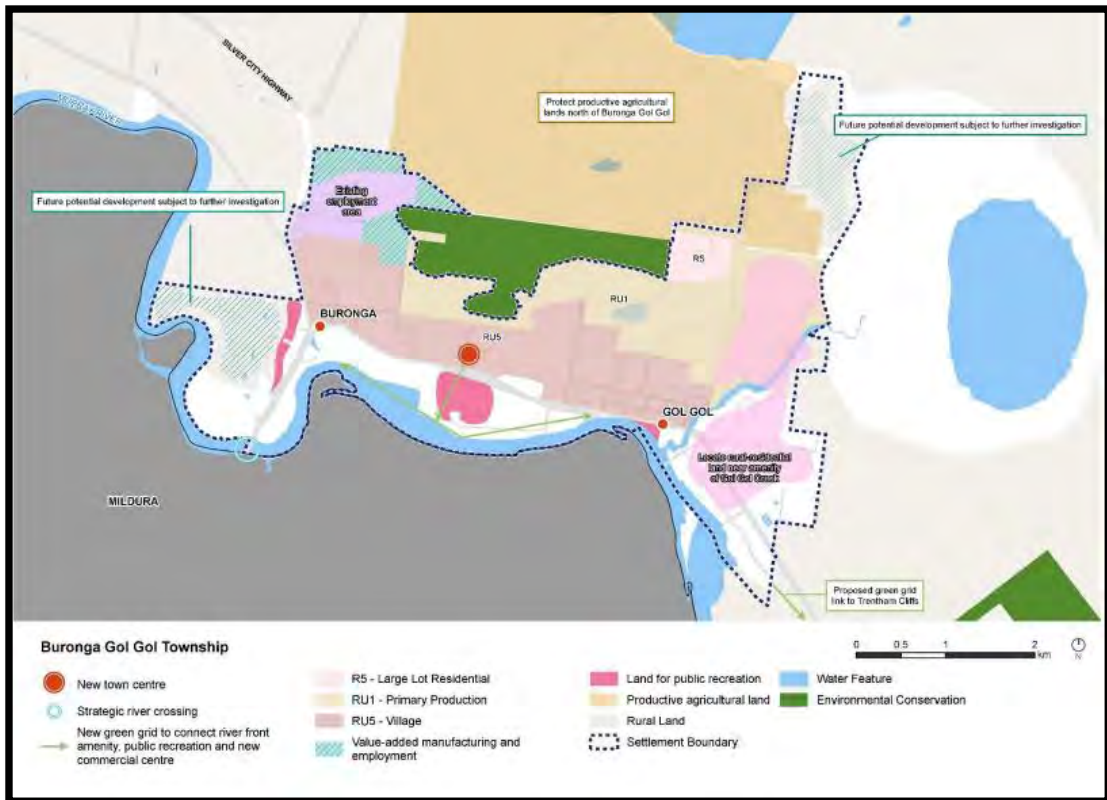


Figure 9 Buronga Gol Gol Settlement Boundary (Source: LSPS Map 5)

Buronga Gol Gol Structure Plan

The Planning Proposal is consistent and is a direct consequence of a recommendation of the Buronga Gol Gol Structure Plan 2020 (BGGSP).

The BGGSP was adopted by Wentworth Shire Council at its Ordinary Meeting held 16 September 2020.

The BGGSP was endorsed by the Department of Planning & Environment 5 November 2021.

Recommendation 14 recommended that the R5 Large Lot Residential zone be applied to the subject site and additional land, north of and adjacent to the subject site. The entire area recommended to be rezoned is shown as orange in the Buronga Gol Gol Structure Plan Future Land Use Zones in Figure 6 below.

The recommendation did not include a nominated minimum lot size to be applied to the new R5 Large Lot Residential zone.

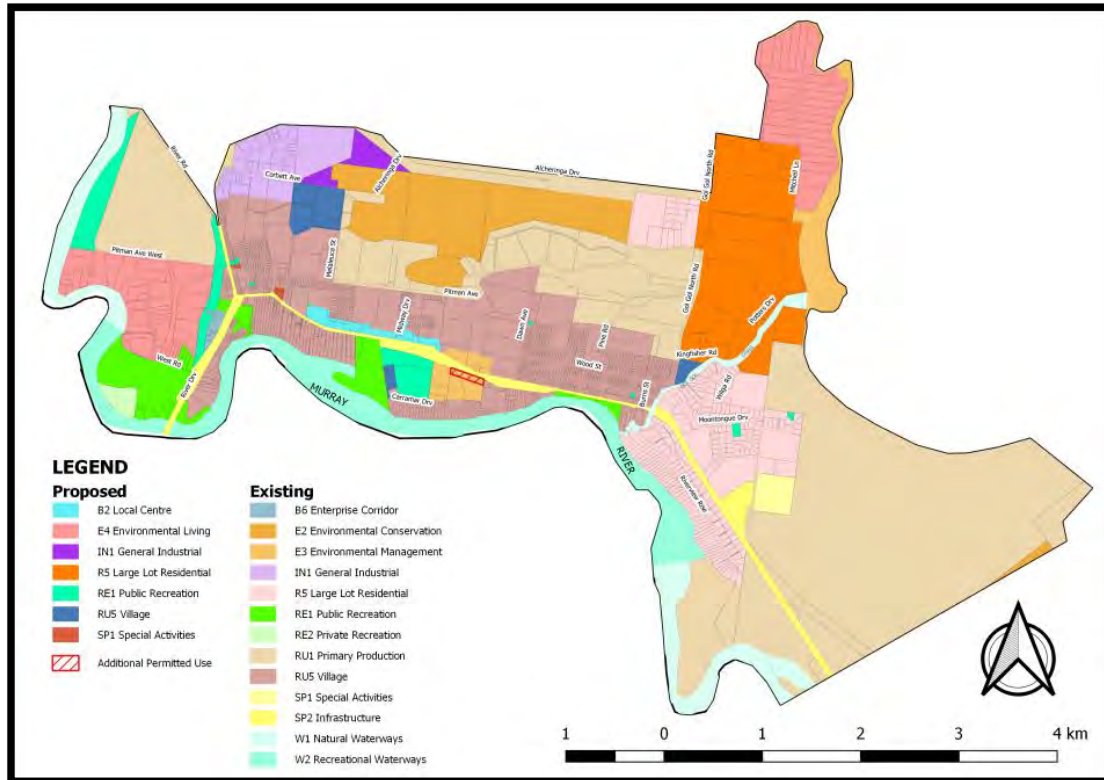


Figure 10 Future Land Use Zones (Source: BGGSP Figure 4.1)

Recommendation 14 included the timeframe estimated for enacting upon the recommendation was Ongoing as per Urban Land Release Staging Plan. Refer to Figure 7 below.

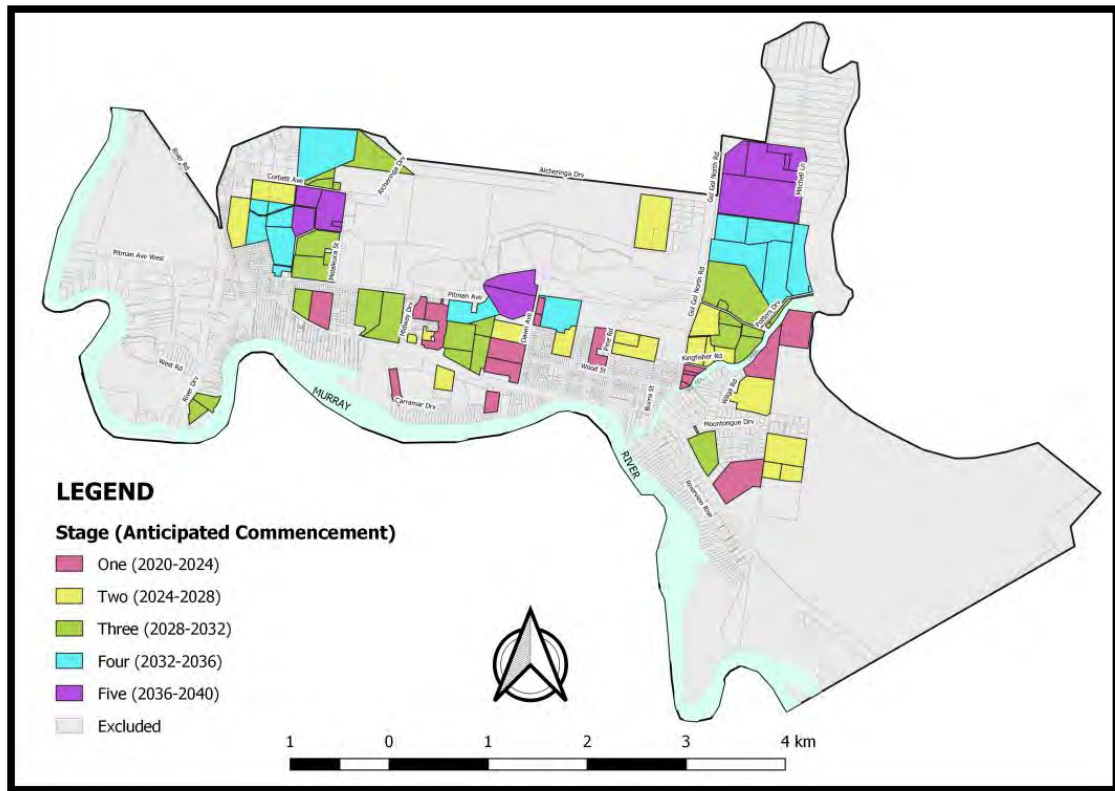


Figure 11 Urban Land Release Staging Plan (Source: BGGSP Figure 4.4)

The staging plan estimated that the anticipated timeframe for commencement of the southern section of the subject site would be short term, while the northern section would be medium term.

The area related to the medium term, Stage 3 (2028-2032), has been included in this Planning Proposal due to continued high demand for land in this zone in Gol Gol. Further details of the supply and demand are provided in Section 4 Supply and Demand for R5 Zone Land.

The proposal is also consistent with the BGGSP Land Use Principles for residential development as outlined on page 37 and the Urban Land Release Staging Plan on page 49.

The Land Use Principles for residential areas that directly apply this Planning Proposal, include:

iii. Promote a mixture of urban development that allows for flexibility to respond to changes in the community over time and cater for a diversity of land sizes and housing types.

Response: The Planning Proposal will facilitate the provision of a greater variety of lot sizes than currently supplied. This will respond to the current and growing demand for lot sizes that are generally larger than those supplied in the RU5 Village zone and in the residential zones in Mildura.

vi. Determine a Staged Development Plan to co-ordinate the roll out of development to assist with planning of road connectivity, infrastructure and services.

The subject site is located within the staging plan on page 49 of the BGGSP. The anticipated timeframe for commencement for the subject site falls within Stage 2 (2024-2028) and Stage 3 (2028-2032).

The current development of the property south of Kingfisher Drive in the RU5 zone will ensure that infrastructure and services will be readily accessible to facilitate development of the southern end of the subject site. The roll out of development of the subject site will then progress north as demand for supply continues.

3.3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and intended outcomes for the proposed development.

The current zone, RU4 Primary Production Small Lots and the minimum lot size applied to the subject site do not permit the development of land for large lot residential purposes.

Hence, the recommendation for rezoning of the subject site as outlined in the BGGSP.

Section B – Relationship to Strategic Planning Framework

3.3.3 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Far West Regional Plan 2036 (FWRP)

The Planning Proposal gives effect to two directions and their relevant actions under *Goal 3 Strong and connected communities* of the FWRP.

Direction 21: Strengthen communities of interest and cross-regional relationships

The townships of Buronga and Gol Gol are often referred to, or thought of, as northern suburbs to Mildura. The short drive to Mildura's central business district attracts people who work in the Victorian regional city, but reside in Buronga and Gol Gol, because of its ease of access and availability to employment, educational, health, commercial and retail services.

The Planning Proposal provides a cross-border resolution to new residents wishing to live in New South Wales or in a small town/village environment, but within close proximity to work, businesses and services provided by Mildura.

Direction 27: Provide greater housing choice

The Planning Proposal is consistent with this direction, in that it responds to the ongoing and growing demand for lots larger than the average urban residential lot size, and will provide a supply of developable land to satisfy the short to medium term demand.

The Planning Proposal is also consistent with this direction as it aims to systematically release land consistently with the BGGSP urban land release staging plan and in response to the demand for R5 zoned land, whilst ensuring the development is supported with adequate infrastructure and services.

Draft Far West Regional Plan 2041 (DFWRP)

The Planning Proposal gives effect to two objectives of the DFWRP under *Part 2 People and communities*.

Part 2 Objective 6: Plan for housing supply, diversity, affordability and resilience

The proposal is consistent with this objective as it will provide for and *promotes a diversity of housing choices so that people have more options at different stages of their life and at different affordability levels.*

The proposal is consistent with Strategy 6.1:

- *creating flexible and feasible planning controls and development standards that support greater housing mix*

The Planning Proposal aims to apply the 1,500 sqm minimum lot size to subject site, adding variety to the existing applicable lot sizes for the R5 Large Lot Residential zone. This will provide a greater diversity for residential development on the eastern fringe of the Gol Gol township.

- *aligning infrastructure and service provision to housing supply needs*

The Planning Proposal is consistent with the recommended urban land release staging plan in the BGGSP. This will ensure that infrastructure and service provision will adequately support the subsequent development.

Further details on the provision of infrastructure and services is provided in Section 3.3.11 of the Planning Proposal.

3.3.4 Is the Planning Proposal consistent with a Council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Sydney Commission, or another strategy or strategic plan?

Local Strategic Planning Statement (LSPS)

The Planning Proposal is consistent with development strategies as identified for Buronga and Gol Gol under Planning Priority 6. The subject site also falls within the identified settlement boundary of Buronga and Gol Gol.

The *Strategic vision, intent and priorities* applicable to the Planning Proposal of the LSPS include:

Over the next 20 years Wentworth Shire will leverage the area's rural, industrial and residential strengths to generate economic and social growth opportunities.

Council will investigate and review land use pressures to ensure the shire has a complimentary balance of residential and commercial development opportunities to encourage population growth.

Our towns and villages will capitalise on growth opportunities so that they continue to service our local communities. Our towns will offer a variety of housing choice to support a growing population and as our towns continue to support new growth, our economic base will diversify. Our townships will be vibrant active places to visit and live, providing a variety of basic economic and community services.

The Planning Proposal is consistent with the *Strategic vision, intent and priorities* of the LSPS, as it:

- Leverages the demand for larger residential lots which will facilitate population growth.
- Facilitates population growth, which will inevitably increase the economic activity and social opportunities and capacity of the Gol Gol and Buronga townships.
- Ensures that the proposed development will be well planned, with adequate services and infrastructure within close proximity to Gol Gol's economic and community services.

Wentworth Community Strategic Plan 2022-2032 (WCSP)

The WCSP has been developed as part of the Integrated Planning and Reporting Framework NSW requirements. The plan aims to reflect a holistic vision of the shire community and acts as a guide and reference point for decision making by elected representatives, community members and council staff.

The four key strategies of the CSP include:

Economic – A vibrant, growing and thriving region

Social – A great place to live

Environmental – A community that works to enhance and protect its physical and natural environment

Civic Leadership – is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.

The Planning Proposal is consistent with the CSP, as it facilitates social and economic growth and capacity through population growth. This is particularly apparent through the provision of higher density residential allotments, than what is already provided in the current R5 zone and recommended to be applied as part of a recommendation in the BGGSP.

However, the proposed lot sizes are large enough to leverage the demand for residential allotments that are larger than typical or current urban residential allotments.

3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Housing 2041 – NSW Housing Strategy (NSWHS)

The NSWHS aims to achieve four objectives, two of which are considered to be applicable to this Planning Proposal.

To deliver housing supply in the right locations at the right time

While the Planning Proposal is not directly delivering housing, it is:

- providing the continuity of land supply for large lot residential development,
- located in a strategically identified and suitable location, and
- being rezoned in accordance with the staging plan of the BGGSP.

To provide housing that is diverse and meets varied and changing needs

While there is a trend statewide for smaller residential allotments, the opposite is occurring in Gol Gol and Buronga. In these townships, the demand for larger residential allotments continues to equal the demand for the range of allotments as provided in the villages. Therefore, the Planning Proposal is providing a supply of land that has been and continues to be, a popular lifestyle choice for the Gol Gol community.

3.3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

An assessment of the Planning Proposal to the State Environmental Planning Policies is provided in Attachment 2.

3.3.7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

An assessment of the Planning Proposal to the Section 9.1 Ministerial Directions is provided in Attachment 3.

Section C – Environmental, social and economic impact

3.3.8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Other than horticultural crops and ornamental or introduced vegetation, the subject site is otherwise devoid of native vegetation and associated habitats.

All native vegetation within the water front area of the creek will be not be impacted by the proposal. In that, construction works will not be permitted outside the property boundary during the development of the subject site.

Subject to the discretion of the consent authority, development approval of a subdivision that involves allotments along the creek frontage may include a condition requiring those allotments to be fenced (post and wire) prior to the certification certificate being issued. This process would mirror the requirements that were applied on the opposite side of the creek – to the east – where the R5 zoned land has been developed adjacent to the creek.

3.3.9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposed development subsequent of the rezoning of the subject site, will not have any detrimental impact on the Gol Gol Creek or its function to provide irrigation water to horticultural properties north of the site.

The Gol Gol Creek is a regulated waterway providing irrigation water to Gol Gol North horticulturalists. The creek is not used for recreational purposes ie. Boats, fishing, skiing. As the flow of water is managed, unlike typical rivers in times of flood and high-water flows, there is minimal likelihood that the creek bank will be damaged or compromised due to erosion.

Development applications associated with any allotments that are adjacent to the Gol Gol Creek will be assessed in accordance with *Clause 7.7 Riparian land and Murray River and other watercourses – general principles* in the Wentworth LEP 2011.

The development of the site will be planned and managed to ensure that no stormwater, effluent or waste water is directed to, or discharged, in to the creek.

3.3.10 Has the Planning Proposal adequately addressed any social and economic effects?

Social and economic benefits have been addressed in Section B in response to consistency with the LSPS and WCSP.

Section D – State and Commonwealth interests

3.3.11 Is there adequate public infrastructure for the planning proposal?

The development of the subject site will include the following infrastructure to service the use of the subject site for large lot residential purposes, as directed and conditioned by the consent authority:

- Water, sewer and stormwater
- Safe access in and out of the subject site
- Adequate road construction and widths
- Shared pathways
- Street lighting
- Street trees
- Fire hydrants
- Public open space(s)

It has been confirmed by Wentworth Shire Council that all of the above infrastructure and services can be provided to adequately support and service the proposed development of the subject site.

The advice received also included that the subject site will need to be developed from the southern boundary and progress north to ensure a co-ordinated and sustainable approach to the servicing of the entire site. This is also due to a slightly elevated ridge running through the site, from east to west.

The first stage, being the southern portion of the subject site, will have access to infrastructure and services (mains water, sewer and stormwater infrastructure) via land south of Kingfisher Road. This area has recently been rezoned and is currently under subdivision development.

The northern portion of the site will require additional infrastructure to be constructed and/or installed and then connected to the water and sewer infrastructure within the southern portion of the site.

Stormwater management for the southern portion of the site will be managed to the south into the existing system. Whilst stormwater from the northern portion of the site will be managed on site with the overflow directed to the west in to a large drainage basin. Alternatively, it may be connected in to the system developed to the south.

Cost of provision of services will be the responsibility of the landholders/developers in accordance with the current WSC Section 7.12 Development Contributions Plan, WSC Section 64 Development Servicing Plan No 1 Water Supply and Sewerage Services and WSC Section 64 Development Servicing Plan No 2 Stormwater Infrastructure.

3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Early consultation with DPI Agriculture has been undertaken by Wentworth Shire Council.

DPI Agriculture has not objected to the proposal, particularly as the proposal is a consequence of Recommendation 14 of the BGGSP. However, they have raised concern regarding the potential land use conflict issue between the residential use and horticultural activity.

Despite many intensive agricultural enterprises located on land adjacent to both urban and large lot residential land in the Buronga and Gol Gol area, historically, there has been little to no issues raised.

However, to ensure that land use conflict is avoided and mitigated in the future, subdivision of the subject site will take into account the recommendations made in the BGGSP Report. These being:

- Subdivision design will use roads, including road reserves, to separate the rural residential development interface from agriculture. This method will be used particularly where rural residential development will continue to be undertaken in the future.
- A maximum 20 metre vegetative buffer will be considered, where there is anticipated to be a long term or permanent agricultural and rural residential interface.

It is anticipated that additional relevant agencies and applicable service providers will be consulted through the community consultation process, as conditioned by the Gateway Determination.

3.4 Mapping

The Planning Proposal seeks to amend the following maps in the Wentworth LEP 2011, as they apply to the subject site:

Land Zoning Map – Sheet LZN_004G

Lot Size Map – Sheet LSZ_004G

3.5 Community Consultation

In accordance with Section 3.33(2)(e) of the Environmental Planning & Assessment Act 1979, community consultation may need to be conducted.

Schedule 1, Part 1, Division 1, 4 of the EP&A Act prescribes community consultation timeframes are either determined by the Gateway Determination to be issued, or 28 days. This is also consistent with the timeframe set out in Table 4 of the Wentworth Shire Council Community Participation Plan.

For this Planning Proposal, the following consultation process may include:

- Written notification to adjoining landowners
- Public notice in the local newspaper and on Council's website
- Display of the Planning Proposal and supporting documentation made available in Council's administrative buildings
- Planning Proposal documentation made available for public viewing on Council's website.

During the consultation period, the following documents should be made available for public viewing:

1. Planning Proposal
2. Gateway Determination
3. All appendices and supporting documentation
4. Relevant Council reports and subsequent resolutions.

Consultation with any relevant state agencies will be determined by the Gateway Determination.

At the conclusion of the consultation period, Council will review and consider submissions received regarding the Planning Proposal, and will determine if the Planning Proposal is to be finalised.

3.6 Project Timeline

The NSW Department of Planning, Industry and Environment Local Planning Guideline August 2023 sets a benchmark timeframe for completion of the Planning Proposal process.

For a 'Standard' Planning Proposal, the benchmark is a total of 320 days for all stages of the process to be completed. This timeframe does not include pre-lodgement of the Planning Proposal with Council.

There are many factors that can influence the timeframe process. However, the following table provides indicative timeframes for each stage:

Table 4 Planning Proposal Timeframes

Stage	Timeframe
Pre-lodgement	May 2023
Lodgement of Planning Proposal	September 2023 & December 2023
Gateway Determination	March 2024
Post Gateway	April 2024
Public Exhibition & Assessment	May 2024
Finalisation	July 2024

4. Supply and Demand for R5 Zone Land

4.1 2021 ABS Statistics

The population statistics outlined in the BGGSP were based on the 2016 ABS Census statistics and the estimated annual growth rate was determined to be approximately 2.8%.

Following an analysis of the 2021 ABS Census statistics, the annual growth rate collectively for Buronga and Gol Gol is now 3.44%. The annual population growth rate for Gol Gol, individually, is 5.6%.

The table below shows the growth rate of the combined villages of Buronga and Gol Gol and their individual population growth rates.

The estimated population statistics up to 2026 have been calculated based on the annual growth rates experienced between 2016 and 2021, taken from the 2016 and 2021 ABS Census statistics.

Due to the continued increase in population growth, the estimated population has only been calculated to 2026. Following the release of the 2026 ABS Census statistics, it is strongly recommended that a review of the population statistics is conducted.

Table 5 Estimated Population Statistics

Locality	2016	2021	Increase	Estimated 2026
Buronga Gol Gol	2,735	3,205	470 (+17.2%)	3,758
Buronga	1,212	1,252	40 (+3.3%)	1,294
Gol Gol	1,523	1,956	433 (+28.4%)	2,511

The median age of residents in Buronga and Gol Gol has remained consistent at 37 to 38 years since 2011. Meanwhile, Shire wide, the average number of people per dwelling sits at 2.5 persons, with an average of 2.6 persons per dwelling in Buronga and an average of 2.9 persons per dwelling in Gol Gol.

The ABS Census statistics show that 31% of the population of Gol Gol were aged 19 years and younger in both 2021 and 2016. In 2016 there were 481 persons in this cohort, whereas, statistics show that there were 606 persons in the school aged cohort in Gol Gol at the time of the 2021 Census.

The number of private dwellings in Gol Gol increased by 165, between 2016 and 2021, an average of 33 new dwellings per year. It is noted that this statistic is applicable to both the R5 and the RU5 zone.

4.2 The Proposed Minimum Lot Size

The application of the existing minimum lot size of 1,500 sqm to the subject site will facilitate the development of lots ranging from 1,500 sqm and larger, and will, in accordance with Wentworth Shire Council requirements, be fully serviced with both filtered and raw water, mains sewer and stormwater infrastructure.

When comparing the existing and proposed minimum lot size, two key elements have been considered:

- the expectation of Council for the provision of all services to the subject site for the development for large lot residential purposes, and the cost to the developer to provide the full suite of infrastructure and services, and

- the continuing and growing demand for lots larger than the average urban residential allotment in Gol Gol.

The proponents have met and discussed the proposal and subsequent development, and all share the opinion that provision of fully serviced lots in the R5 zone at 3,000 sqm or 5,000 sqm is not cost-effective or practical in terms of investment and financial outcome.

However, the provision of and servicing of allotments at 1,500 sqm is considered beneficial to both the proponents and the local community, by providing another option of fully serviced residential land for development. This will encourage a growing population and economic base for Gol Gol, as intended in the *Strategic vision, intent and priorities* of the *Local Strategic Planning Statement*.

4.3 Supply and Demand

The subject site encompasses approximately 62 hectares. When determining an estimated resultant lot yield, the general rule is that approximately 30% of the site will be set aside and used for access, services and infrastructure, including easements, stormwater management and public open space.

Using the same methodology as applied in the preparation of the BGGSP 2020 (as per Table 2.3 on Page 14 of the Plan), the following table presents a comparison of the existing supply of R5 zoned land between 2020 and 2023, and the additional supply of R5 zoned land as an outcome of this Planning Proposal, under the current average annual demand.

Table 6 Existing and Proposed R5 zone land supply under current average annual demand

R5 zone	Total area (ha)	Developed (ha)	Undeveloped (ha)	Developable (ha)	Av lot size (m ²)	Lot Yield	Av Annual demand	Years Supply
BGGSP 2020	226	133	93	65	3500	186	19	10
2023	244	171	73	51	3500	145	29	5
PP	62	4	58	40	1500	266	29	9
Total	306	175	131	91	N/A	411	29	14

Note:

Further consideration should also be given to land that will not be developed in the short term as anticipated in Figure 4.4 – Urban Land Release Staging Plan of the BGGSP. The table above includes all land that is zoned R5, despite two landholders advising that they will not be developing their land in the short to medium term. Therefore, if excluding those lots which encompass 19 hectares, yielding 38 lots, the resultant supply would equate to a 13-year supply.

The table above shows there was an increase in the R5 zoned land supply, which was a consequence of a finalised planning proposal in February 2021. However, despite the increase in area, the number of years of supply to 2023 has decreased as the annual demand, as estimated in the BGGSP, has increased from 19 to an average of 29 lots per year.

The annual demand for lots in the R5 zone for this Planning Proposal has been determined by examining the NSW Property Sales Data (NSWPSD) which can be accessed via this link: <https://nswpropertysalesdata.com/>

The statistics collated from NSWPSD to support this Planning Proposal, only apply to vacant lots that do not contain a dwelling and are located in the R5 zone..

The NSWPSD statistics shows that there were 26 vacant lots in the R5 zone sold during the 2019 calendar year. Whereas in 2022 there were 32 vacant lots in the R5 zone that were sold. Hence, the application of the average demand estimated at 29 lots per year.

The data also shows that the sale of these R5 zoned lots involved contracts of sale being entered into around 18 months before settlement of the sale was conducted. This is consistent with verbal information provided from real estate agents, land developers and purchasers, particularly relating to the sale of lots ‘off the plan’. Many prospective purchasers elect to purchase early or ‘off the plan’, to avoid missing out on acquiring lots in this zone. It is very common for all lots in a subdivision to be sold prior to titles being released.

The spike in the sale of lots also correlates with the timeframe of when subdivisions or lots are made available for sale, or at least, are known to be available through their listing with local real estate agents.

Development approvals for the years 2018 to 2023 are shown in the table below:

Table 7 Development Approvals in R5 Zone Gol Gol

Year	2018	2019	2020	2021	2022	2023
R5 zone Development Approvals for Gol Gol	16	21	32	32	11	11 to date

As demand for R5 zoned land remains strong, it is anticipated that when lots in the R5 zone become available, they will continue to sell quickly, either from ‘off the plan’ or shortly thereafter.

Therefore, on the basis of the information provided above, the current R5 zone land supply together with the land proposed to be rezoned by this Planning Proposal, together with the average annual demand for lots, there would be an estimated 14 years supply of R5 zone land.

A 14-year supply is not considered excessive, particularly as the process to rezone, obtain approvals for development and civil works, obtain a subdivision certificate for registration and new titles, can take approximately 5 years.

In addition to the above statistics and information, the BGGSP also deemed it necessary and pre-emptive of future demand for R5 zone land, to increase the average annual demand from 19 to 37 lots per year.

The following has been taken directly from the BGGSP, Page 45 –

*As the fast pace of development experienced in Buronga Gol Gol in recent times is expected to continue, it would be premature to conclude that this residential land supply will be sufficient for future residential land demand in the study area. It is therefore necessary that future developable residential land supply is assessed using a growth rate higher than the current rate to pre-empt a future residential land shortage. As a result, higher residential land demand rates of 91 lots per year for RU5 Village and **37 lots per year for R5 Large Lot Residential**, which are the highest annual land take up rate recorded for each of these zones in the last five years, have been assumed as the future land take up rates and are used to determine future residential land supply and availability in Buronga Gol Gol as shown in Table 4.2.*

As land in the R5 zone is sold quickly, and more often than not 'off the plan', it is not premature to assume that should there be a greater number of lots available for purchase, the average annual take-up rate would also increase. On that basis, the following table shows the future R5 zone land supply under an anticipated demand rate of 37 lots per year.

Table 8 Future R5 Zone Land Supply under Anticipated Demand Rate

R5 zone	Total area (ha)	Developed (ha)	Undeveloped (ha)	Developable (ha)	Av lot size (m ²)	Lot Yield	Anticipate Annual demand	Years Supply
2023	244	171	73	51	3500	145	37	4
PP	62	4	58	40	1500	266	37	7
Total	306	175	131	95	N/A	411	37	11

4.4 Summary

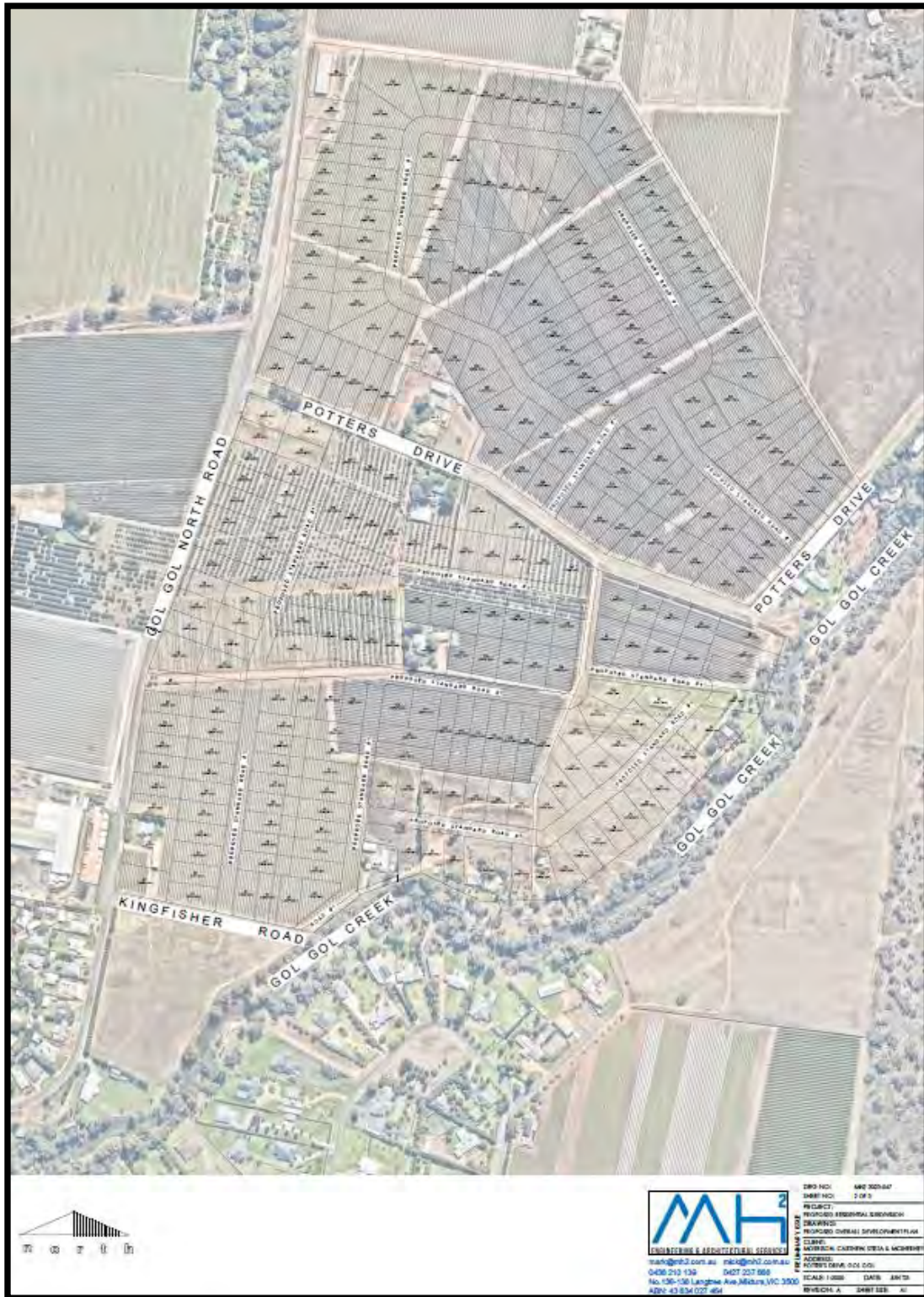
Gol Gol continues to be a location of choice for new residents, this is reflected in the significant population growth experienced between 2016 and 2021. This trend is not expected to decrease any time soon, as the 'growth spill over' continues from Mildura.

It is imperative to ensure there is an ongoing supply of residential land in Gol Gol to attract and accommodate the growing population. The R5 Large Lot Residential zone is a location of choice for many new residents in the Gol Gol area.

This section has shown that there is currently only a 4-year supply of land in the R5 zone in Gol Gol under the estimated demand rate. Meanwhile, the population is projected to increase a further 28% between 2021 and 2026 to approximately 2,511 people.

This Planning Proposal has the potential to add approximately 260 lots to the potential lot yield in the R5 zone in Gol Gol, thereby adding approximately, a further 7-year supply of land for large lot residential development.

Attachment 1 – Subdivision Concept Plan



Attachment 2 – State Environmental Planning Policy Assessment

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	<p><u>Chapter 2 – Vegetation in non-rural areas</u> Not applicable.</p> <p><u>Chapter 3 – Koala habitat protection 2020</u> The aim of this SEPP is to <i>encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas...and reverse the current trend of koala population decline.</i></p> <p>The Planning Proposal is consistent with this SEPP as the subject site is devoid of all native vegetation, other than remnant vegetation along the Gol Gol Creek watercourse. All existing native vegetation along the creek will be protected.</p> <p><u>Chapter 4 – Koala habitat protection 2021</u> The aim of this SEPP is to <i>encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range...</i></p> <p>The Planning Proposal is consistent with this SEPP as the subject site is devoid of all native vegetation, other than ornamental or introduced species. The remnant, native vegetation along the Gol Gol Creek will not be harmed by the future development of the site.</p> <p><u>Chapter 5 – River Murray lands</u> The aims of this SEPP <i>are to conserve and enhance the riverine environment of the River Murray for the benefit of all users.</i></p> <p>The subject site is identified as being included in Map 35 of the Murray Regional Environmental Plan No. 2 – Riverine Land. It is considered that the Planning Proposal is consistent with this SEPP as the subject site is well setback from the Murray River and therefore, any impacts (if any) would be very low.</p> <p><u>Chapter 6 – Water catchments</u> Not applicable.</p>

			<u>Chapter 13 - Strategic conservation planning</u> No applicable.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Y	Y	Applies to all land in NSW. The Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	The Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy (Housing) 2021	Y	Y	Applies to all land in NSW. The Planning Proposal does not detract from the aims and principles of this policy.
State Environmental Planning Policy (Industry and Employment) 2021	Y	Y	<u>Chapter 2 - Western Sydney employment area</u> Not applicable. <u>Chapter 3 – Advertising and signage</u> There will be no advertising or signage as a consequence of this Planning Proposal.
State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development	N		
State Environmental Planning Policy (Planning Systems) 2021	Y	Y	<u>Chapter 2 – State and regional development</u> The proposed development is not identified as state or regionally significant. <u>Chapter 3 – Aboriginal land</u> The subject site is not owned by an Aboriginal Land Council. <u>Chapter 4 – Concurrences and consents</u> The Planning Proposal does not detract from the aims and principles of this policy.
State Environmental Planning Policy (Precincts – Central River City) 2021	N		
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	N		
State Environmental Planning Policy (Regional) 2021	N		
State Environmental Planning Policy	N		

(Western Parkland City) 2021			
State Environmental Planning Policy (Primary Production) 2021	Y	Y	<p><u>Chapter 2 – Primary production and rural development</u></p> <p>The subject site is not classified or mapped as state significant agricultural land and has been identified as a suitable location for the expansion of the R5 zone as recommended in the Buronga Gol Gol Structure Plan 2020.</p> <p><u>Chapter 3 Central coast plateau areas</u> Not applicable.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021	Y	Y	<p><u>Chapter 2 Coastal management</u> Not applicable.</p> <p><u>Chapter 3 Hazardous & offensive development</u> Not applicable.</p> <p><u>Chapter 4 Remediation of land</u></p> <p>The Planning Proposal seeks to enable residential development, therefore Council is required to consider if the subject site is contaminated as a result of previous uses.</p> <p>The subject site has been historically used for agricultural/horticultural purposes, which is a use listed in Table 1 of the Contaminated Land Planning Guidelines. As such, a Preliminary Site Investigation report has been prepared by Senserva Pty Ltd and a full copy has been submitted with the Planning Proposal.</p> <p>On the basis of the findings of the PSI, Senserva Pty Ltd has recommended that an additional assessment, by way of targeted soil and groundwater sampling of several locations, should be undertaken.</p> <p>A Detailed Site Investigation will be undertaken following the issue of a Gateway Determination to proceed.</p>
State Environmental Planning Policy (Resources and Energy) 2021	Y	Y	<p><u>Chapter 2 – Mining, petroleum production and extractive industries</u></p> <p>The Planning Proposal does not propose any mining, petroleum production or extractives industries. The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy (Transport and Infrastructure) 2021	Y	Y	<p><u>Chapter 2 Infrastructure</u></p> <p>The aim of this SEPP is to ensure there is an effective delivery of infrastructure to support the development.</p> <p>Consultation with Council has already</p>

			commenced, to ensure that the roll out of the development of the site will be fully serviced and accessed.
State Environmental Planning Policy (Sustainable Buildings) 2022	Y	Y	This policy commences on 1 October 2023.

Attachment 3 – Section 9.1 Ministerial Directions Assessment

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Planning Systems			
1.1 Implementation of Regional Plans	Y	Y	The Planning Proposal is consistent with the goals, directions and actions of the <i>Far West Regional Plan 2036</i> and the <i>draft Far West Regional Plan 2041</i> . Further details provided in Section 3.3.3 of the Planning Proposal.
1.2 Development of Aboriginal Land Council land	N		
1.3 Approval and Referral Requirements	Y	Y	The Planning Proposal does not propose any referral or concurrence requirements, nor does it nominate any development as 'designated development'.
1.4 Site Specific Provisions	N		The Planning Proposal does not propose any site-specific provisions.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N		
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N		
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N		
1.10 Implementation of the western Sydney Aerotropolis Plan	N		
1.11 Implementation of Bayside West Precincts 2036 Plan	N		
1.12 Implementation of	N		

Planning Principles for the Cooks Cove Precinct			
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N		
1.14 Implementation of Greater Macarthur 2040	N		
1.15 Implementation of the Pymont Peninsula Place Strategy	N		
1.16 North West Rail Link Corridor Strategy	N		
1.17 Implementation of the Bays West Place Strategy	N		
1.18 Implementation of the Macquarie Park Innovation Precinct	N		
1.19 Implementation of the Westmead Place Strategy	N		
1.20 Implementation of the Camellia-Rosehill Place Strategy	N		
1.21 Implementation of South West Growth Area Structure Plan	N		
1.22 Implementation of the Cherrybrook Station Place Strategy	N		
2. Design and Place			
2.1			
3. Biodiversity and Conservation			
3.1 Conservation Zones	Y	Y	The Planning Proposal is consistent with this Direction as it does not involve land identified as environmentally sensitive and does not seek to reduce any environmental protect standards.
3.2 Heritage Conservation	Y	Y	There are no known heritage items, relics, objects or sites applicable to the subject site.
3.3 Sydney Drinking Water Catchments	N		
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N		
3.5 Recreation Vehicle Areas	Y	Y	The Planning Proposal does not enable the land to be developed for the purposes

			of a recreation vehicle area, as defined by the <i>Recreation Vehicles Act 1983</i> .
3.6 Strategic Conservation Planning	N		The subject site is not identified as avoided land or a strategic conservation area.
3.7 Public Bushland	N		
3.8 Willandra Lakes Region	N		The subject site not located within the Willandra Lakes World Heritage Property.
3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
4. Resilience and Hazards			
4.1 Flooding	N		The subject site is not identified as being flood prone.
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	N		The subject site is not identified as being bushfire prone land on the NSW Rural Fire Service map.
4.4 Remediation of Contaminated Land	Y	Y	A Preliminary Site Investigation has been undertaken on the subject site. The results of that assessment recommend further investigation of several specific areas, particularly around the existing buildings. To ensure the site is suitable for residential development, further investigation will be undertaken in compliance with a condition of the Gateway Determination, when issued to proceed.
4.5 Acid Sulfate Soils	N		
4.6 Mine Subsidence and Unstable Land	N		
5. Transport and Infrastructure			
5.1 Integrating Land Use and Transport	Y	Y	The Planning Proposal seeks to rezone the subject site to a large lot residential zone. The proposed zone has been selected on the basis of its accessibility and the recommendation made in the Buronga Gol Gol Structure Plan 2020.
5.2 Reserving Land for Public Purposes	Y	Y	The Planning Proposal does not propose to remove or propose any land to be dedicated for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N		The subject site is not located near an airport or defence airfield.
5.4 Shooting Ranges	N		The subject site is not located near a shooting range.
6. Housing			

6.1 Residential Zones	Y	Y	The Planning Proposal is consistent with this direction as it seeks to provide a supply of additional large residential lots not currently provided for in the WLEP 2011. The subject site has the capacity and access to adequate infrastructure for servicing the proposed development.
6.2 Caravan Parks and Manufactured Home Estates	Y	Y	The Planning Proposal does not reduce the opportunities for caravan parks and manufactured homes estates.
7. Industry and Employment			
7.1 Business and Industrial Zones	N		
7.2 Reduction in Non-Hosted Short-term Rental Accommodation period	N		
7.3 Commercial and Retail Development along the Pacific Highway North Coast	N		
8. Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N		
9. Primary Production			
9.1 Rural Zones	Y	N	The Planning Proposal is inconsistent with this Direction, in that it proposes to rezone land from a rural zone to a residential zone. The inconsistency is justified, in that the rezoning is recommended in the Buronga Gol Gol Structure Plan 2020 and is a consequence of Recommendation 14 of that Plan. The BGGSP is an endorsed plan. Additionally, the inconsistency is also justified through consistency with the Wentworth Shire Local Strategic Planning Statement, Community Strategic Plan 2022-2032, Far West Regional Plan 2036 and the draft Far West Regional Plan 2041.
9.2 Rural Lands	Y	N	The Planning Proposal is inconsistent with this Direction, in that it affects land in an existing rural zone.

			<p>The inconsistency is justified, for the following reasons:</p> <ul style="list-style-type: none"> a) The Planning Proposal is consistent with the Buronga Gol Gol Structure Plan 2020, as well as the Wentworth Shire Local Strategic Planning Statement, Community Strategic Plan 2022-2032, Far West Regional Plan 2036 and the draft Far West Regional Plan 2041. b) A large portion of the subject site has, and is presently, contributing to the regional production of agricultural produce for the Sunraysia region. While the land is a loss to agricultural production, there is a necessity for larger rural landholdings for financial sustainability and this is encouraging new horticultural development outside of the existing irrigation districts. c) The Planning Proposal does not pose a threat to the biodiversity of the Gol Gol Creek, native vegetation, cultural heritage or water resources. d) The site is considered suitable for the proposed resultant development and will not be constrained due to topography, size, location, soil conditions and access to a water supply. e) Wentworth Shire Council recognises the importance of rural activities and will continue to promote opportunities for growth and new investment of sustainable and productive rural activities. f) This Planning Proposal will not inhibit or prevent farmers from exercising their right to farm. g) The subject site will be rezoned as a whole, and developed in stages as required by Council and in response to the demand for large residential allotments. This will allow for some parts of the
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			<p>subject site to continue to be agriculturally productive. Ongoing monitoring of potential land use conflict will be necessary. However, as there is a historical precedence of the roll out of new residential land adjacent to agricultural activity with no issues, it is anticipated that land use conflict or issues will be manageable.</p> <p>h) The subject site is not identified as being state significant agricultural land.</p> <p>i) The community will benefit from the resultant outcome of this Planning Proposal through population growth which drives economic growth for the township and surrounds and the proposal will not have a detrimental impact on any environmental areas that are attractive to both the resident community and visitors.</p>
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		

Attachment 4 – Preliminary Site Investigation (Senversa Pty Ltd)

Refer to separate attachment.



Preliminary Site Investigation

Gol Gol Redevelopment Parcel, Gol Gol NSW

9 August 2023

Document Information



Document Information

Preliminary Site Investigation Gol Gol Development Parcel, Gol Gol NSW

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Disclaimer and Limitations:

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Permission should be sought before any reference (written or otherwise) is made public that identifies any people, person, address or location named within or involved in the preparation of this report. Senversa requires that this document be considered only in its entirety and reserves the right to amend this report if further information becomes available. This document is issued subject to the technical principles, limitations and assumptions provided herein in **Section 7.0**.

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Senversa acknowledges the traditional custodians of the land on which this work was created and pay our respect to Elders past and present.



Executive Summary

Project Background

Senversa Pty Ltd (Senversa) was engaged by MH2 Engineering and Architectural Services (MH2) to undertake a preliminary site investigation (PSI) of the following properties located in Gol Gol, NSW, 2738 (the site):

- Lot 1 in Deposited Plan (DP) 439084.
- Lot 1 and 2 in DP 1259848.
- Lot 1 and 2 in DP 1269246.
- Lot 3 and 5 in DP 236223.
- Lot 1 and 2 in DP 1152903.
- Lot 2 in DP 1200627.

The site encompasses approximately 63 ha and is currently zoned as 'RU4 – Primary Production Small Lots' under the Wentworth Local Environmental Plan 2011. Senversa understands that there are plans to rezone the site to a more sensitive land use (i.e., residential). The site is held by seven separate landowners that are mutually interested in redevelopment or sale of their holdings. The site is currently used for production of citrus and grapes and accommodates homesteads and outbuildings.

Objective and Scope of Work

The project objectives were to assess the site's suitability for residential use and gain an understanding of the potential for contamination to be present, based on historic and current practices, to aid with the planning proposal (rezoning application).

Senversa reviewed background information relating to the site, including the NSW EPA contaminated land register, historical aerial photographs, groundwater bore information, published soil, geology and topographic maps, relevant government databases and archive documents. Additionally, a site inspection was undertaken to 'ground-truth' the information gained throughout the desktop study.

Findings

Based on the results of the historical assessment, Senversa makes the following conclusions:

- The site has been used for agricultural purposes and residency since the 1950s. There were no records of significant industrial processes happening at the site.
- The land immediately surrounding the site has been used for agriculture, food manufacturing and rural residential housing over the past 70 years. The storage and use of chemicals and fuel has the potential to pose a contamination risk to the site.
- SafeWork NSW had no dangerous goods storage records for the site.
- The site is situated on an undulating sandplain of the Bulgamurra soil landscape which may support contaminant transport.
- Potentially contaminating activities on site included above and below ground fuel storage, incinerators, use of herbicides/pesticides/fertilisers, general surface detritus and septic tanks. These activities have the potential to pose a risk to human health and/or the environment and will require further assessment. The numerous residential buildings located on-site were built prior to the 1980s, meaning that asbestos was likely used in their construction.

Recommendations

Senversa recommends that further assessment via a detailed site investigation (DSI) be carried out in line with the staged approach set out in the Resilience and Hazards SEPP. Targeted soil and groundwater sampling within the areas of concern is recommended to assess the nature and extent of the contamination (if present) and the site's suitability for more sensitive reuse.

Contents



Contents

Executive Summary.....ii

List of Acronyms v

1.0 Introduction and Objectives 1

1.1 Background 1

1.2 Objectives..... 1

1.3 Scope of Work..... 2

2.0 Site Identification..... 3

3.0 Site Background Review..... 4

3.1 Site Setting..... 4

3.2 Site History 5

3.2.1 Aerial Photography..... 5

3.2.2 Dangerous Goods Search..... 7

3.2.3 NSW EPA Contaminated Land Search 7

3.2.4 NSW EPA Licenced Activities Search..... 7

3.2.5 Certificate of Title 7

3.2.6 NSW EPA PFAS Investigation Program..... 12

3.2.7 Council Planning Certificate – Section 10.7..... 12

3.2.8 Summary of Site History 12

4.0 Site Inspection 14

5.0 Conceptual Site Model 17

5.1 Potential Sources of Contamination..... 17

5.2 Potential Exposure Pathways..... 18

5.3 Potential Receptors 18

6.0 Conclusions 19

6.1 Introduction..... 19

6.2 Findings..... 19

6.3 Recommendations 20

7.0 Principles and Limitations of Investigation 21

8.0 References..... 22



Contents

Tables in Text

Table 2-1: Site Description.....3

Table 3-1: Environmental Setting.....4

Table 3-2: Historical Aerial Photograph Review.....5

Table 3-3: Summary of Land Titles.....8

Table 5-1: Identified Potential Sources of Contamination.....17

Table 6-2: Potentially Contaminating Activities and Associate COPC.....20

Table 7-1: Principles and Limitations of Investigation.....21

Appendices

Figures

Appendix A: Historical Aerial Imagery

Appendix B: Due Diligence Insight Report

Appendix C: Certificates of Title

Appendix D: Search for Schedule 11 Hazardous Chemicals (Dangerous Goods)

Appendix E: Section 10.7 Planning Certificates

Appendix F: Photo Log

List of Acronyms



List of Acronyms

Acronym	Definition	Acronym	Definition
ACM	Asbestos Containing Material	m AHD	Metres Australian Height Datum
ASRIS	Australian Soil Resource Information System	m bgl	Metres Below Ground Level
AST	Aboveground Storage Tank	NEPM	National Environment (Assessment of Site Contamination) Measure 2013
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	NSW	New South Wales
CLM Act	<i>Contaminated Land Management Act 1997</i>	OCP	Organochlorine Pesticides
CoPC	Contaminant of Potential Concern	OPP	Organophosphorus Pesticides
CSM	Conceptual Site Model	PAH	Polycyclic Aromatic Hydrocarbons
DDIR	Due Diligence Insight Report	PCA	Potentially Contaminating Activities
DP	Deposited Plan	PCB	Polychlorinated Biphenyls
DSI	Detailed Site Investigation	POEO Act	<i>Protection of Environmental Operations Act 1997</i>
EPA	Environment Protection Authority (New South Wales)	PSI	Preliminary Site Investigation
GDE	Groundwater Dependent Ecosystem	SAQP	Sampling and Analysis Quality Plan
ha	Hectare	SEPP	State Environment Planning Policy
IBC	Intermediate Bulk Container	TRH	Total Recoverable Hydrocarbons
m	Metre	UST	Underground Storage Tank



1.0 Introduction and Objectives

1.1 Background

Senversa Pty Ltd (Senversa) was engaged by MH2 Engineering and Architectural Services (MH2) to undertake a preliminary site investigation (PSI) of the following properties located in Gol Gol, NSW 2738 (the site):

- Lot 1 in Deposited Plan (DP) 439084.
- Lot 1 and 2 in DP 1259848.
- Lot 1 and 2 in DP 1269246.
- Lot 3 and 5 in DP 236223.
- Lot 1 and 2 in DP 1152903.
- Lot 2 in DP 1200627.

The boundaries for the site and each property are presented on **Figure 1**.

The site encompasses approximately 63 ha and is currently zoned as 'RU4 – Primary Production Small Lots' under the Wentworth Local Environmental Plan 2011. Senversa understands that there are plans to rezone the site to a more sensitive land use (i.e., residential). The site comprises land owned by seven separate landowners who all have a mutual interest in redeveloping the site or selling their portion for the purpose of redevelopment as one continuous block of land rather than separate lots. The site is used for primary production for growing citrus and grapes, and there are a number of homesteads present.

The Buronga - Gol Gol area is currently being reviewed by Wentworth Council in light of the need for more residential properties in the region. Council has commissioned a report (*Buronga Gol Gol Structure Plan Report 2020*) with the intention of making more land available for residential development. The site is ideally positioned for redevelopment for residential use and as such MH2, in conjunction with Cadell Planning Consulting, is preparing a rezoning application for submission to Council. As part of the rezoning application MH2 has requested that a preliminary site assessment (Phase 1 investigation) is undertaken to assess the potential for contamination to be present based on current and/or historical site practices.

1.2 Objectives

The overall project objectives are to assess the site's suitability for the proposed residential use and gain an understanding of the potential for contamination to be present. The report will be used to aid with the planning proposal (rezoning application).

The specific objective of this PSI is; therefore, to assess areas of potential concern based on historic and current practices at the site.



1.3 Scope of Work

The PSI was performed in general accordance with the National Environment Protection (*Assessment of Site Contamination*) Measure 2013 (NEPM), comprising a desktop review of available information and a site inspection. The scope of the PSI is summarised below:

- A desktop assessment of the site including a review of:
 - The NSW Environment Protection Authority (EPA) contaminated land register.
 - Historical aerial imagery.
 - Environmental setting information including topographical, geological and hydrogeological maps.
 - Acid sulphate soil information.
 - A list of registered groundwater bores within a 1 km radius of the site.
 - Council information for the site held on the Section 10.7 certificate.
 - SafeWork NSW site search for Schedule 11 hazardous chemicals (dangerous goods).
 - Historical titles.
- A site inspection to 'ground-truth' the background information gathered during the desktop assessment, including interviews with current owners and/or occupiers of the properties.
- Data evaluation and reporting as per the '*Guidelines for Consultants Reporting on Contaminated Sites*' issued by the NSW EPA in 2020.

To support this PSI, Land Insight and Resources Pty Ltd (Land Insight) was engaged by Senversa to undertake a search of historical aerial images (**Appendix A**) and publicly available information relating to the environment, land-use activities and various Government records (**Appendix B**). The compiled Due Diligence Insight Report (DDIR 2023), as well as the sources and limitations of information used are provided in **Appendix B**. Additionally, Lotsearch Pty Ltd was engaged by Senversa to conduct a search of historical titles for the site which is included in **Appendix C**.

Site Identification



2.0 Site Identification

A summary of the relevant site identification details is presented in **Table 2-1**.

Table 2-1: Site Description

Item	Description
Site Address	Gol Gol Redevelopment Parcel including: <ul style="list-style-type: none"> • Gol Gol North Road, Gol Gol, NSW • Potters Drive, Gol Gol, NSW • Kingfisher Road, Gol Gol, NSW
Title Plan Identifier	<ul style="list-style-type: none"> • Lot 1 in DP 439084. • Lot 1 and 2 in DP 1259848. • Lot 1 and 2 in DP 1269246. • Lot 3 and 5 in DP 236223. • Lot 1 and 2 in DP 1152903. • Lot 2 in DP 1200627.
Site Area	63 ha
Municipality	Wentworth Shire Council
Parish and County	Parish of Gol Gol, County of Wentworth
Zoning¹	RU4 – Primary Production Small Lots
Current Occupier and Land Use	The current site owners and occupiers are as follows: <ul style="list-style-type: none"> • Alinga Grove Pty Ltd • Richard E Carthew • DC & RL McDowall • DM & ML Martin • Barry J Cock • SL & AK McInerney • C & SE Stizza The site is used for primary production (citrus and grapes).
Historical Use	The site was historically used for agriculture and residential housing
Site Location and Layout	Figure 1

¹ Wentworth Local Environmental Plan 2011 (updated 28 April 2023)



3.0 Site Background Review

The following sections collate information obtained during the site background and history review.

3.1 Site Setting

Table 3-1 summarises the environmental setting of the site. The site layout is presented on **Figure 1**.

Table 3-1: Environmental Setting

Item	Description
Surrounding Land Use	<p>The land immediately surrounding the site is used for agriculture, food manufacturing and rural residential housing. Ampelon Gardens (a public recreation space) is situated on the opposing side of Gol Gol North Road along the north-western site boundary.</p> <p>The main town centre of Gol Gol is located directly south-west of the site and is situated on the banks of the Murray River. The town consists of higher density residential properties and commercial businesses, with Sturt Highway and Adelaide Street passing through. A NSW Rural Fire Service fire station is situated approximately 530 m to the south-west of the site.</p>
Topography	<p>The elevation, as measured from the centre of the site, is approximately 46 m Australian Height Datum (AHD). A ridge runs through part of the site's centre from the west, creating a decline in elevation to the north, south and east where the ridge ends. The site generally slopes to the east toward Gol Gol Creek. The topography of the site is in keeping with the surrounding area.</p>
Hydrology	<p>There were no farm dams or creeks observed on the site itself. Gol Gol Creek lies approximately 300 m to the east of the site and flows south to the Murray River, located approximately 900 m south-west of the site (at its closest point).</p> <p>The Gol Gol Swamp is located approximately 1 km to the east. The swamp, along with Gol Gol Creek, and Gol Gol Lake (2.6 km to the north of the site) form part of the Gol Gol Wetland system. The swamp has not received water since the late 1990s and the system is in general decline with elevated saline groundwater levels and high evaporation rates as a result of river regulation and reduction in flooding frequency (CSIRO, 2012). Terrestrial groundwater dependent ecosystems (GDE) were identified as being present across the entire site in the DDIR (2023). That is, ecosystems that rely on the subsurface expression of groundwater. Moderate potential GDEs cover the majority of the site, while low potential GDEs are situated in the eastern and western portions of the site. Additionally, high potential GDEs extend from Gol Gol Creek into the south-eastern site boundary.</p> <p>Since the site surface is vegetated and/or exposed, it is expected that surface water will recharge the porous, extensive aquifers beneath the site following rainfall via direct infiltration.</p>

Site Background Review



Item	Description
Geology and Soils	<p>A review of the <i>NSW Seamless Geology version 2.2 May 2022</i> geological map indicates that the site is situated on two distinct geological units.</p> <p>The northern section of the site is situated on the Ionian aged Woorinen Formation of the Quaternary period of the Cenozoic era. Sand is the dominant lithology, with fossil dunefields of openly spaced, east-west linear dunes. Strata are red-brown to light brown and consist of clayey to silty sand with red clay cutans.</p> <p>The southern portion of the site is situated on Quaternary period alluvial channel deposits of the Cenozoic era. Clastic sediment is the dominant lithology and is described as unconsolidated grey clayey sand typically overlying light brown clayey silt.</p> <p>According to the DDIR (2023), the site is located on the Bulgamurra soil landscape which is described as an extensive undulating sandplain with dunes and open flats.</p> <p>The ASRIS Atlas of Australian Acid Sulphate Soils and Salinity indicates that there is an extremely low (1-5%) probability of acid sulphate soils being present on the site.</p> <p>The site is located on an area where soil salinity is not considered a risk.</p> <p>The site is not located within an area reported to have naturally occurring asbestos.</p>
Hydrogeology	<p>The DDIR (2023) presents a list of 16 registered groundwater bores identified within a 2 km radius of the site, the closest being 361 m to the north-east. The majority of bores are for monitoring purposes, while four are unknown.</p> <p>The groundwater bores were drilled to depths of 2.5 m below ground level (bgl) to 22.5 m bgl. Details on water bearing zones were not included in the bore information sheets; however, the bores were installed within natural material generally described as silty and clayey sand, consistent with the geological map review.</p> <p>Groundwater at the site would be expected to flow to the east towards Gol Gol Creek.</p>
Sensitive Receptors	Local sensitive receptors include Gol Gol Creek to the east of the site, residential properties to the south, and the Murray River to the south of the residential areas.

3.2 Site History

3.2.1 Aerial Photography

Historical aerial photographs obtained by Land Insight (**Appendix A**) were reviewed as part of the assessment of the site history. The information obtained is summarised in **Table 3-2**.

Table 3-2: Historical Aerial Photograph Review

Photograph	Observations	
	Site	Surrounding Land
Date: 1953 Black and white Quality - poor	The site appeared to be agricultural land with sparse tree coverage in the north-west and south-east areas of the site. No buildings or other structures are present on-site.	<p>The surrounding area consists of agricultural land with sparse tree coverage. Higher density tree coverage is observed in an uncleared parcel to the south-east.</p> <p>Gol Gol Rural Fire Brigade is located approximately 500 m to the south-west, adjacent to Gol Gol Creek. Three residential buildings are situated to the south of the site.</p>
Date: 1965	Trees have been cleared in the north-west and south-east areas of the site.	Two residential buildings were located approximately 300 m to the north-east and east.

S20724_002_RPT_Rev0 PSI | Preliminary Site Investigation 5

Site Background Review



Photograph	Observations	
	Site	Surrounding Land
Black and white Quality - poor	Residential buildings had been constructed on a number of the Lots which form the site. Potters Drive was clearly defined.	Clearing and further development of agricultural land had occurred to the west of the site. It appears as though development of a small town had begun to the south-west of the site, with the division of multiple residential properties.
Date: 1968 Black and white Quality - poor	The site and surrounds appeared relatively unchanged from the 1965 photograph.	
Date: 1979 Black and white Quality - poor	A newly constructed residential building, or potentially a series of small buildings, was located along the site's southern boundary on what is now Lot 3 DP 236223.	The site surrounds appeared relatively unchanged with the exception of further clearing to the west of the site.
Date: 1981 Black and white Quality - average	The site appeared relatively unchanged.	Further development of the town had occurred to the south-west of the site, with multiple residential/commercial buildings observable.
Date: 1990 Black and white Quality - poor	Agricultural infrastructure or vehicles appeared to be located in the south-eastern corner of Lot 2 DP 1269246; however, photographic quality is poor. Further development had occurred on Lot 1 DP 1152903, with an additional building (likely residential) observable as present on the site. There had been a potential extension to the residential building on Lot 1 DP 1269246.	The site surrounds appeared relatively unchanged.
Date: 1993 Colour Quality - average	A small white roof/vehicle was visible along the southern boundary of Lot 2 DP 1152903. The remaining features of the site were relatively unchanged.	The site surrounds appeared relatively unchanged.
Date: 2005 Colour Quality - good	The agricultural infrastructure or vehicles that in the 1990 aerial image have been removed. A new residential building had been constructed on the north-eastern portion of Lot 5 DP 236223, with a dirt access road surrounding it. The small white roof/vehicle identified in the previous aerial image had been removed from Lot 2 DP 1152903.	Further construction of residential housing had occurred to the south and south-west of the site, in addition to a large commercial facility north of the town. The property located approximately 300 m north-east of the site appeared to be storing various materials surrounding the residential building.
Date: 2011 Colour Quality - good	The site appeared relatively unchanged.	The site surrounds appeared relatively unchanged; however, the carpark and entry/exit road for the industrial facility was hardstand.

Site Background Review



Photograph	Observations	
	Site	Surrounding Land
Date: 2015 Colour Quality - good	An object was visible adjacent to the residential building on Lot 1 DP 1152903, potentially a storage shed or vehicle. Two additional residential buildings and/or storage sheds had been constructed on Lot 2 DP 1200627.	The site surrounds appeared relatively unchanged; however, further residential housing had been constructed to the south of the site along Gol Gol Creek.
Date: 2019 Colour Quality - good	A building/storage shed had been constructed in the northern portion of Lot 5 DP 236223. It appeared as though storage sheds and/or vehicles were located on Lot 1 DP 1152903.	Newly constructed residential housing was observed further south of the site. Two residential/storage buildings had been constructed approximately 400 m north-west of the site.
Date: 2022 Colour Quality - good	A large storage shed had been constructed in the north-western corner of Lot 2 DP 1152903.	Further residential development had occurred to the north-west and south-east of the site.

3.2.2 Dangerous Goods Search

A search of the SafeWork NSW Storage of Hazardous Chemicals was undertaken for the site. SafeWork wrote to Senversa on 13 July 2023 and stated that it has no record of hazardous chemical storage at the site. Correspondence is provided in **Appendix D**.

3.2.3 NSW EPA Contaminated Land Search

A search of the NSW EPA Contaminated Land records of Notices issued under the CLM Act 1997 was undertaken for the site and 1 km buffer area (**Appendix B**). Results indicated that there were no records of contaminated sites notified to the EPA.

A search of the NSW EPA list of contaminated sites indicated that there were no sites in the Gol Gol area which were listed as contaminated.

3.2.4 NSW EPA Licenced Activities Search

A search of the NSW EPA record of licensed activities under the *Protection of the Environment Operations Act 1997* (POEO Act) was undertaken within a 1 km radius of the site (**Appendix B**). The results indicated that there are no licensed activities currently undertaken within the search area.

3.2.5 Certificate of Title

A search of NSW land titles records was undertaken to determine historical site ownership of the lots comprising the site. A summary of records is presented in **Table 3-3** below and provided in **Appendix C**.

Site Background Review

**Table 3-3: Summary of Land Titles**

Date	Details
Lot 1 and 2 DP 1152903 (1 and 2 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Horace McPhee <ul style="list-style-type: none"> It is noted that a copy of the Western Lands Lease No. 5019 Tenure Card is required to confirm the ownership from 1951 to 1964. A copy has been requested from NSW State Archives.
1964 – 1977	Charles Morello (and his deceased estate)
1977 – 1977	Eugenio Dominic Morello Maria Morello
Continued as to Lot 2 DP 1152903 (1 on Cadastral Records Enquiry Report)	
1977 – 2010	Eugenio Dominic Morello
2010 – date	Alinga Grove Pty Ltd
Continued as to Lot 1 DP 1152903 (2 on Cadastral Records Enquiry Report)	
1977 – 2017	Eugenio Dominic Morello
2017 – 2019	Vincent Luke Russo Carmel Russo (Transmission Application)
2019 – date	Dean Courtney McDowall Rachel Lucy McDowall
Lot 1 and 2 DP 1259848 (3 and 4 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1955	Arthur Duncan Potter
1955 – 1989	Harold William Bailey
1989 – 1998	Leonard Demond Cock
Continued as to Lot 1 DP 1259848 (3 on Cadastral Records Enquiry Report)	
1998 – date	Back John Cock
Continued as to Lot 2 DP 1259848 (4 on Cadastral Records Enquiry Report)	
1998 – 2020	Back John Cock

Site Background Review



Date	Details
2020 – date	Alinga Grove Pty Ltd
Lot 1 DP 1269246 (5A on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1955	Arthur Duncan Potter
1955 – 1989	Harold William Bailey
1989 – 1998	Leonard Demond Cock
1998 – 2018	Back John Cock
2018 – date	Shaun Leo McInerney Angela Kate McInerney
Lot 1 and 2 DP 1269246 (5B and 6B on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Arthur Duncan Potter
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1973	Kevin Ronalot Potter
1973 – 1983	Leonard John Harriss Janice Elaine Harriss
1983 – 2009	Barry Leslie Johnson Patricia Margaret Johnson
Continued as to Lot 1 DP1269246 (5B on Cadastral Records Enquiry Report)	
2009 – date	Shaun Leo McInerney Angela Kate McInerney
Continued as to Lot 2 DP1269246 (6B on Cadastral Records Enquiry Report)	
2009 – 2021	Shaun Leo McInerney Angela Kate McInerney
2021 – date	Alinga Grove Pty Ltd
Lot 2 DP1269246 (6A on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District

S20724_002_RPT_Rev0 PSI | Preliminary Site Investigation 9

Site Background Review



Date	Details
1941 – 1964	Arthur Duncan Potter
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1969	Maria Isabel Kendall
1969 – 1976	Gabriele Vanni Michelangelo Vanni
1976 – 1998	Michelangelo Vanni Annunziata Maria Vanni
1998 – date	Alinga Grove Pty Ltd
Lot 5 DP 236223 (7 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Arthur Duncan Potter
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1989	Doreen Gwenyth Bailey
1989 – date	Cosimo Stizza Sharon Elizabeth Stizza
Lot 3 DP 236223 (8 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Arthur Duncan Potter
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1984	Arthur John Potter
1984 – 1989	Kenneth Spokes
1989 – 1989	Larry John Spokes (Transmission Application)
1989 – 1996	Gary Laurence Kelb Gloria May Kelb
1996 – 1996	Gloria May Kelb

S20724_002_RPT_Rev0 PSI | Preliminary Site Investigation 10

Site Background Review



Date	Details
1996 – 2006	Richard Edward Carthew Kathryn Ann Carthew
2006 – date	Richard Edward Carthew
Lot 2 DP 1200627 (9A and 9B on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1964	Arthur Duncan Potter
Continued as to Lot 2 DP 1200627 (9A on Cadastral Records Enquiry Report)	
1964 – 1976	Eileen Mary Potter (Section 94 Application not investigated)
1976 – 1989	Brian Percival Edward Dellar Gwenda Lorraine Dellar
1989 – 1996	Roland James Alderton Jacquelin Alderton
1996 – 2007	Glen James Walker Leanna Robyn Walker
2007 – 2011	Thorell Nicholas Lees Jayne Tiffany Lees
2011 – date	David Matthew Martin Mea Louise Martin
Continued as to Lot 2 DP 1200627 (9B on Cadastral Records Enquiry Report)	
1964 – 1968	Eileen Mary Potter (Section 94 Application not investigated)
1968 – 1969	Maria Isabel Kendall
1969 – 1976	Gabriele Vanni Michelangelo Vanni
1976 – 1998	Michelangelo Vanni Annunziata Maria Vanni
1998 – 2014	Alinga Grove Pty Ltd
2014 – date	David Matthew Martin Mea Louise Martin

Site Background Review



Date	Details
Lot 1 DP 439084 (10 on Cadastral Records Enquiry Report)	
1896 – 1941	Within Wentworth Water Supply Catchment Area and Water District
1941 – 1955	Arthur Duncan Potter
1955 – 1969	Laurence Andrew Ernest Kendall Maria Isabel Kendall
1969 – 1975	Gabriele Vanni Michelangelo Vanni
1975 – 1998	Michelangelo Vanni Annunziata Maria Vanni
1998 – date	Alinga Grove Pty Ltd

3.2.6 NSW EPA PFAS Investigation Program

There are no records held by the NSW EPA as to the investigation or management of per and polyfluoroalkyl substances (PFAS) at the site or within a 1 km radius (**Appendix B**).

3.2.7 Council Planning Certificate – Section 10.7

No matters pertaining to Section 59(2) CLM Act 1997 were included on the planning certificates for the site.

The planning certificates for the site noted that the land is affected by a policy on contaminated land adopted by Council which may restrict the development of the land;

“This policy is implemented when zoning or land use changes are proposed on land which has been previously used for certain purposes. Council records do not have sufficient information about previous uses of the land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.”

The certificates state that a number of State Environmental Planning Policies (SEPP) apply to the site, the most relevant to this report being SEPP (Resilience and Hazard) 2021.

A copy of the Section 10.7 certificates for each lot comprising the site is included in **Appendix E**.

3.2.8 Summary of Site History

Based on the documents reviewed, the site appears to have low potential for contamination based on the historical use. It has been used for agriculture and associated residential purposes since at least the 1950s. A review of historical aerial imagery shows no obvious signs of industrial processes having occurred at the site.

No record of dangerous goods having been stored at the site is held by SafeWork NSW and there is no record of PFAS investigation at the site or surrounds. The site and its surrounds have not been notified to the EPA as being contaminated land and are not under regulation by the EPA and there are no licensed activities under the POEO Act currently permitted at the site and its surrounds.

Site Background Review



Council records do not list any issues relating to contamination on the Section 10.7 planning certificates.

Historical titles indicate that large portions of the site were listed as being within water catchment areas until the early 1940s at which point they were purchased by private landowners. Portions of the site are now owned by Alinga Grove Pty Ltd, listed as an agricultural company, with other portions of the site owned by private landowners.

Site Inspection



4.0 Site Inspection

The site was inspected by a Senversa representative on 10 July 2023 to assess current site use and 'ground-truth' findings of desktop information searches. The observations made during the site inspection are detailed below, with photographs of key site features provided in **Appendix F**. The site layout is indicated on **Figure 1**, while potentially contaminating activities (PCAs) observed during the site inspection are shown on **Figure 2**.

The east of the site is bound by vacant land and Gol Gol Creek. The northern boundary lies adjacent to a private road and agricultural land (vineyards and orchards). The south of the site is bound by Kingfisher Road and Gol Gol Creek, while the western portion of the site is bound by Gol Gol North Road. Potters Drive runs east to west within the approximate central portion of the site.

The boundaries of the site were not inspected in their entirety due to the site's large area. However, the visible areas were unfenced and accessible from Gol Gol North Road, Potters Drive and private roads surrounding the remainder of the site. Several private internal roads provide access to the various homesteads attached to the majority of land parcels.

Lot 1 DP 125848

A homestead/residential dwelling occupied the majority of the land parcel, with two large sheds located south of the homestead. The shed directly south of the homestead was used for minor chemical storage. A diesel aboveground storage tank (AST) was located against the external western wall and appeared to still be used for refuelling vehicles. The shed located further south was used for car, backhoe, caravan and minor chemical storage. An additional shed in the south-western portion of the land parcel was historically used as a chemical storage shed; however, appeared to have been repurposed as a pottery shed with an (unused) water tank directly south of this structure. An incinerator (unused) and a septic tank were located on the eastern side of the homestead.

Lot 1 DP 439084

The majority of the land parcel comprised vineyards, with a residential dwelling in the south-western portion bordering Gol Gol North Road. An (unused) aboveground heating-oil tank was located next to a large water tank on a stand. Anecdotal information from the landowner suggested that the heating oil tank was previously used to heat the residential dwelling but was decommissioned after leaking was observed within the dwelling.

Lot 1 DP 1152903

The land parcel was owned and occupied by a boilermaker who conducts work at the property. A residential dwelling and pergola were located in the central southern portion of the land parcel, with two septic tanks located north-east and north-west of the dwelling. A second shed was located to the north-east of the main dwelling (additional bedroom). A large shed used for minor welding and housing machinery was located in the northern portion of the land parcel. A carport south of the shed housed a caravan, forklift and tractor. Three large water tanks were located directly east of the large shed.

Site Inspection

**Lot 1 DP 1269246**

The land parcel comprised one homestead/residential dwelling with a large shed and carport used to store cars, motorbikes, a ride-on mower and a caravan. An underground storage tank (UST) of an unknown volume used for storing diesel for machinery refuelling, as well as the pump and bowser, two disused zinc phosphate drums, corrugated iron sheets and general farm equipment were located on the eastern/south-eastern side of the shed. A chemical storage (herbicide drums and potassium nitrate) and water pump shed (no longer in use) were located on the south-west corner of the homestead and a septic tank was located approximately 10 m south of the homestead. Vineyards were located to the east of the homestead and a private unsealed road (accessed from Gol Gol North Road) running west to east through the entire land parcel was present, with an offshoot running south to north through the central portion of the land parcel.

Lot 2 DP 1152903

The majority of the land parcel comprised vineyards. In the north-western corner of the land parcel was a large shed with an unsealed base used to house farming machinery, intermediate bulk containers (IBCs) and general storage. The shed was reportedly built approximately four years prior to the date of the field inspection. No staining was visible on the ground surface within the shed; however, no information on any spills was available. Minor stockpiling of materials including a trailer, timber posts, irrigation tubing, disused plumbing pipes, three disused 44-gallon drums, an IBC, timber pallets and concrete slabs/pieces was observed directly east and slightly south of the shed.

Lot 2 DP 1200627

The land parcel comprised a homestead, a large shed for equipment storage, a marquee and in-ground pool. A septic tank was located in the northern portion of the property.

Lot 2 DP 1259848

The land parcel comprises vineyards and orange orchards with no built structures or other PCAs observed.

Lot 2 DP 1269246

The land parcel comprised vineyards with no built structures or other PCAs observed.

Lot 3 DP 236223

The land parcel comprised a homestead with an in-ground pool, a shed for car storage, carport where a backhoe was parked, and two smaller dilapidated sheds located in the southern portion of the property, while former agricultural land (vineyard) occupied the remainder. Established trees were located in the central portion of the land parcel running north to south. A field containing a small herd of sheep (six) occupied the central portion of the property. Two private unsealed roads were evident in the central area of the land parcel, one emanating from the north-west corner through to the south, the other beginning in the north-east and sharply bending towards the south. One of the dilapidated sheds (eastern shed) was not accessible at the time of inspection; however, some disused batteries (car/machinery) were observed against the shed wall. The western shed was noted to contain old computer parts, tyres, tools, water skiing equipment and general waste. A former rainwater tank had been repurposed to store small generators and some pesticides, minor oil/fuel staining on the ground surface was observed. Small stockpiles of mulch and soil, empty wooden pallets, pallets of bricks, a disused 44-gallon drum and minor general waste were located in the central portion of the land parcel between the two aforementioned private roads. An additional larger soil stockpile was located in the north-western portion of the land parcel.

Site Inspection



Lot 5 DP 236223

The central portion of the land parcel comprised current and/or former vineyards. The northern portion of the land parcel was open and grassed, and a large semi-permanent marquee was present with the site owner indicating it was used for weddings. The homestead was located in the eastern portion of the land parcel and comprised one residential dwelling and several sheds for car and general storage. A former residential shed/dwelling was located in the southern portion of the land parcel. The building was dilapidated and housed general waste including fuel jerry cans, tyres and batteries strewn across the ground surface, as well as a heating oil AST which was converted for diesel storage. No staining was observed on the ground surface surrounding the AST.

Conceptual Site Model



5.0 Conceptual Site Model

5.1 Potential Sources of Contamination

Based on the information presented in this PSI, the contaminants of potential concern (CoPC) likely to be present at the site are outlined in **Table 5-1** below. This considers both current and historical land uses undertaken within the site and surrounding area.

Table 5-1: Identified Potential Sources of Contamination

Potential Source	Key Contaminants of Potential Concern
<p>On-site</p> <p>Application of herbicides and/or pesticides to agricultural land</p> <hr/> <p>Storage of machinery and vehicles</p> <hr/> <p>Buildings constructed prior to the 1980s</p> <hr/> <p>Septic tanks</p> <hr/> <p>Storage and stockpiling of general waste materials, chemicals (pesticides, herbicides, potassium nitrate, zinc phosphate), drums, batteries and fuel/oil.</p> <hr/> <p>ASTs and USTs for vehicle fuel (diesel) and heating oil.</p> <hr/> <p>Uncontrolled fill material</p>	<ul style="list-style-type: none"> • Total recoverable hydrocarbons (TRH) • Benzene, toluene, ethylbenzene, total xylenes (BTEX) • Polycyclic aromatic hydrocarbons (PAH) • Heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, iron and zinc) • Potassium nitrate/zinc phosphate • Organochlorine pesticides (OCP) • Organophosphorus pesticides (OPP) • Nutrients (nitrogen and phosphorus) • Asbestos containing material (ACM)
<p>Off-site</p> <p>Application of herbicides and/or pesticides to surrounding agricultural land</p> <hr/> <p>Storage of fuel and chemicals related to agricultural practices</p> <hr/> <p>Operation of Sim Fresh located approximately 20 m west of the site (food manufacturing and industrial facility)</p>	<ul style="list-style-type: none"> • TRH • BTEX • Heavy metals • PAH • OCP/OPP

Conceptual Site Model



5.2 Potential Exposure Pathways

The primary potential exposure pathways of concern at the site include:

- Inhalation of contaminated dust (from soil and/or building materials).
- Dermal contact with and/or incidental ingestion of contaminated soil and/or groundwater.
- Inhalation of vapour (from soil and/or groundwater).
- Transport of contamination to underlying groundwater aquifers and off-site migration.
- Transport of contamination through surface water flows.
- Transport of contaminants through mechanical transport.

5.3 Potential Receptors

Key receptors at the site have been identified as:

- Current and future site users (residential).
- Workers carrying out agricultural activities at the site.
- Future construction/intrusive maintenance workers during site development.
- Adjacent residents and agricultural workers.
- Adjacent sensitive receptors e.g., Gol Gol Creek.

Conclusions



6.0 Conclusions

6.1 Introduction

Senversa was engaged by MH2 to undertake a PSI of a series of land parcels located in Gol Gol, NSW (the site). The boundaries for the site and each property are presented on **Figure 1**.

The site encompasses approximately 63 ha and is currently zoned as 'RU4 – Primary Production Small Lots' under the Wentworth Local Environmental Plan 2011. The site is currently used for primary production (citrus and grapes), while also accommodating a number of homesteads. Council is reviewing zoning in the Buronga - Gol Gol area in light of the need for more residential properties in the region. Council has commissioned a report (*Buronga Gol Gol Structure Plan Report 2020*) with the intention of making more land available for residential development and the site is ideally positioned for redevelopment for residential use, following rezoning.

The overall project objective was to assess the site's suitability for the proposed rezoning for residential use and gain an understanding of the potential for contamination to be present to aid with the planning proposal (rezoning application). The specific objective of this PSI was therefore to assess areas of potential concern based on historic and current practices at the site.

6.2 Findings

Senversa reviewed background information relating to the site, including the NSW EPA contaminated land register, historical aerial photographs, groundwater bore information, published soil, geology and topographic maps, relevant government databases and archive documents. Additionally, a site inspection was undertaken to 'ground-truth' the information gained throughout the desktop study. Based on the results of the historical assessment, Senversa makes the following conclusions:

- The site has been used for agricultural and associated residential purposes since the 1950s. A review of historical aerial imagery shows no obvious signs of industrial processes having occurred at the site.
- The land immediately surrounding the site has been used for agriculture, food manufacturing and rural residential housing over the past 70 years. The storage and application of chemicals and fuel related to agricultural and food manufacturing practices has the potential to pose a contamination risk to the site.
- A review of dangerous goods storage records held by SafeWork NSW did not indicate that storage of hazardous chemicals had taken place at the site the NSW EPA has not been notified of any contaminated land. However, the site inspection noted evidence of fuel and chemical storage in above and below ground storage tanks.
- The site is situated on an undulating sandplain of the Bulgamurra soil landscape which may support contaminant transport. Geology is alluvial, with strata consisting of clayey to silty sand in the north and clayey sand typically overlying clayey silt in the south. Contamination is likely to move more quickly within the sand, silt and clay compared to underlying rock units.
- Several potentially contaminating activities were observed during the site walkover and are depicted on **Figure 2**, as well as summarised in **Table 6-1** below. These activities have the potential to pose a risk to human health and/or the environment and will require further assessment

Conclusions

**Table 6-1: Potentially Contaminating Activities and Associate COPC**

Location	Potentially Contaminating Activity	Associated CoPC
Lot 1 DP 125848	<ul style="list-style-type: none"> South-west – chemical storage, vehicle storage (car, backhoe, caravan) and a diesel AST used for refuelling vehicles. East –incinerator (no longer in use) and septic tank. 	<ul style="list-style-type: none"> TRH, BTEX, PAH, OCP/OPP, nutrients.
Lot 1 DP 439084	<ul style="list-style-type: none"> South-west –heating oil AST (previously used to heat the residential dwelling but has since been decommissioned). 	<ul style="list-style-type: none"> TRH, BTEX, PAH.
Lot 1 DP 1152903	<ul style="list-style-type: none"> Central – two septic tanks. North – vehicle storage (caravan, forklift, tractor). 	<ul style="list-style-type: none"> Nutrients, TRH, BTEX, PAH.
Lot 1 DP 1269246	<ul style="list-style-type: none"> South-west – vehicle storage (cars, motorbikes, ride-on mower, caravan), UST of unknown volume, historical storage of zinc phosphate, chemical storage (herbicide and potassium nitrate), septic tank. 	<ul style="list-style-type: none"> TRH, BTEX, PAH, OCP/OPP, zinc phosphate, potassium nitrate, nutrients.
Lot 2 DP 1152903	<ul style="list-style-type: none"> North-west – storage of farming machinery, minor stockpiling of waste material (trailer, irrigation tubing, disused plumbing pipes, drums, concrete). 	<ul style="list-style-type: none"> OCP/OPP, heavy metals.
Lot 2 DP 1200627	<ul style="list-style-type: none"> North – septic tank 	<ul style="list-style-type: none"> Nutrients.
Lot 3 DP 236223	<ul style="list-style-type: none"> South – vehicle storage (car, backhoe), storage of disused batteries (car/machinery), computer parts, general waste, generators and chemicals (pesticide). Oil/fuel staining observed on the ground surface. Central – stockpiles of mulch, soil, brick and a disused drum. North-west – soil stockpile 	<ul style="list-style-type: none"> OCP/OPP, TRH, BTEX, PAH, heavy metals, asbestos.
Lot 5 DP 236223	<ul style="list-style-type: none"> South – storage of general waste (jerry cans, tyres, batteries), heating oil AST which has been converted for diesel storage. 	<ul style="list-style-type: none"> TRH, BTEX, PAH.

6.3 Recommendations

On the basis of the above findings, Senversa recommends that further assessment via a detailed site investigation (DSI) is carried out in line with the staged approach set out in the Resilience and Hazards SEPP and its associated guidelines 'SEPP 55–Remediation of Land, Managing Land Contamination' and guidance under the CLM Act 1997. Targeted soil and groundwater sampling within the identified areas of concern is recommended to assess the nature and extent of the contamination (if present) and the potential for migration of substances from the site.



7.0 Principles and Limitations of Investigation

The following principles outlined in **Table 7-1** are an integral part of site contamination assessment practices and are intended to be referred to when resolving any ambiguity or exercising such discretion as is accorded the user or site assessor.

Table 7-1: Principles and Limitations of Investigation

Area	Principle and Limitation
Elimination of Uncertainty	Some uncertainty is inherent in all site investigations. Furthermore, any sample, either surface or subsurface, taken for chemical testing may or may not be representative of a larger population or area. Professional judgment and interpretation are inherent in the process, and even when exercised in accordance with objective scientific principles, uncertainty is inevitable. Additional assessment beyond that which was reasonably undertaken may reduce the uncertainty.
Failure to Detect	Even when site investigation work is executed competently and in accordance with the appropriate Australian guidance, such as the National Environment Protection (Assessment of Site Contamination) Amendment Measure ('the NEPM'), it must be recognised that certain conditions present especially difficult target analyte detection problems. Such conditions may include, but are not limited to, complex geological settings, unusual or generally poorly understood behaviour and fate characteristics of certain substances, complex, discontinuous, random, or heterogeneous distributions of existing target analytes, physical impediments to investigation imposed by the location of services, structures and other man-made objects, and the inherent limitations of assessment technologies.
Limitations of Information	The effectiveness of any site investigation may be compromised by limitations or defects in the information used to define the objectives and scope of the investigation, including inability to obtain information concerning historic site uses or prior site assessment activities despite the efforts of the user and assessor to obtain such information.
Chemical Analysis Error	Chemical testing methods have inherent uncertainties and limitations. Senversa routinely seeks to require the laboratory to report any potential or actual problems experienced, or non-routine events which may have occurred during the testing, so that such problems can be considered in evaluating the data.
Level of Assessment	The investigation herein should not be considered to be an exhaustive assessment of environmental conditions on a property. There is a point at which the effort required to obtain information is outweighed by the time required to obtain that information, and, in the context of private transactions and contractual responsibilities, may become a material detriment to the orderly conduct of business. If the presence of target analytes is confirmed on a property, the extent of further assessment is a function of the degree of confidence required and the degree of uncertainty acceptable in relation to the objectives of the assessment.
Comparison with Subsequent Inquiry	The justification and adequacy of the findings of this investigation in light of the findings of a subsequent inquiry should be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made.
Data Useability	Investigation data generally only represent the site conditions at the time the data were generated. Therefore, the usability of data collected as part of this investigation may have a finite lifetime depending on the application and use being made of the data. In all respects, a future reader of this report should evaluate whether previously generated data are appropriate for any subsequent use beyond the original purpose for which they were collected, or are otherwise subject to lifetime limits imposed by other laws, regulations or regulatory policies.
Nature of Advice	The investigation works herein are intended to develop and present sound, scientifically valid data concerning actual site conditions. Senversa does not seek or purport to provide legal or business advice.

References



8.0 References

Doody, Tanya; Overton, Ian. Gol Gol Wetlands Health Assessment: 2008 - 2011 Report to The Office of Environment and Heritage. CSIRO; 2012

NEPC, 2013. *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013* (No. 1) (NEPM), National Environment Protection Council 2013.

NSW EPA, 2020. *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*, NSW Environment Protection Authority 2020.

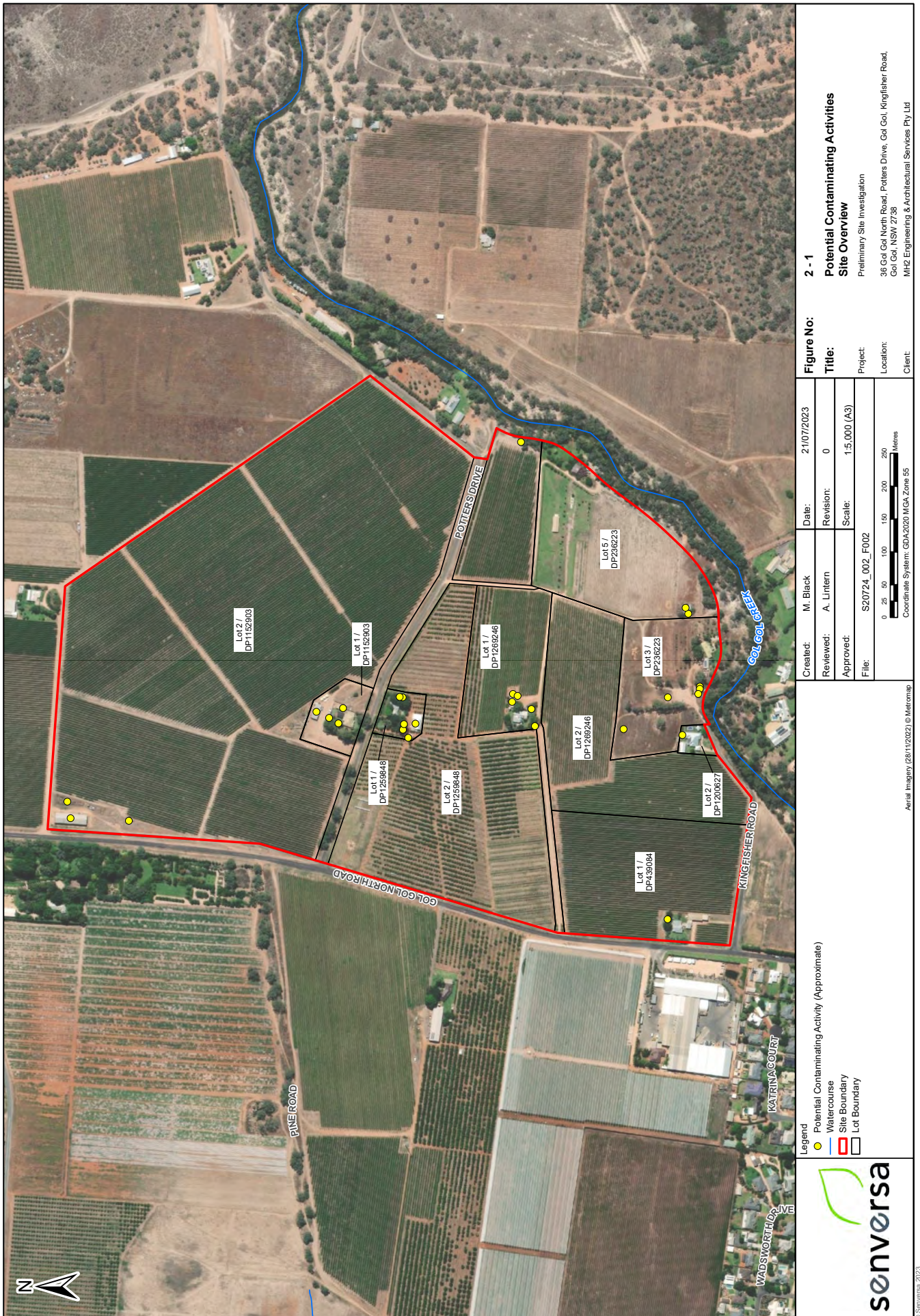


Figures

Figure 1: Site Location

Figure 2: Potential Contaminating Activities





Legend

- Potential Contaminating Activity (Approximate)
- Watercourse
- Site Boundary
- Lot Boundary

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Created:	M. Black	Date:	21/07/2023
Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:5,000 (A3)
File:	S20724_002_F002	Project:	Preliminary Site Investigation
		Location:	36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738
		Client:	MH2 Engineering & Architectural Services Pty Ltd

Figure No:	2 - 1
Title:	Potential Contaminating Activities Site Overview
Coordinate System:	GDA2020 MGA Zone 55
Scale:	0 25 50 100 150 200 250 Metres

Aerial Imagery (28/11/2022) © Metromap



Figure No: 2 - 2
Title: Potential Contaminating Activities Lot 1 / DP/152903 and Lot 1 / DP/1259848
 Project: Preliminary Site Investigation
 Location: 36 Gal Gal North Road, Potters Drive, Gal Gal, Kingfisher Road, Gal Gal, NSW 2738
 Client: MH2 Engineering & Architectural Services Pty Ltd

Created: M. Black Date: 21/07/2023
 Reviewed: A. Lintern Revision: 0
 Approved: Scale: 1:1,000 (A3)
 File: S20724_002_F002

Coordinate System: GDA2020 MGA Zone 55
 0 5 10 20 30 40 50 Metres

Created: 28/11/2022 © Metromap
 Aerial Imagery (28/11/2022) © Metromap

Legend

- Potential Contaminating Activity (Approximate)
- Site Boundary
- Lot Boundary



Figure No: 2 - 3
 Title: Potential Contaminating Activities
 Lot 1 / DP1269246
 Project: Preliminary Site Investigation
 Location: 36 Gd Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738
 Client: MH2 Engineering & Architectural Services Pty Ltd

Created: M. Black Date: 21/07/2023
 Reviewed: A. Lintern Revision: 0
 Approved: Scale: 1:1,000 (A3)
 File: S20724_002_F002
 Project: Preliminary Site Investigation
 Location: 36 Gd Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738
 Client: MH2 Engineering & Architectural Services Pty Ltd

Legend

- Potential Contaminating Activity (Approximate)
- Site Boundary
- Lot Boundary



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Legend

- Potential Contaminating Activity (Approximate)
- Site Boundary
- Lot Boundary



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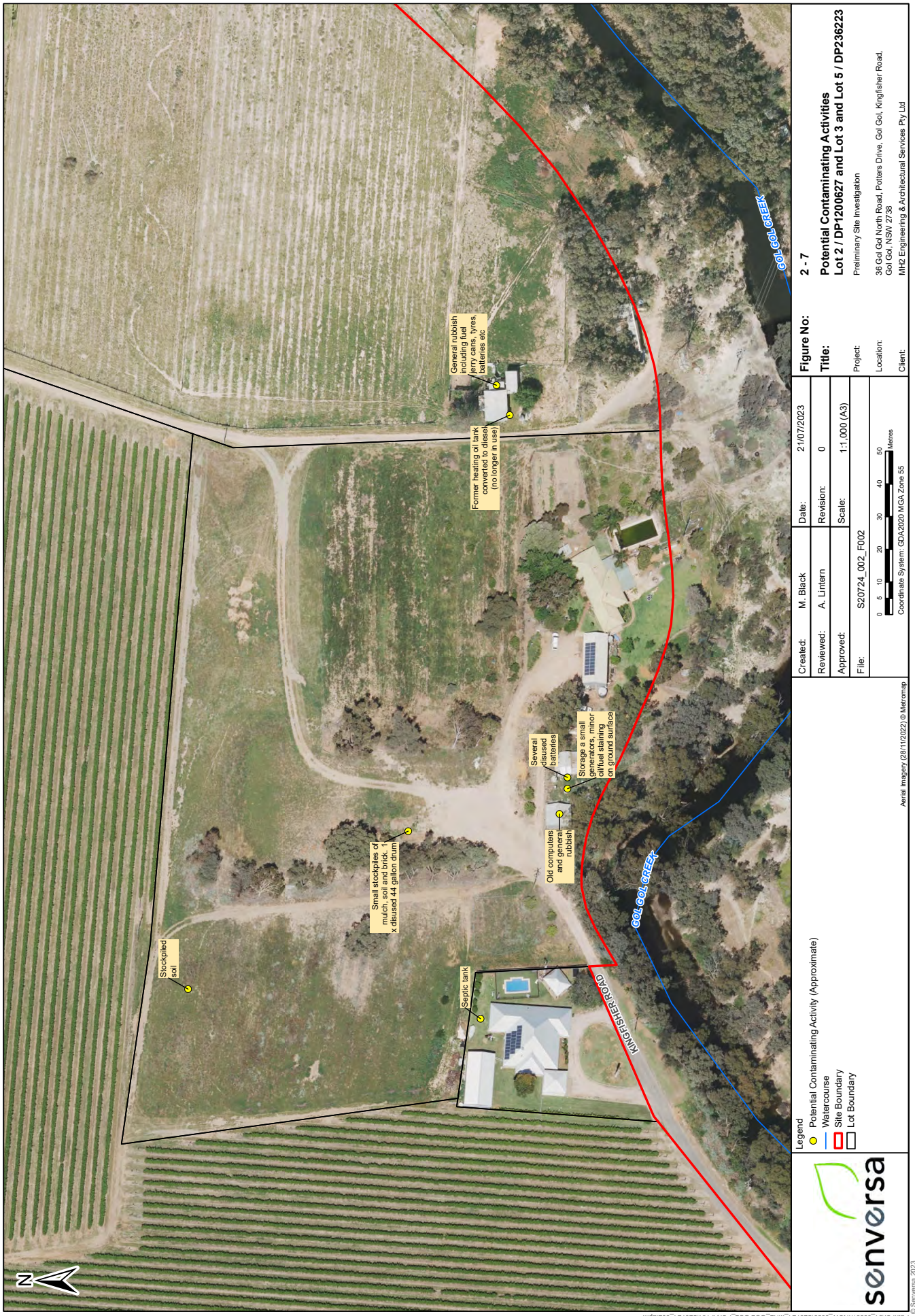
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Reviewed:	A. Lintern	Revision:	0
Approved:		Scale:	1:1,000 (A3)
File:	S20724_002_F002	Project:	Preliminary Site Investigation
		Location:	36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738
		Client:	MH2 Engineering & Architectural Services Pty Ltd

Figure No:	2 - 4
Title:	Potential Contaminating Activities Lot 1 / DP439084

Aerial Imagery (28/11/2022) © Metromap







Legend

- Potential Contaminating Activity (Approximate)
- Watercourse
- ▭ Site Boundary
- ▭ Lot Boundary

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Created: M. Black
Reviewed: A. Lintern
Approved:
File: S20724_002_F002

Date: 21/07/2023
Revision: 0
Scale: 1:1,000 (A3)
Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 7
Title: Potential Contaminating Activities Lot 2 / DP1200627 and Lot 3 and Lot 5 / DP236223
Project: Preliminary Site Investigation
Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738
Client: MH2 Engineering & Architectural Services Pty Ltd

Created: M. Black
Reviewed: A. Lintern
Approved:
File: S20724_002_F002

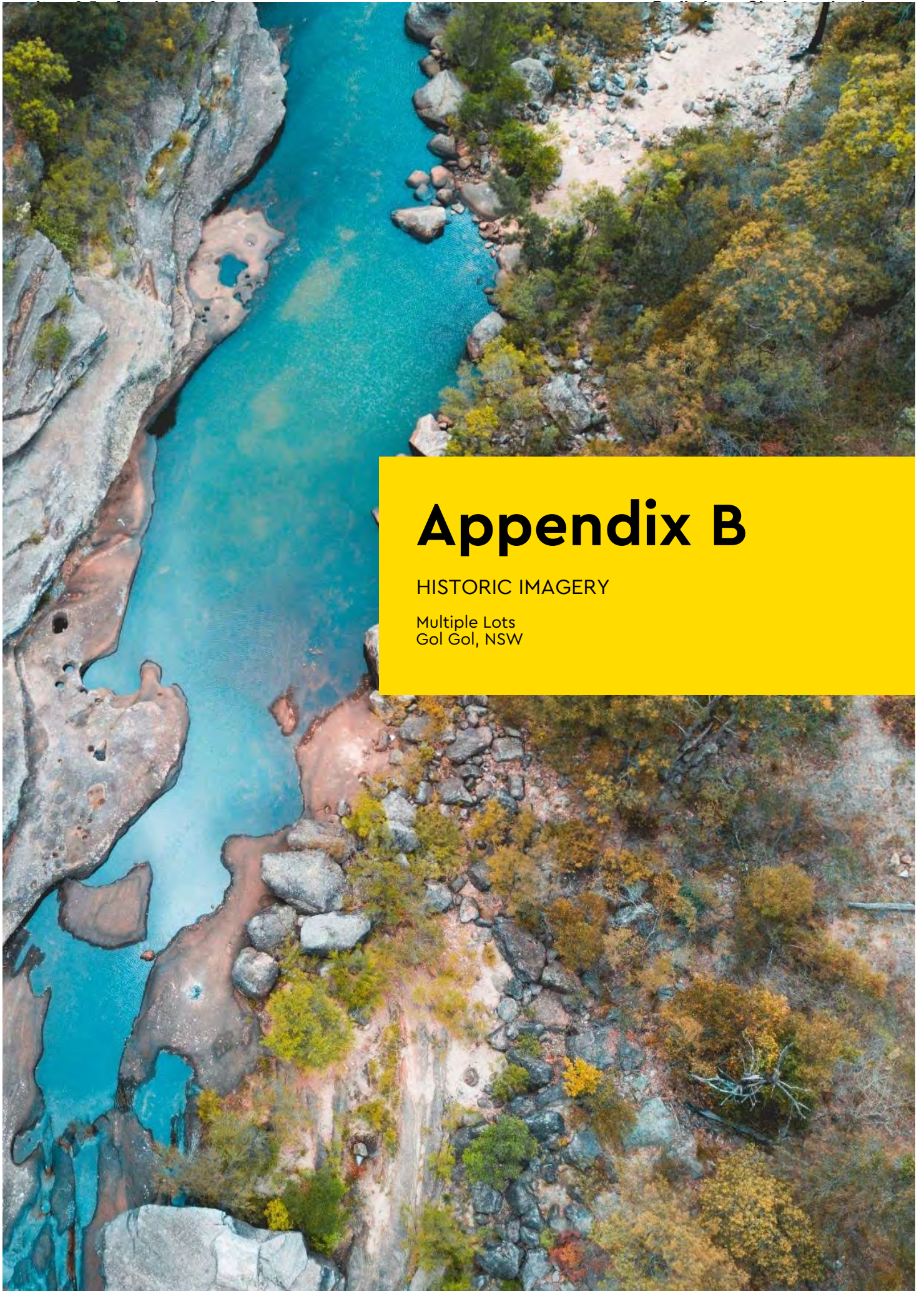
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Revision: 0
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Coordinate System: GDA2020 MGA Zone 55

Figure No: 2 - 7
Title: Potential Contaminating Activities Lot 2 / DP1200627 and Lot 3 and Lot 5 / DP236223
Project: Preliminary Site Investigation
Location: 36 Gol Gol North Road, Potters Drive, Gol Gol, Kingfisher Road, Gol Gol, NSW 2738
Client: MH2 Engineering & Architectural Services Pty Ltd

Aerial Imagery (28/11/2022) © Metromap



Appendix A: Historical Aerial Imagery

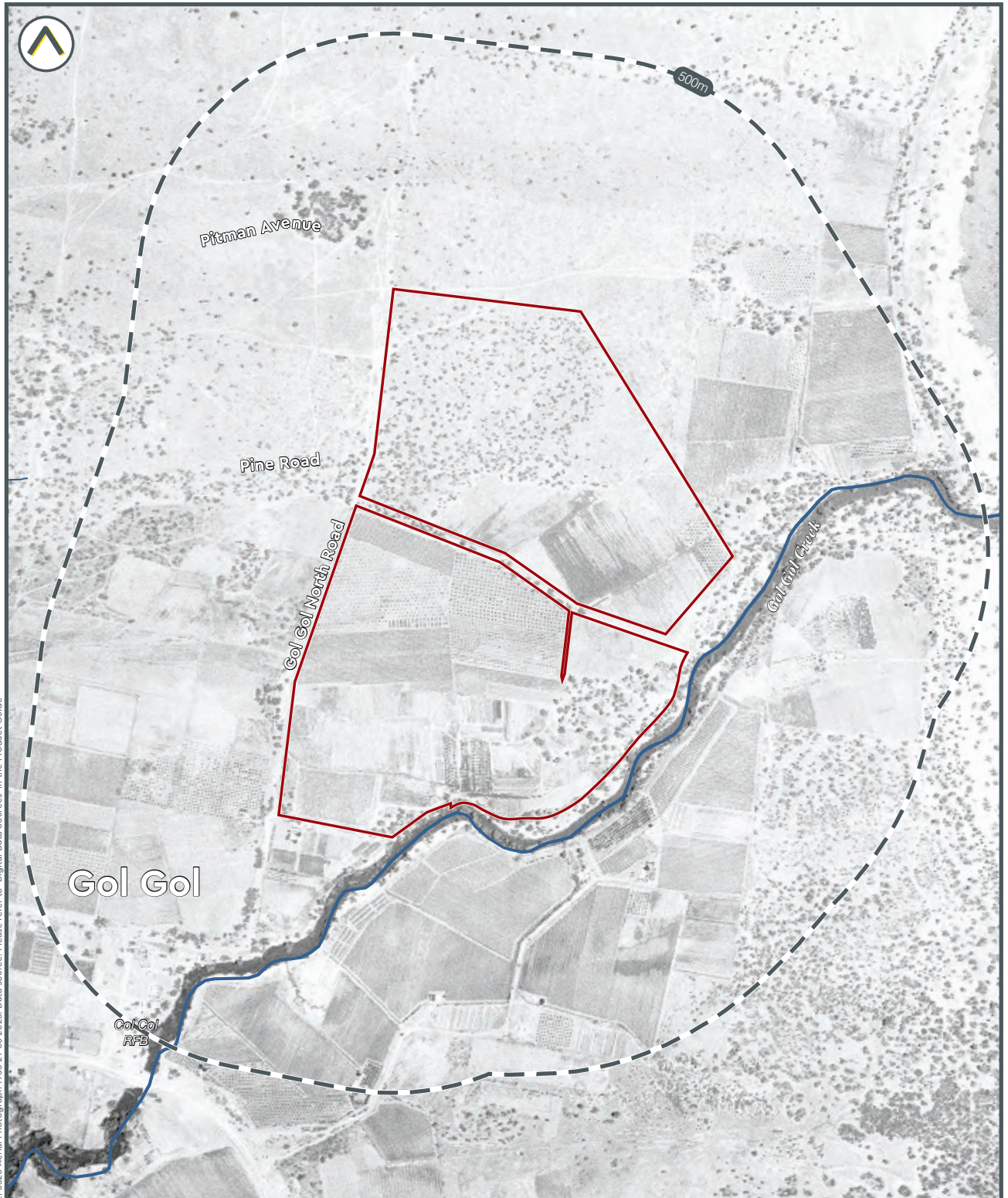


Appendix B

HISTORIC IMAGERY

Multiple Lots
Gol Gol, NSW

Historic Aerial Photograph - 1953



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

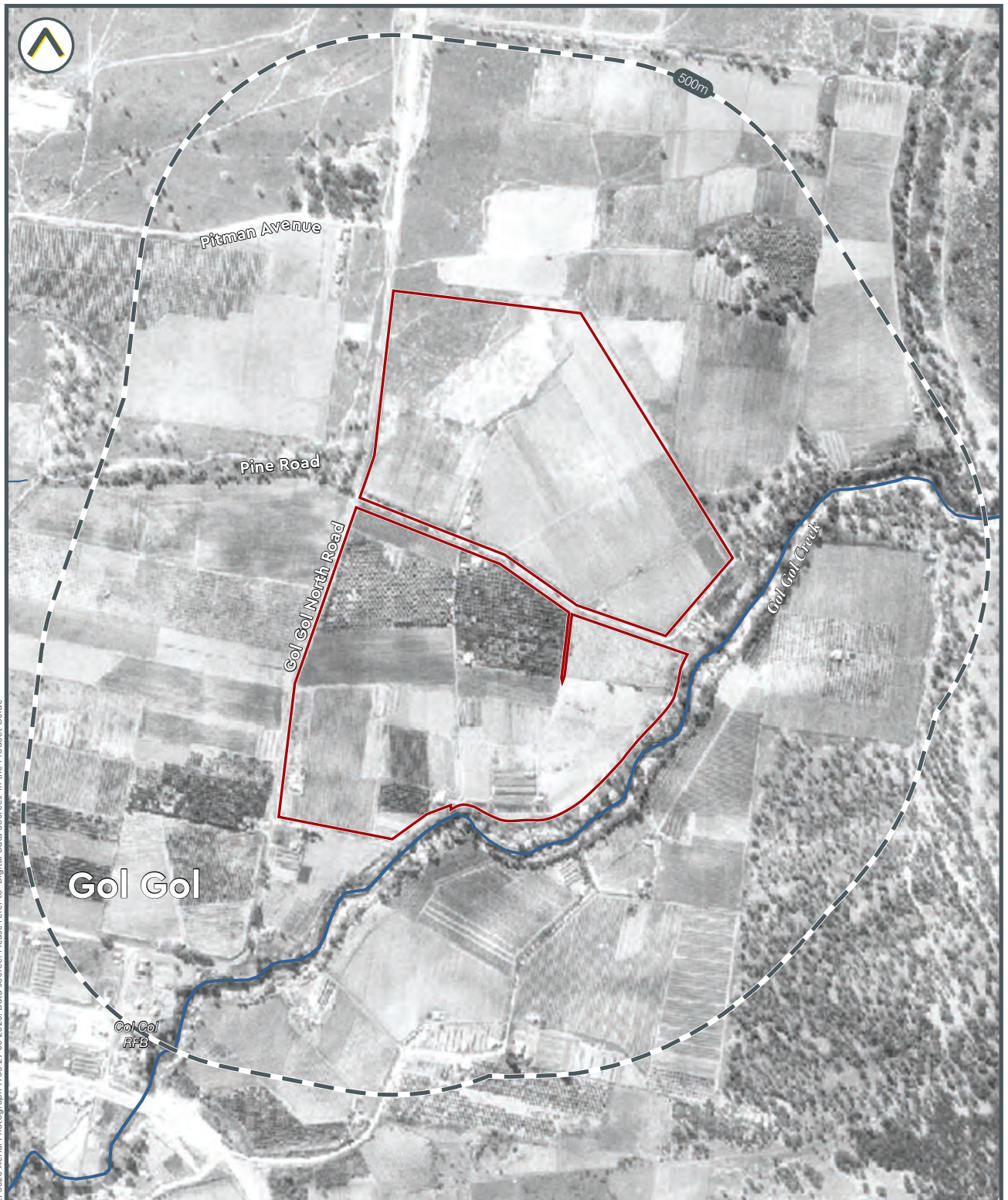
Subject area

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Historic Aerial Photograph - 1965



LI-3520 Aerial Photograph 1965 29 06 2023. Data source: 'Digital Data Sources' in the Product Guide

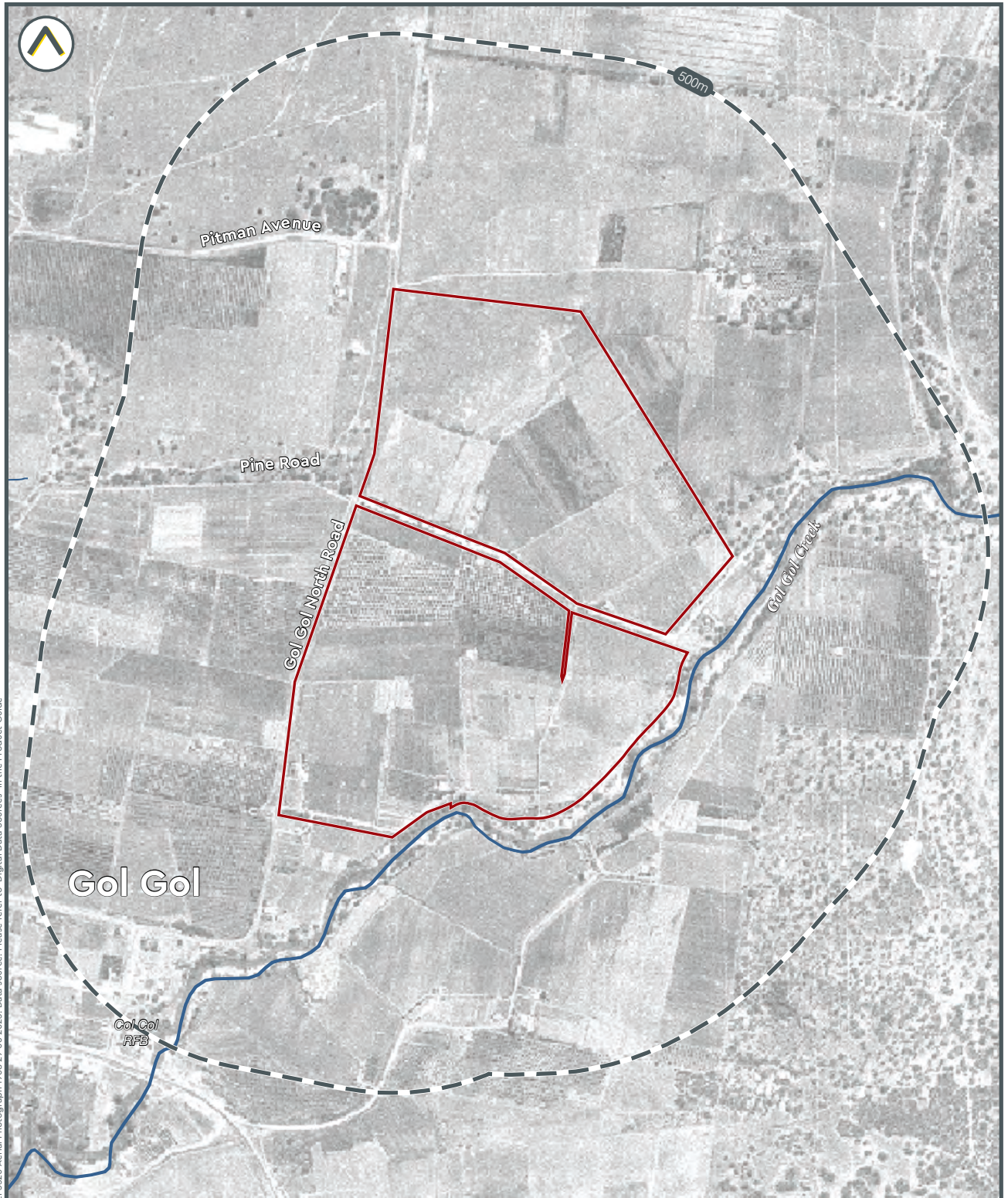
Subject area

0 200m



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Historic Aerial Photograph - 1968



LI-3520 Aerial Photograph 1968 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

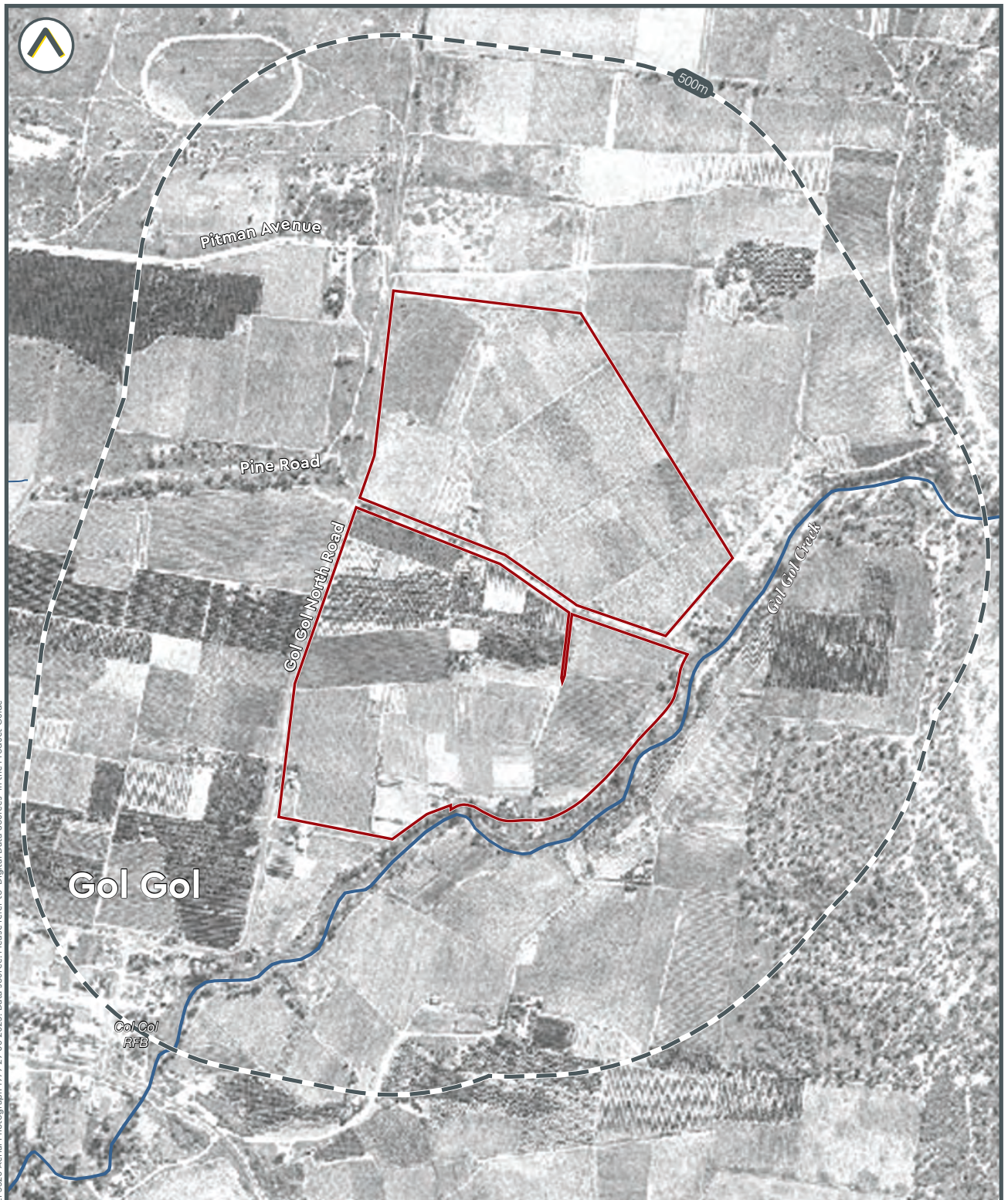
Subject area

0 200m



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Historic Aerial Photograph - 1979



LI-3520 Aerial Photograph 1979 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

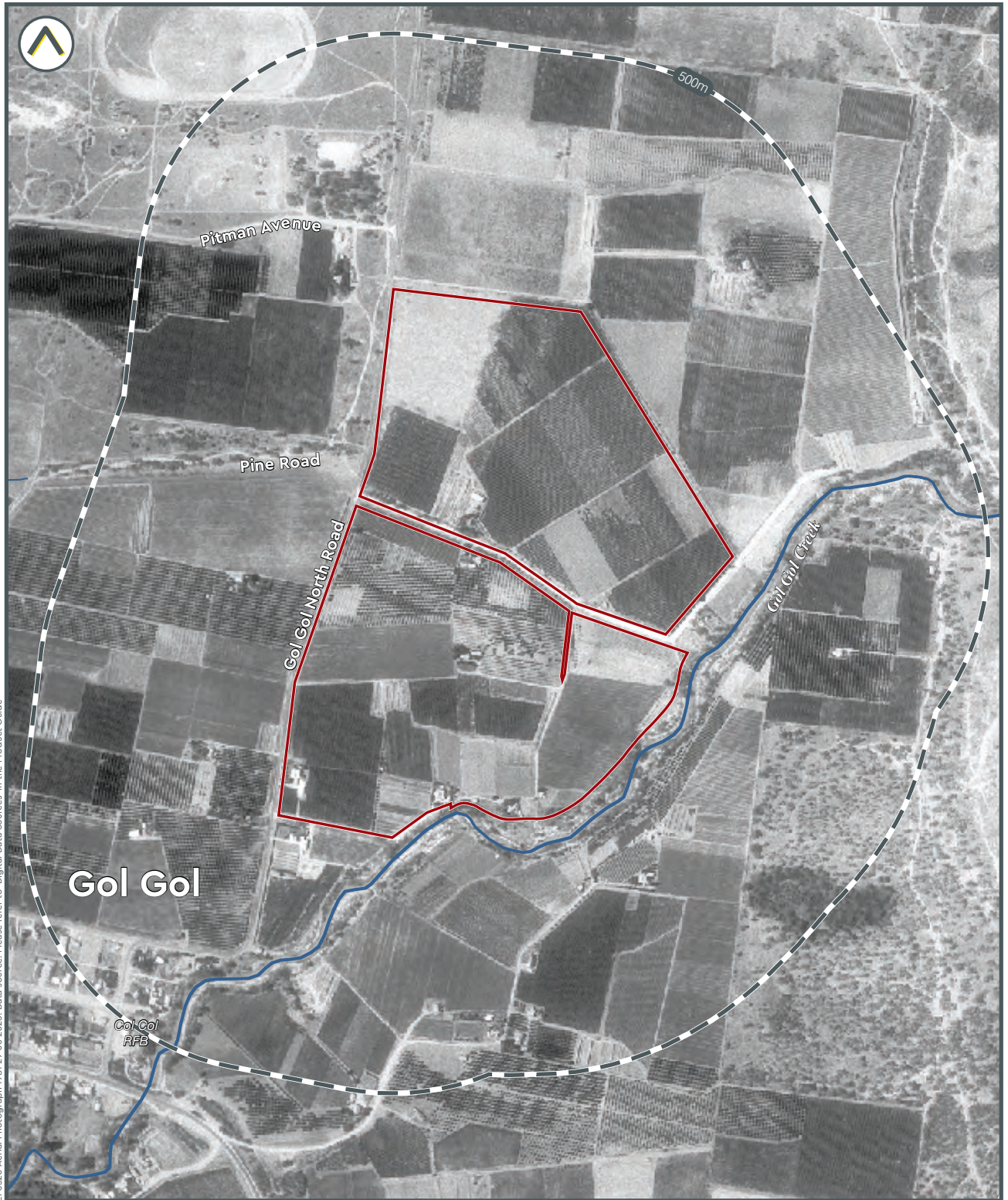
Subject area

0 200m



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Historic Aerial Photograph - 1981



LI-3520 Aerial Photograph 1981 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

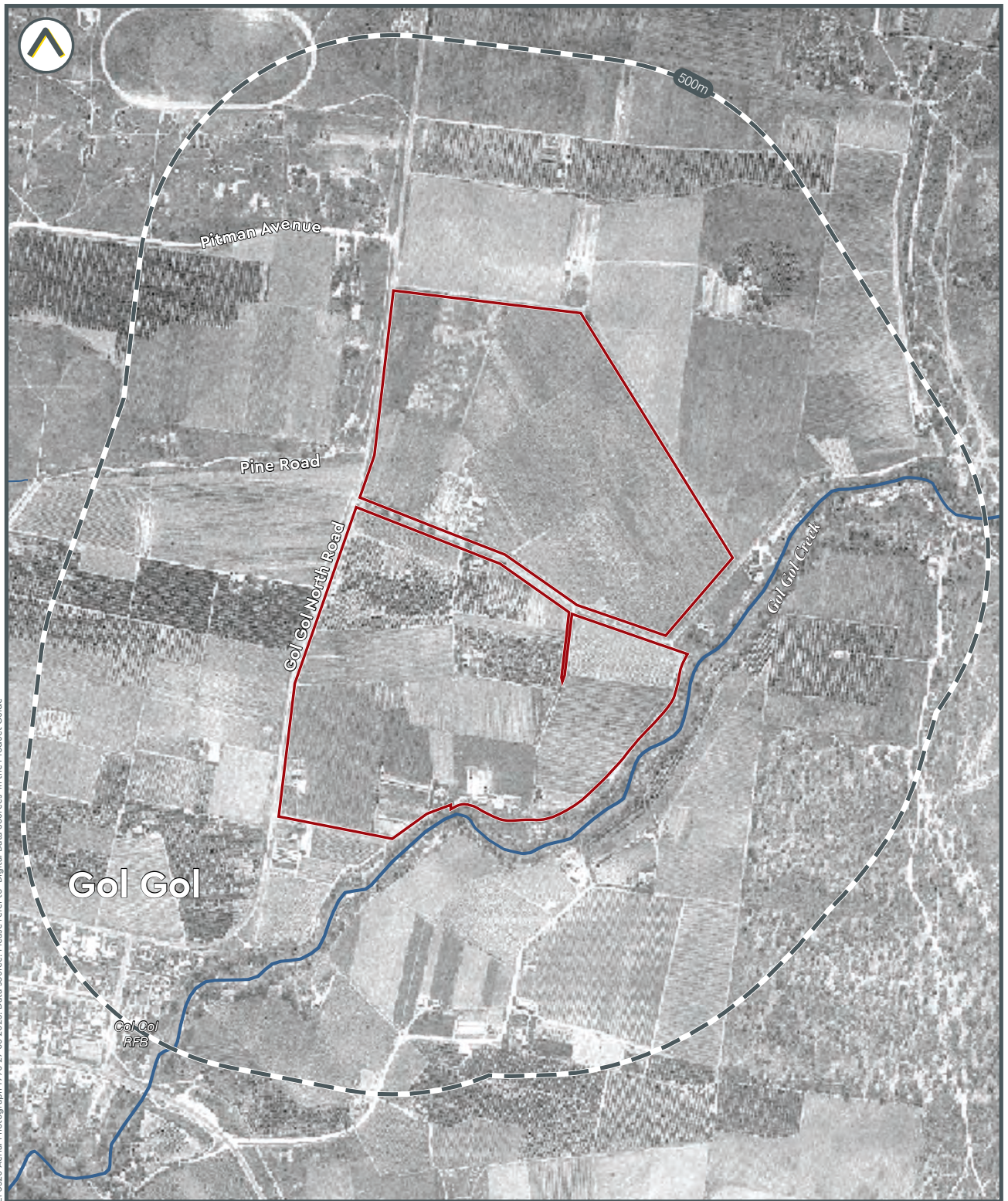
Subject area

0 200m



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Historic Aerial Photograph - 1990



LI-3520 Aerial Photograph 1990 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 1993



LI-3520 Aerial Photograph 1993 29 06 2023. Data source: 'Digital Data Sources' in the Product Guide



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Historic Aerial Photograph - 2005



LI-3520 Aerial Photograph 2005: 29-06-2023. Data source: 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2011



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2015



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2019



LI-3520 Aerial Photograph 2022-29-06-2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2022



LI-3520 Aerial Photograph 2022 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Appendix B: Due Diligence Insight Report

Product Guide

NEW SOUTH WALES

About this Report

Your Report has been produced by Land Insight and Resources (LI Resources).

The data used in this report was sourced from:

Sensitive receptors - © Department of Finance, Services & Innovation Licenced, Google, Nearmap.

Zoning, Planning Controls and Topography © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>)

Soil, Acid Sulfate Soil & Salinity – © State Government of New South Wales and Office of Environment and Heritage (OEH) (Creative Commons Attribution 4.0 <https://creativecommons.org/licenses/by/4.0/deed.en>) and Commonwealth Scientific and Industrial Research Organisation (CSIRO) Australian Soil Resource Information System (ASRIS).

Hydrogeological Landscapes of New South Wales and the Australian Capital Territory, Department of Planning, Industry & Environment & Environmental Planning Instrument, Department of Planning, Industry & Environment.

Geology - NSW Planning & Environment – Resources & Energy: © State of New South Wales through NSW Department of Industry.

Coal Seam Gas Wells – NSW Planning & Environment – Resources & Energy: © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

Petroleum Wells and Boreholes – © Commonwealth of Australia (Geoscience Australia) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

Aquifer Type - National Groundwater Information System © Commonwealth of Australia (Bureau of Meteorology) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

Drinking Water Catchments - © State of New South Wales, Planning and Environment Information Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

Protected Riparian Corridor - © State of New South Wales and Office of Environment and Heritage licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

UPSS Environmentally Sensitive Zone - © State of NSW Environment Protection Authority.

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Groundwater Bores - NSW Department of Primary Industries - Office of Water © State of NSW (DPI Water) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/au/>). © Commonwealth of Australia (Bureau of Meteorology) licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>).

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Groundwater Dependent Ecosystems (National and Regional) - © Commonwealth of Australia (Bureau of Meteorology) 2018 licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/3.0/deed.en>)

Other Known Borehole Investigations - © Land Insight & Resources.

The NSW Government PFAS Investigation Program - © State of NSW Environment Protection Authority.

Contaminated Land Record of Notices, Sites Notified as Contaminated to the NSW EPA, Former Gasworks and PFAS investigation program - © State of NSW Environment Protection Authority.

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UXO and Military Facilities- Australian Government - Various sources and Department of Defence © Commonwealth of Australia, 2017-2019. *The data supplied is based on Defence's assessment of information obtained from a variety of sources. It does not reflect any UXO remediation conducted on behalf of any person or organisation other than Defence. While Defence makes all reasonable efforts to ensure that the information provided is accurate, complete and up-to-date, there may be limitations to the sources available to Defence and the information may be subject to change. The information relating to a specific parcel of land should not be relied upon without additional checks and/or verification from the relevant state, territory or local government. Further information as to Defence's UXO categorisation criteria; along with Defence's recommendations to state and local authorities, is available on the Defence internet.*

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Commonwealth Heritage Areas – © Australian Government Australian Government Department of Sustainability, Environment, Water, Population and Communities.

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Bushfire Prone Land - NSW Rural Fire Service ©.

NPWS Fire History, Wildfires and Prescribed Burns - © State of New South Wales, National Parks and Wildlife Management Unit licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

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Other Data – if applicable

Cattle Dip Site Locator Northern Rivers Region - © State of New South Wales through NSW Department of Industry

Legacy Landfills – LI Resources proprietary dataset. Dataset is derived from verified Council Records, Aerial Photography Interpretation, Historic Zoning Maps, Historic Topographic Maps, Historic Parish Maps and Derelict Mines and Quarries Information - © State of New South Wales through NSW Department of Industry.

Parramatta River Catchment Land Use Areas - Compiled by LI Resources, derived from Parramatta River Estuary Processes Study (2010).

Naturally Occurring Asbestos - © State of New South Wales and Department of Planning and Environment licenced under Creative Commons CC-BY (<https://creativecommons.org/licenses/by/4.0/deed.en>).

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Historical Commercial & Trade Directory Data –

Sydney

1932-1933 John Sands Sydney Trades Directory – Copyright Expired

1940 & 1950 Commonwealth of Australia Telephone Directory Sydney – Copyright Expired

1960-1961 Telecom Australia Pink Pages Sydney – Permission for use Sensis, 2017.

1970-1971 United Business Directories Sydney – Licenced under Hardie Grant, 2017.

1974-1975 NSW Post Office Yellow Pages Sydney Buying Guide and Commercial/Industrial Directories – Permission for use Sensis, 2017.

1980-1981 & 1990-1991 Telecom Australia Yellow Pages Sydney – Permission for use Sensis, 2017.

2005 - 2015 Datajet.com.au - Permission for Use, 2022.

Regional NSW

1971, 1981 & 1991 Telecom Australia Yellow Pages Country NSW Directories – Permission for use Sensis, 2017.

While every effort is made to ensure the details in your Report are correct, LI Resources cannot guarantee the accuracy or completeness of the information or data provided or obtained from the data sources.

For more detailed information regarding data source and update frequency, please contact LI Resources at info@landinsight.co

Glossary

AVIATION RESCUE FIRE FIGHTING FACILITIES (ARFF); LIQUID FUEL & AVIATION FUEL DEPOTS/TERMINALS; POWER STATIONS; TELEPHONE EXCHANGES & WASTEWATER TREATMENT FACILITIES

These facilities may be associated with the use, storage, treatment and disposal of a range of chemicals and products such as PFAS (Per- and poly-fluoroalkyl substances), solvents, petroleum products, asbestos, PCBs (polychlorinated biphenyls) and others.

BUSHFIRE PRONE LAND

This data may assist environmental consultants, developers and others understand whether any bushfire risk is present in the area that may require specific management and/or restrict site investigations and development works.

COAL SEAM GAS, PETROLEUM WELLS AND BOREHOLES

This data may assist environmental consultants during investigations as to previous resource exploration with an area, resources present (i.e. coal, gas and petroleum), lithological data and potential for environmental contamination.

DEPARTMENT OF DEFENCE UNEXPLODED ORDNANCE (UXO) SITES

UXO is any sort of military ammunition or explosive ordnance which has failed to function as intended. It includes a range of ammunition used by the Navy, Army and Air Force; and many other types of ammunition and explosives including training munitions. UXO contamination has arisen mainly as a result of military training activities, since European settlement. In the past large numbers of ranges and training areas were approved for use in many areas of Australia. As a result, there are now a number of sites around Australia which are affected by UXO. For more information see www.defence.gov.au/UXO

DERELICT MINES AND QUARRIES

Outstanding legacy issues surrounding derelict mines and quarries have the potential to cause safety and environmental impacts and may also be an indicator of the presence of unregulated landfill.

DRY CLEANERS (CURRENT)

Dry cleaners often use or have used hazardous and flammable chemicals in their operations. Incorrect storage and disposal of these chemicals may result in fire/explosion risks or contamination of soil and groundwater or result in human health risks.

GROUNDWATER EXCLUSION ZONES

Groundwater exclusion zones are present in certain areas where aquifers are known to be contaminated or where past activities may have affected groundwater quality. Restrictions on the use of groundwater in those areas are in place and differ between the various management/exclusion zones.

HERITAGE – FEDERAL, STATE AND LOCAL

This data may assist environmental consultants, developers and others understand whether any heritage items are present on the site that may require specific management and/or restrict site investigations and development works.

HISTORICAL COMMERCIAL & TRADE DIRECTORY DATABASE (1932, 1940, 1950, 1960, 1970; 1974, 1980 and 1990)

An LI Resources proprietary database of historical potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'low to high risk activities' either known to cause potential contamination risk (based on Managing Land Contamination Planning Guidelines, SEPP 55 remediation of land, 1998) or to assist in guidance for sampling and remediation programs by environmental consultants.

HISTORICAL (LEGACY) LANDFILLS

An LI Resources proprietary dataset containing the location of former legacy landfills. Legacy landfills are widely present across the country, with many locations unknown. Most of these landfills were created prior to current environmental guidelines (i.e. remain unlined and uncapped) resulting in the potential for leaching of hazardous substances into waterways, production of odours, migration of landfill gas and stability issues.

HYDROGEOLOGY

This data includes information for environmental consultants on aquifer properties, the presence of wetlands and groundwater monitoring bores. This information can assist in the understanding of contaminant pathways and receptors.

Groundwater monitoring bores are primarily needed to assess changes to water table levels, groundwater quality and to assess groundwater flow direction. Impacts on groundwater result from contaminated water movement, leaching of surface pollutants caused by rainfall or irrigation water percolation, leakage of stored matter or the disposal of wastes. The presence of a monitoring bore may indicate that a site has been or is being investigated.

LICENSING UNDER THE POEO ACT 1997

The POEO public register includes a range of specified information on environment protection licences issued under the POEO Act to regulate air, noise, water and waste pollution and impacts. The licences and notices provide information on the type of industrial activities undertaken in an area and if any clean-up and preventative action notices have been issued under that licence.

MILITARY FACILITIES

Military practices at certain facilities may cause potential contamination through the use of chemicals ranging from cleaning solvents and paints to ammunition, explosives and firefighting foam. These chemicals can cause human and ecological health risks.

NATURALLY OCCURRING ASBESTOS

Asbestos is found as a naturally occurring mineral in many areas of regional NSW and may occur in veins within rock formations. Naturally occurring asbestos is generally found when building roads, working on construction sites and undertaking excavation activities. This data provides information on the areas identified with a low to high probability of naturally occurring.

NPI INDUSTRIAL FACILITIES

Industrial facilities that trigger a defined threshold(s) for the emission of pollutants identified in the National Pollution Inventory (NPI), must estimate and report their emissions. The pollutants identified under the NPI are those that are known to have possible effects on human health and the environment.

NSW EPA CONTAMINATED LAND RECORD OF NOTICES ISSUED UNDER THE CLM Act 1997

The EPA is required by law to maintain a record of notices relating to contaminated land, including notices declaring land to be 'Significantly Contaminated Land' under the Contaminated Land Management Act 1997. The EPA record of notices provides information on all sites that have been declared significantly contaminated.

NSW EPA FORMER GASWORKS SITES

Former gasworks often leave a legacy of soil and groundwater contamination. The major contaminants in these instances include tars, oils, hydrocarbon sludges, spent oxide wastes, ash and ammoniacal recovery wastes. Some of these contaminants are carcinogenic to humans and toxic to aquatic ecosystems and therefore may pose a risk to human health and the environment.

NSW EPA FORMER URANIUM PROCESSING SITE AT HUNTERS HILL

In 2008 a Parliamentary Inquiry held into the former uranium processing site at Hunters Hill, Sydney, found radiation levels were too low to require site remediation. During the investigation it became evident that there were two separate causes of gamma radiation in the vicinity of Nelson Parade (7-9 Nelson Parade – former uranium processing plant and Kelly's Bush – former tin smelter). The investigations found that levels of radiation on properties surrounding 7-9 Nelson Parade, at Kelly's Bush and in nearby areas of Hunters Hill were below relevant national and international guidelines for the protection of health and therefore remediation was not warranted. Further information can be found at www.epa.nsw.gov.au

NSW EPA JAMES HARDIE ASBESTOS WASTE CONTAMINATION LEGACY

During the 1960s and 70s, bulk asbestos waste associated with manufacturing and waste disposal by the former James Hardie Industries was delivered as fill to areas targeted because of their low-lying geography. Between December 2007 and February 2008, the Department of Environment Climate Change and Water conducted site inspections of those disposal sites. None of the inspected sites were found to be a significant risk to human health or the environment, provided the sites remained sealed or undisturbed. Further information can be found at www.epa.nsw.gov.au

NSW EPA SITES NOTIFIED AS CONTAMINATED TO THE NSW EPA

The EPA maintains a record of all sites notified to it by owners or occupiers of sites believed to be significantly contaminated.

NSW EPA PFAS INVESTIGATION PROGRAM

The NSW EPA is investigating particular sites to better understand the extent of PFAS use and contamination in NSW. PFAS are a group of chemicals that include perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA).

They have many specialty applications and are widely used in a range of products in Australia and internationally. PFAS are an emerging contaminant, which means that their ecological and/or human health effects are unclear. Further information can be found at www.epa.nsw.gov.au

OTHER POTENTIALLY CONTAMINATED SITES

An LI Resources proprietary database of recent potentially contaminating activities previously listed as having been undertaken on the property or surrounding area. Activities have been catalogued based on 'moderate to high risk activities' either known to cause potential contamination risk or to assist in guidance for sampling and remediation programs by environmental consultants. Please note this database is not exhaustive and may not list all activities in the area.

PARRAMATTA RIVER CATCHMENT LAND USE AREAS

An LI Resources proprietary dataset containing land use changes around the Parramatta River catchment area. Details include land reclamation areas, loss of foreshore and major land use changes (i.e. industrial to residential land). These changes may indicate presence of unregulated landfill and potential contamination associated with former industrial land use.

PUBLIC REGISTER OF PROPERTIES AFFECTED BY LOOSE-FILL ASBESTOS INSULATION

The NSW Government is required to maintain a register of residential properties that contain loose-fill asbestos insulation. This assists members of the wider community to be informed about any risks associated with a specific property and to take any appropriate safety measures. For more information see www.fairtrading.nsw.gov.au

SENSITIVE RECEPTORS

This data may assist environmental consultants during investigations as to the location and proximity of any sensitive receptors in the area, such as aged care, child care, community and religious facilities; sports grounds; national and state parks etc.

COASTAL MANAGEMENT (STATE ENVIRONMENTAL PLANNING POLICY)

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

SOIL LANDSCAPE AND GEOLOGY

This data may assist environmental consultants during investigations as to the physical site properties that could govern potential contaminant retention or migration.

SERVICE STATIONS (CURRENT)

Service stations may contain leaking tanks which can result in petroleum products migrating into, and contaminating, the soil or groundwater or other pathways to human and biological contact.

UNDERGROUND PETROLEUM STORAGE SYSTEMS (UPSS) ENVIRONMENTALLY SENSITIVE ZONES

UPSS environmentally sensitive zones represent a conservative assessment of areas likely to be vulnerable to contamination from leaking UPSS. This information can assist environmental consultants on the risk a UPSS site poses to a recognised environmentally sensitive receptor.

WASTE MANAGEMENT FACILITIES

A waste facility is a premises used for the storage, treatment, processing, sorting or disposal of waste. These include landfills, waste transfer stations and waste reprocessing facilities. Waste facilities emit regulated substances to air and water, such as methane gas, and can produce odours, dust and noise.

Terms and Conditions

Terms and Conditions

1. Land Insight and Resources (LI Resources) will perform the Services in accordance with these terms and conditions
2. By submitting the Application Form, the User acknowledges that it has read and understood these terms and conditions and agrees to be bound by them.
3. LI Resources reserves the right to change these terms and conditions. Any change shall be effective upon notice, which may be given by LI Resources posting such change on the Website, or by direct communication with the User.

Services

4. LI Resources agrees to undertake the Services using due skill, care and diligence.
5. The User assumes the sole risk of making use of, and/or relying on, the Report and the Services. LI Resources makes no representations about the suitability, completeness, timeliness, reliability, legality, or accuracy of the Services.
6. Unless LI Resources agrees expressly otherwise:
 - (A) The Services are solely for the use and benefit of the User; and
 - (B) LI Resources does not accept any liability, whether directly or indirectly, for any liability or loss suffered or incurred by any third party placing any reliance on the performance of the Services or any Documents or material arising from or in connection with the Services.
7. The User warrants to LI Resources that it will not use the Services for any purpose that is unlawful or is otherwise inconsistent with these terms and conditions.
8. The User will not alter in any way or provide a copy of the Report or any Document prepared by LI Resources to any other person without LI Resources's prior written consent.

Payment Terms

9. The Fee will be payable at the time of submitting the Application Form unless invoicing payment terms have been negotiated prior to purchase with LI Resources.
10. The User and LI Resources may agree in writing to vary the Services. The fee for each variation shall be agreed between LI Resources and the User.
11. The User agrees to pay LI Resources the Fee, including the fee for any variation requested in accordance with clause 12.
12. If the User's rights are terminated and the User has made an advance payment, LI Resources will refund the User a reasonable proportion of the balance as determined by LI Resources in relation to the value of Services already provided.
13. GST at the prevailing rate is payable in addition to the Fee. The User agrees to pay any other applicable taxes, duties or government imposed fees related to the User's use of the Services.

Intellectual Property

14. LI Resources owns all intellectual property in the Report and arising from or in connection with the Services.
15. LI Resources grants the User a royalty free licence to use LI Resources's intellectual property for that User's personal assessment of its Property(s) only.

Privacy Policy

16. Upon submitting the Application Form the User consents to LI Resources's use of the personal data provided by the User for the purposes of providing the Services.
17. The Reliance on the Report, the use of the Services and the use of LI Resources's Website is at the User's own risk. The User accepts that LI Resources does not guarantee the confidentiality of any communication or information transmitted through the use of the Website.
18. LI Resources will not provide to any third party any personal data provided by a User without the User's permission.
19. The User acknowledges that any feedback provided to LI Resources over the Website is not confidential and that LI Resources has the right to publish, reproduce, disseminate, transmit, distribute and copy (in whole or in part) any such feedback without the approval of the User.
20. LI Resources assumes no responsibility or liability for any content, communications or feedback submitted by a User over the Website. If a User has submitted objectionable content, communications or Feedback, LI Resources may, in its sole discretion, terminate that User's account, take legal action, or notify the appropriate authorities or parties, without prior notice.

Third Party Services

21. The User accepts that, although the Website may contain or provide information regarding applications, products and/or services provided or offered by third parties, LI Resources does not recommend or endorse any such third party applications, products and/or services.
22. The report contains content provided to LI Resources by other parties (Third Party Content). LI Resources is not responsible for, does not endorse and makes no representations either expressly or impliedly concerning the accuracy or completeness of any Third Party Content. You rely on the Third Party Content completely at your own risk.

Limit and Extent of Liability

23. LI Resources's liability is limited to the amount of the Fee. Liability arising in the provision of the Services is reduced to the extent that it arises out of or in connection with any negligent act or omission by the User.
24. Neither party is liable to the other for loss of actual or anticipated revenue or profits, increased capital or financing costs, increased operational or borrowing costs, pure economic loss, exemplary or punitive damages or indirect or consequential damages or loss.
25. In no event shall LI Resources or any directors, officers, employees or agents be liable for any indirect, punitive, incidental, special, or consequential damages arising out of or in any way connected with the use of the Website, any delay or inability to use the Website, any information available on the Website, or otherwise arising out of the utilisation of the Website, whether based in contract, tort, strict liability, or otherwise, even if LI Resources has been advised of the possibility of such damages. The negation of damages set forth herein is a fundamental element of the basis of the bargain between LI Resources and the User. The Services would not be provided without such limitations.

Property Verification

26. The User accepts that the Services provided do not take into account any information relating to the actual state or condition of the Property.
27. The User acknowledges that the Services are not to be interpreted as commenting on the physical characteristics or condition of the Property, any particular purpose or use of that Property or the saleability or value of the Property.

Termination and Modification

28. LI Resources reserves the right in its sole discretion to terminate, block or restrict the User's use of the Services or any portion thereof, for any reason, and without notice. In addition, LI Resources reserves the right in its sole discretion to terminate or modify any part of the Website without notice, for any reason.

Anti-Hacking

29. The User agrees not to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content.
30. The User agrees not to allow, aid or abet third parties to directly or indirectly, attempt to or disrupt, impair, interfere with, alter or modify the Website or any of its content, or obtain access to any information regarding any User or any other Report issued to a User.

Complaints

31. Any complaints in relation to the Services should, in the first instance, be in writing and addressed to LI Resources Customer Service at: info@liresources.com.au. LI Resources will respond to any such complaints in writing as soon as practicably possible.

General Matters

32. These terms and conditions are governed by and will be construed and enforced in accordance with the laws of the State of New South Wales, Australia. If any dispute, controversy or claim arises out of or relating to these terms and conditions, whether sounding in contract, tort or otherwise, it shall be resolved by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of a mediator. If the dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure, then either party may refer the dispute to the court.
33. These terms and conditions apply to all Services provided by LI Resources.
34. If there is any inconsistency between these terms and conditions and any other document or agreement between the parties, these terms and conditions will prevail.
35. These terms and conditions represent the entire agreement between the parties.
36. The User authorises LI Resources to destroy Documents which LI Resources has prepared or holds in connection with the Services 7 years after the last date on which the Services were provided.
37. If any of the terms of the Application Form or the terms and conditions are invalid, unenforceable or void, the relevant term must be read down to the maximum extent possible or severed from the rest of the Application Form or these terms and conditions.

-
- 38. These terms and conditions can only be amended or varied by a written document signed by both parties.
 - 39. Neither party may assign or transfer any rights or obligations arising in the provision of the Services or these terms and conditions without the other party's written consent.

Defined Terms

- Application Form** Means the form and accompanying information provided on the Website, completed and submitted by the User to request the Services.
- Document** Includes a report, and any other written or electronic document.
- Fee** Means the amount set out in the Application Form or confirmed via an invoice.
- Property** Means the property to which the Services and the Report relate.
- Report** Means the Document prepared by LI Resources and provided to the User which contains the environmental and development data which is relevant to the Property.
- Services** Means the review of data and information on which the Report is based, and the preparation and provision to the User of the Report.
- Website** Means LI Resources's online site, that is: www.liresources.com.au
- User** Means the person(s) set out in the Application Form including that person's permitted successors.



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Sydney NSW 2000 Australia
02 8067 8870
info@liresources.com.au
www.liresources.com.au



Appendix A

REPORT MAPS

Multiple Lots
Gol Gol, NSW

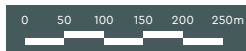


Subject Area and Sensitive Receptors



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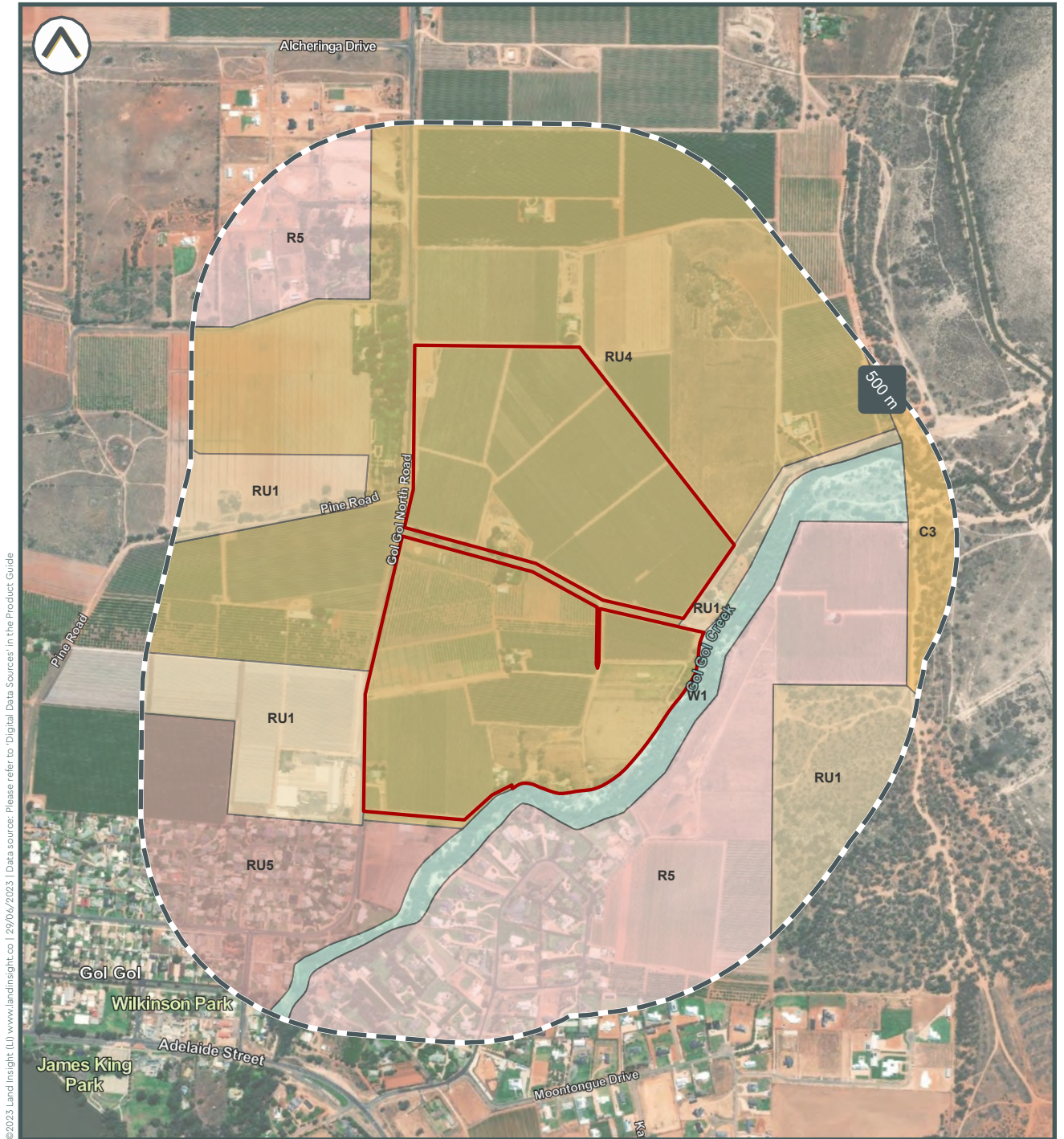
- Subject area
- Water Bodies
- Transmission line



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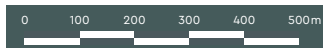


Zoning



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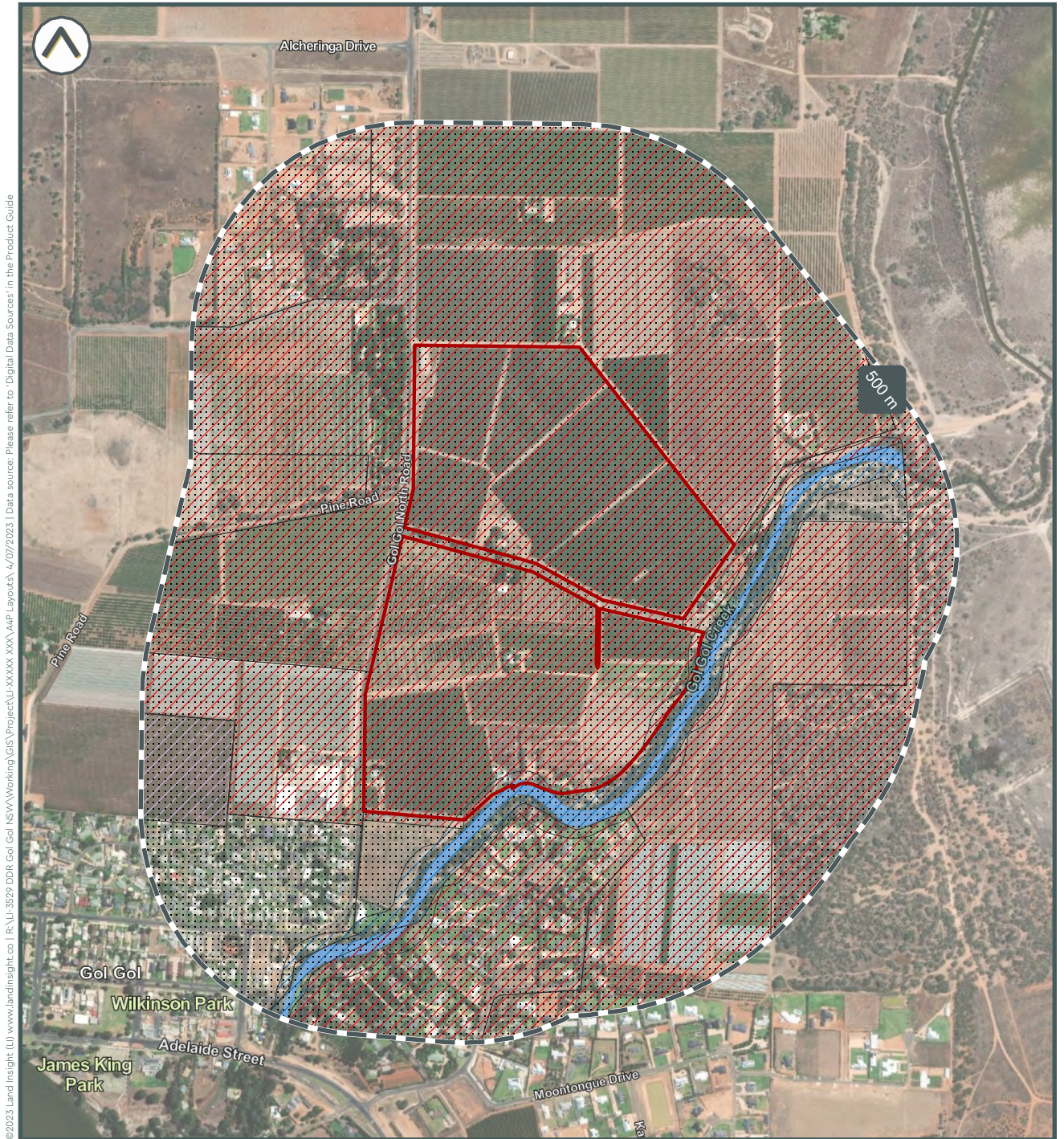
- Subject area
- C3 | Environmental Management
- R5 | Large Lot Residential
- RU1 | Primary Production
- RU4 | Rural Small Holdings
- RU5 | Village
- W1 | Natural Waterways



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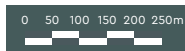


Planning Overlays



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- Subject area
- Environmental Planning Instruments
- Coal Seam Gas Exclusions
- Lot Size
- Riparian Lands and Watercourses
- Urban Release Area
- Wetlands



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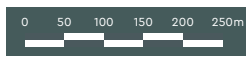


Heritage



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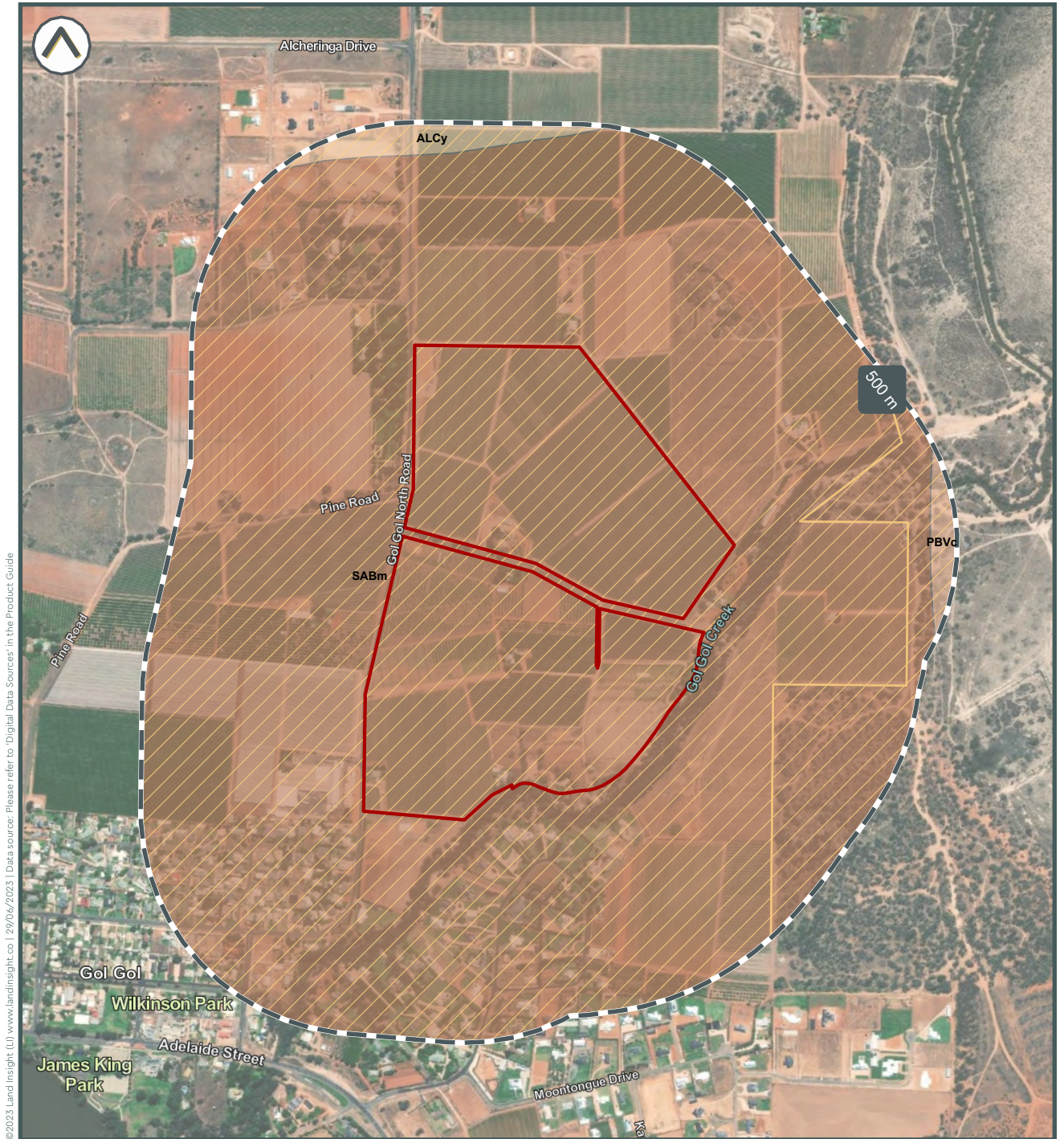
Subject area



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Soil Landscape and Salinity



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- Subject area
- Radon Level (Bq/m³) 5-19
- Soil Landscape ALCy
- Soil Landscape PBVc
- Soil Landscape SABm






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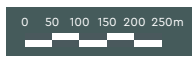


Acid Sulfate Soils



©2023 Land Insight (U) www.landinsight.co | 29/04/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

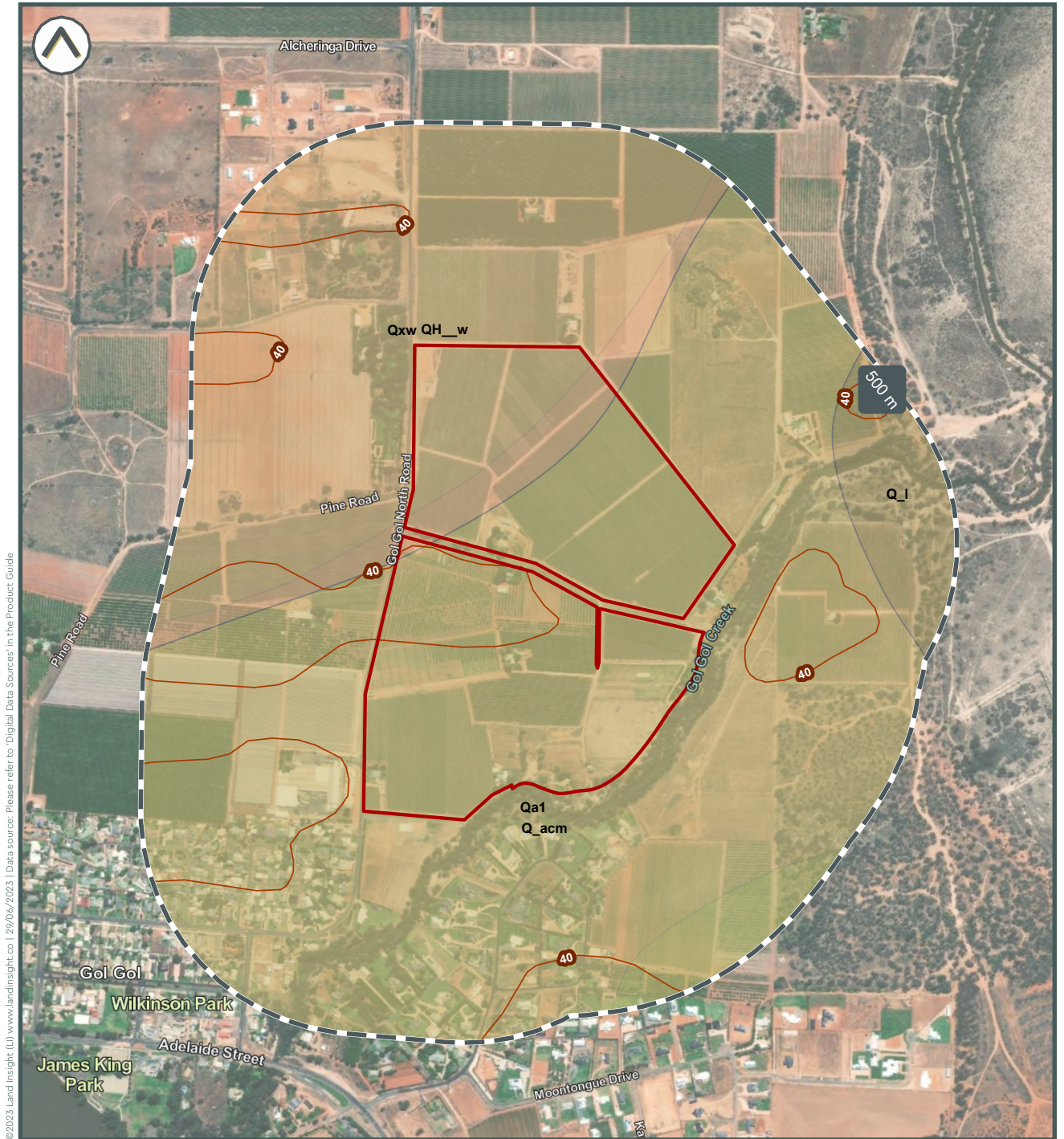
-  Subject area
-  Atlas of Australian Acid Sulfate Soils
-  Extremely low probability of occurrence



Land Insight do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

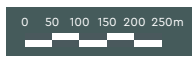


Geology and Topography



©2023 Land Insight (LD) www.landinsight.co | 29/04/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

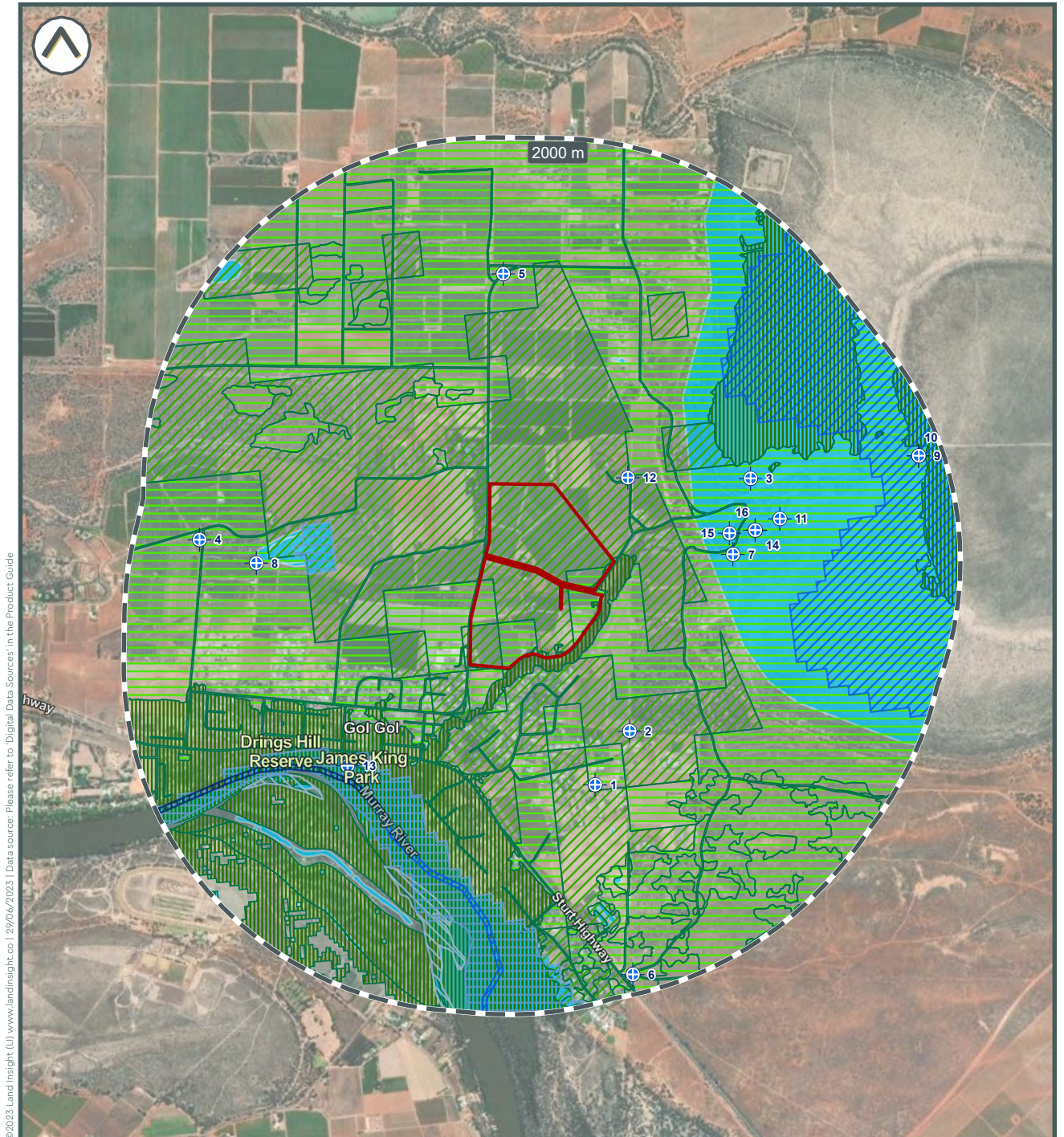
- Subject area
- Topographic contour (m)
- Geology Unit**
- QH_w
- Q_acm
- Q_l
- Qa1
- Qxw



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Groundwater Dependent Ecosystems & Hydrogeology Constraints



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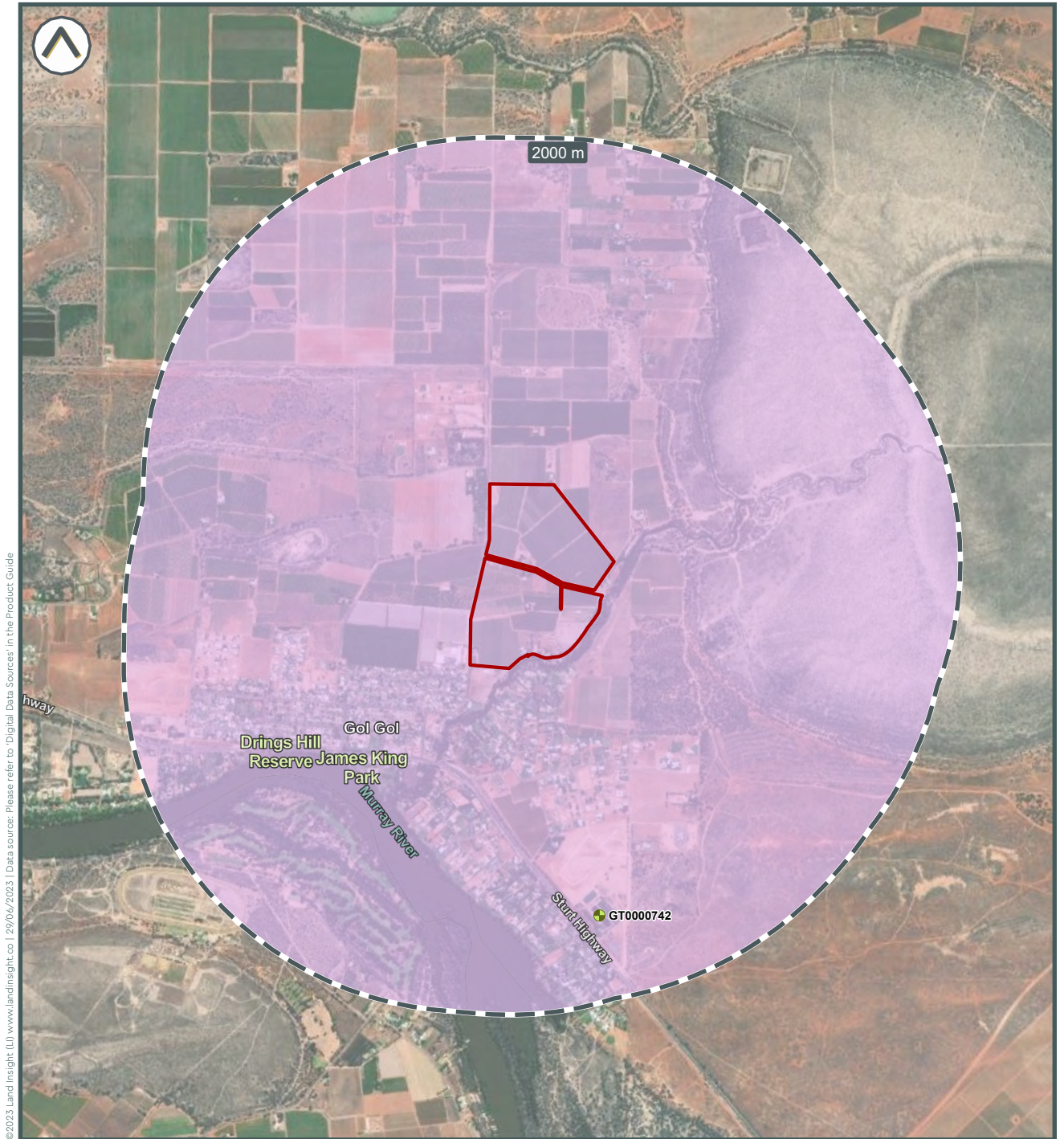
- Subject area
- Groundwater bores
- Ecosystems that rely on the Surface expression of Groundwater**
- High potential GDE – from national assessment
- Moderate potential GDE – from national assessment
- Low potential GDE – from national assessment
- Unclassified potential GDE – from regional studies
- Ecosystems that rely on Subsurface presence of Groundwater**
- High potential GDE – from national assessment
- High potential GDE – from regional studies
- Moderate potential GDE – from regional studies
- Low potential GDE – from regional studies
- Wetlands
- Aquifer type**
- Porous, extensive aquifers of low to moderate productivity



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Groundwater and Other Bores



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- Subject area
- + Other borehole/monitoring well location
- Salinity Class
- > Saline (>3000mg/L)



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Contaminated Land Public Register



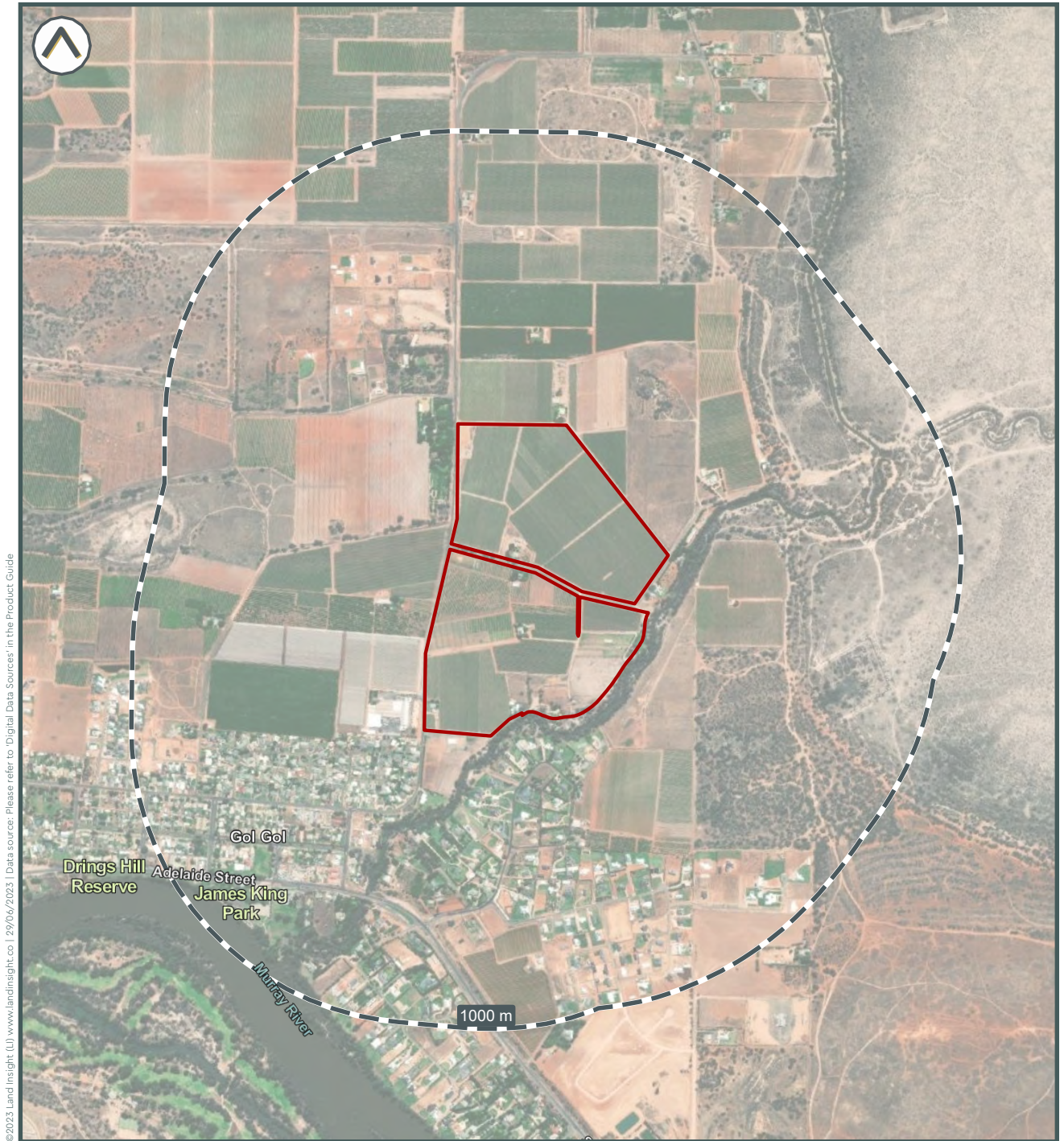
Subject area



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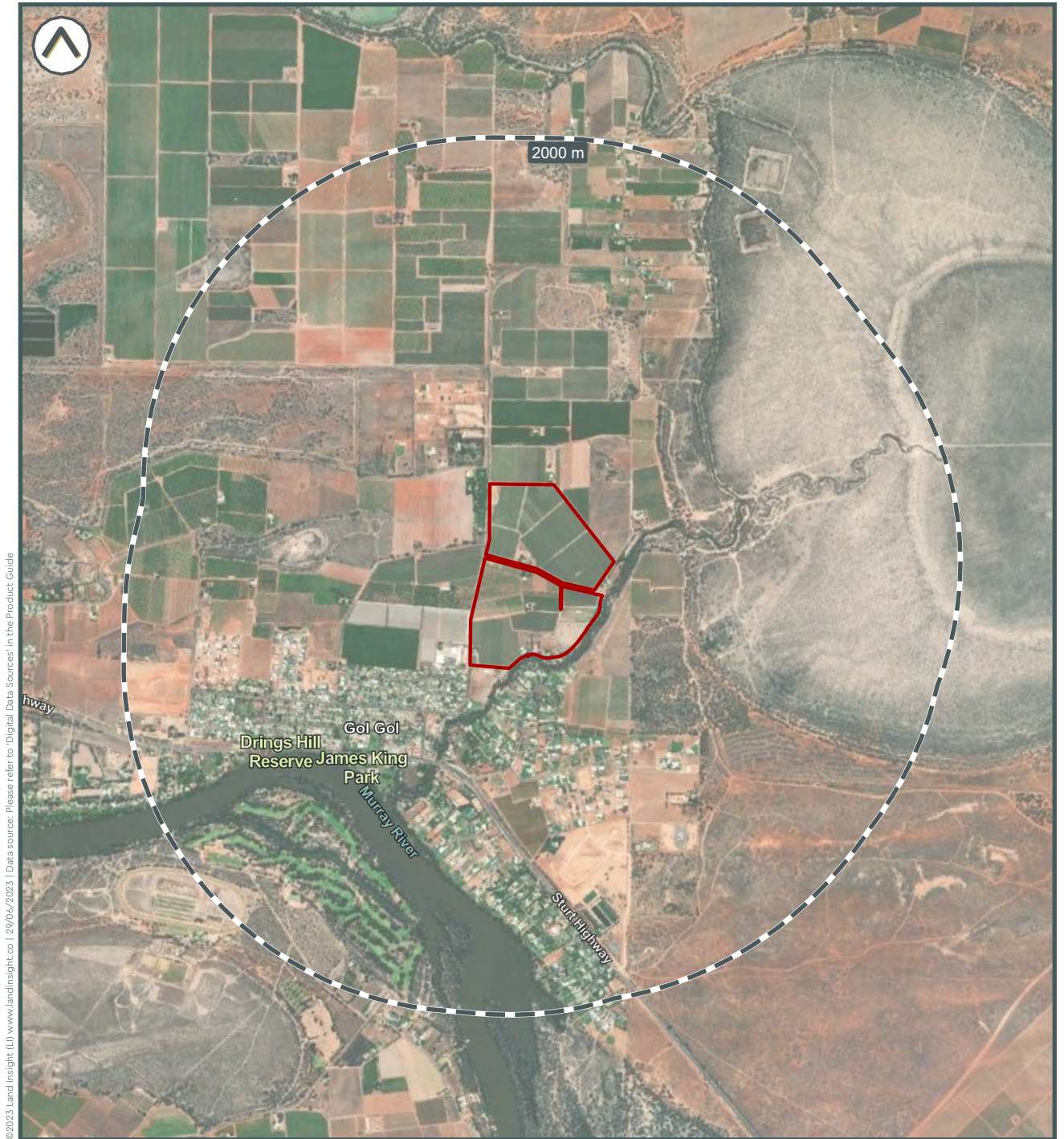
 Subject area




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Sites Regulated by Other Jurisdictional Body



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 Subject area



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Other Potential Hazard Sources



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Subject area



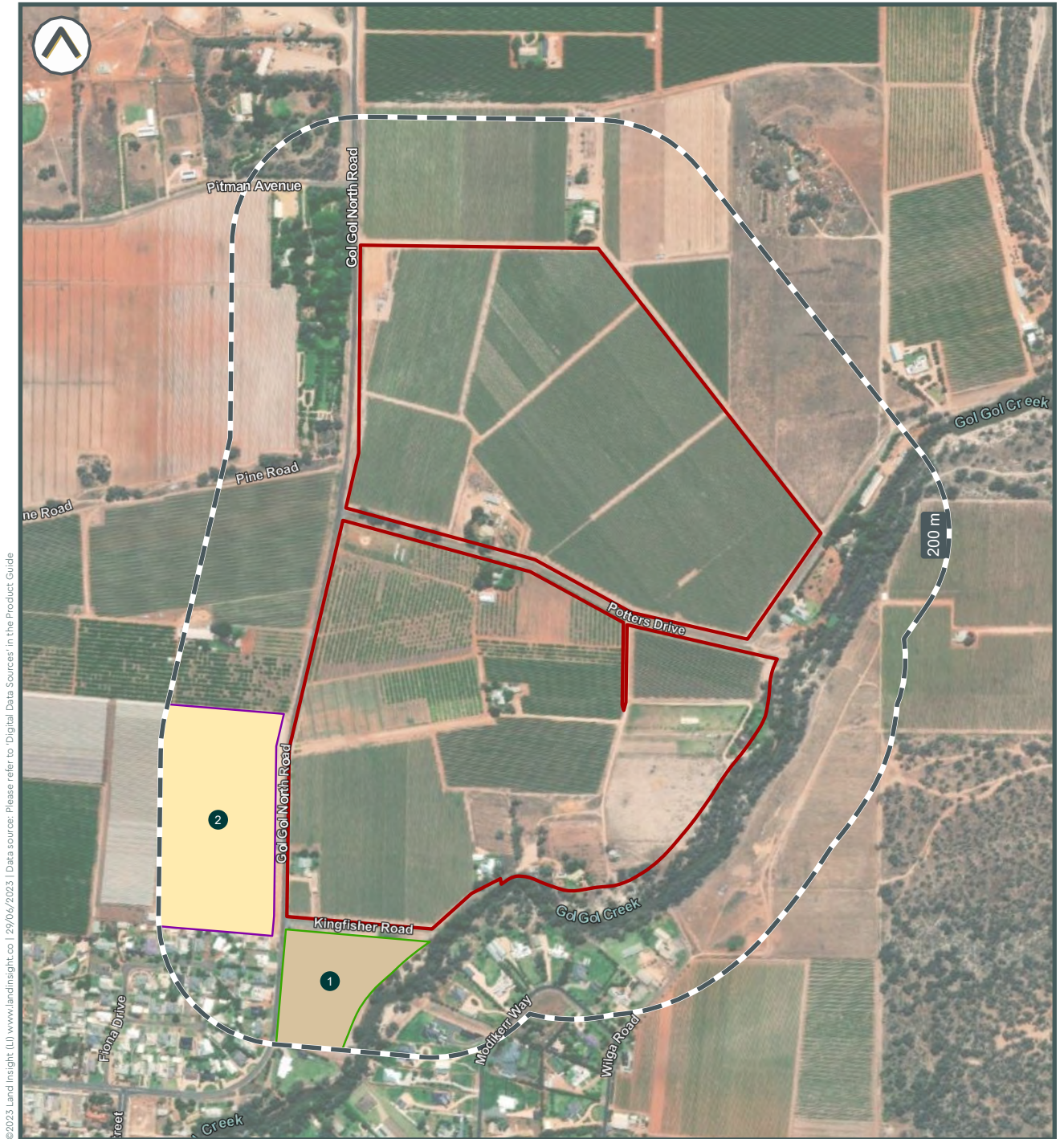
Land Insight do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



POTENTIALLY CONTAMINATED AREAS

MAP 4.1

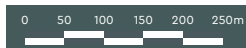
Current Potentially Contaminating Activities (PCAs)



©2023 Land Insight (U) www.landinsight.co | 29/06/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Manufacturing and Industrial Facilities
- Potentially Contaminating Activities
- Agricultural Industries

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.



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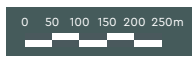


Fire Hazards



©2023 Land Insight (U) www.landinsight.co | 29/04/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

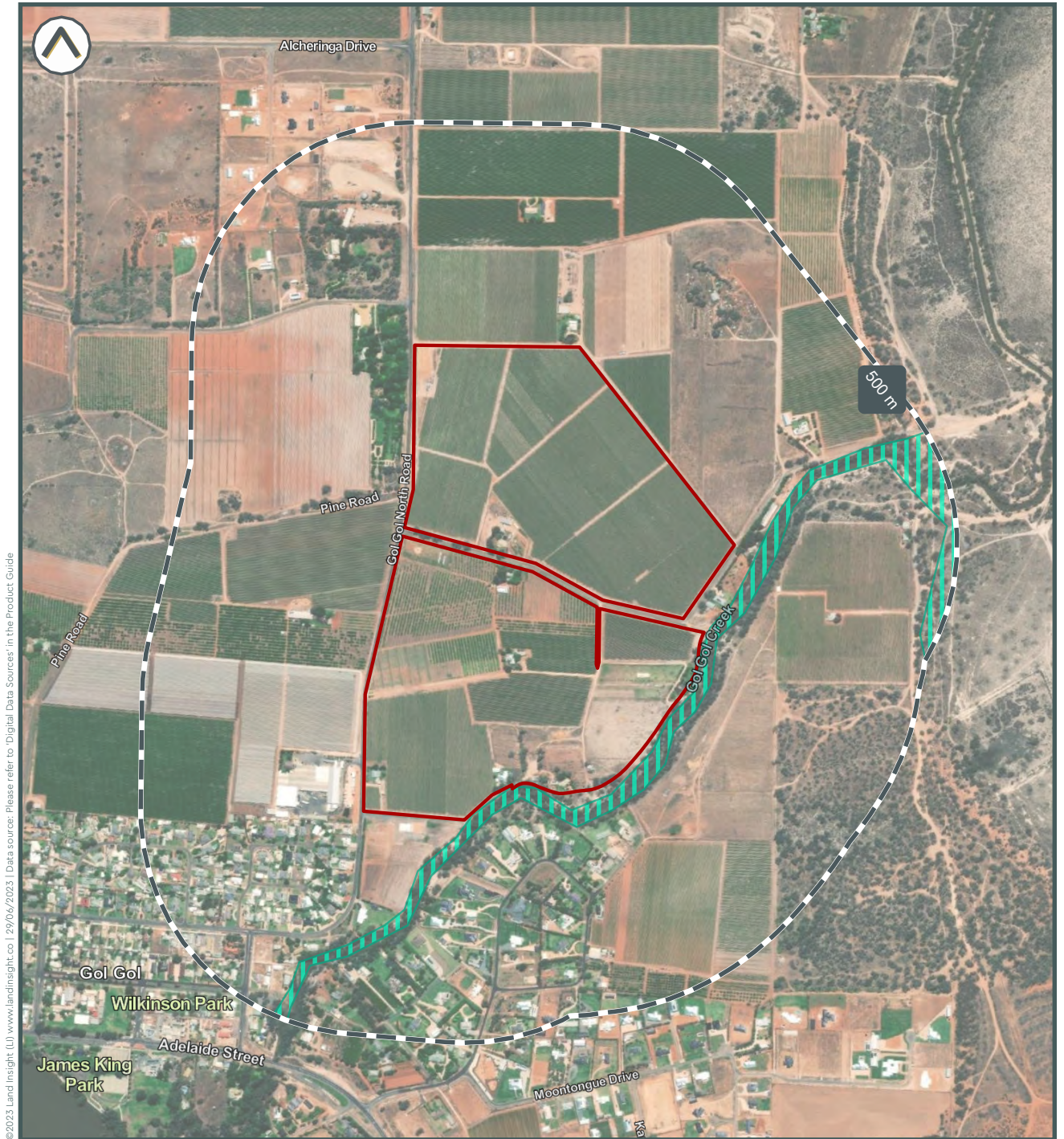
Subject area



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Flood Hazard

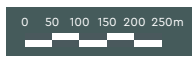


©2023 Land Insight (U) www.landinsight.co | 29/04/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

 Flood Planning Area

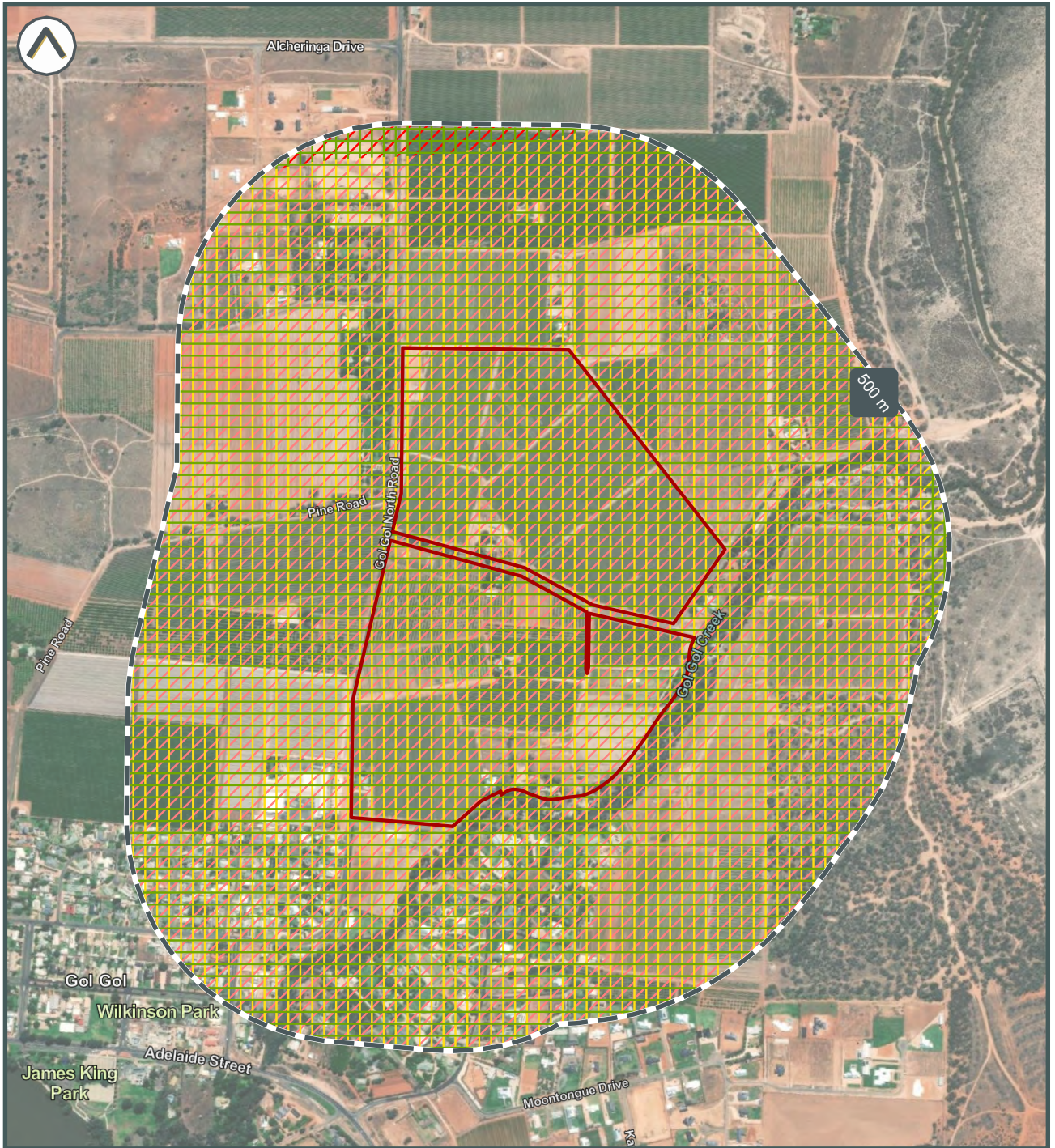
 Flood Prone Area



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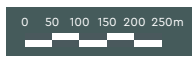


Erosion Hazard

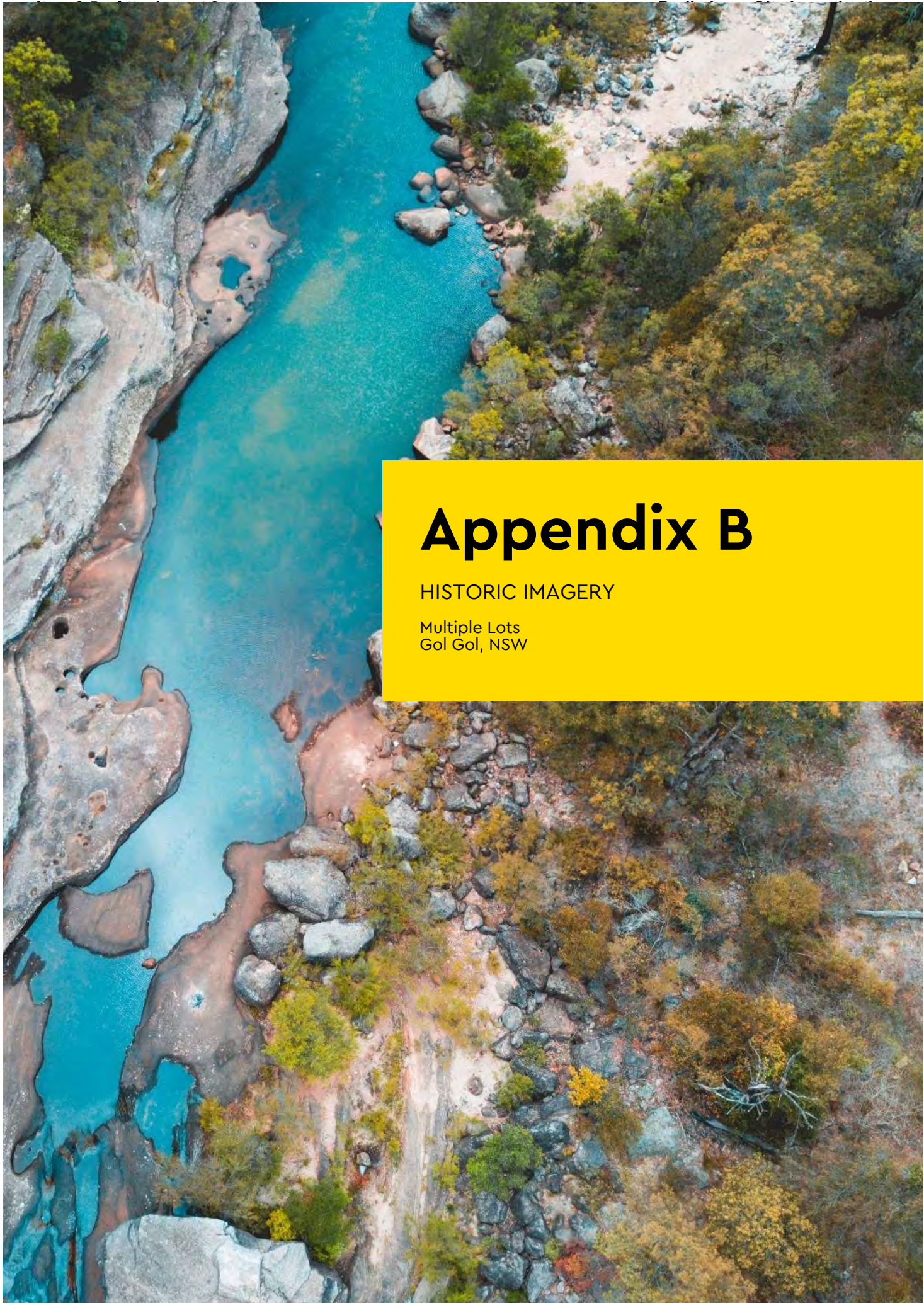


©2023 Land Insight (LD) www.landinsight.co | 29/04/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Wind Erosion Risk
 - Very High
 - High
 - Moderate
- Water Erosion Risk
 - Moderate
 - Very Low
- Landslip Erosion Risk
 - Very Low



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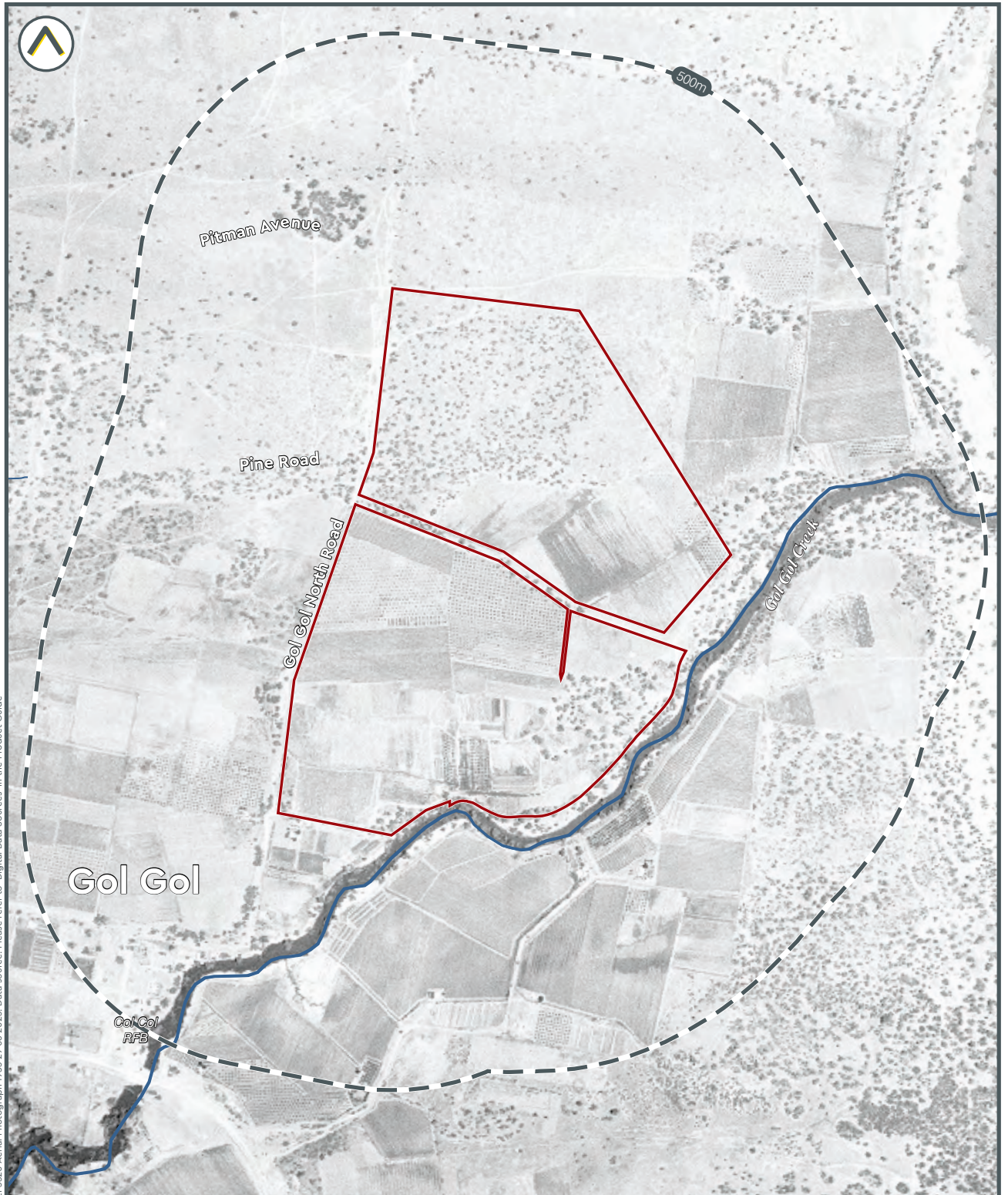


Appendix B

HISTORIC IMAGERY

Multiple Lots
Gol Gol, NSW

Historic Aerial Photograph - 1953



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

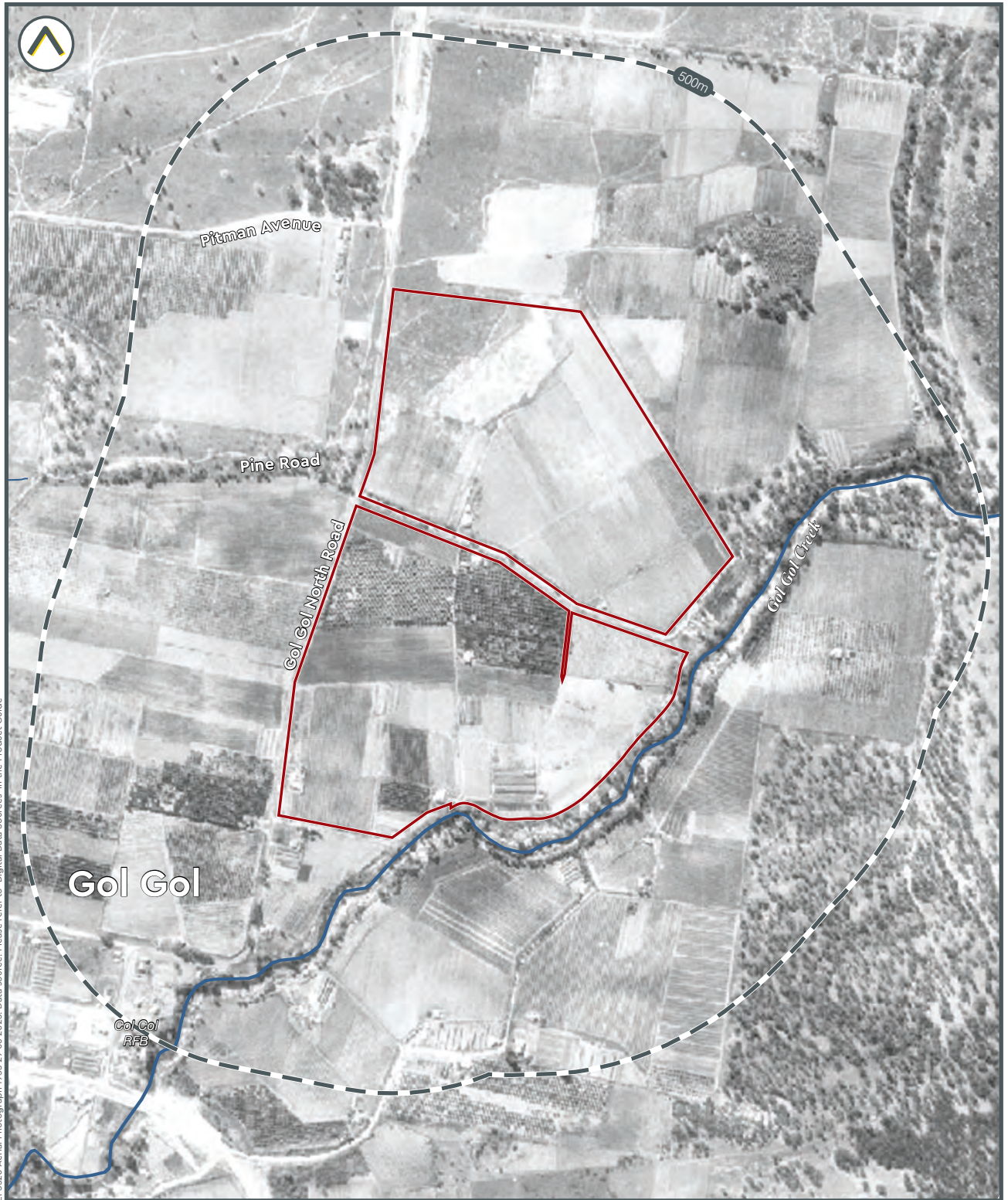
Subject area

0 200m



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Historic Aerial Photograph - 1965



LI-3520 Aerial Photograph 1965 29 06 2023. Data source: 'Digital Data Sources' in the Product Guide

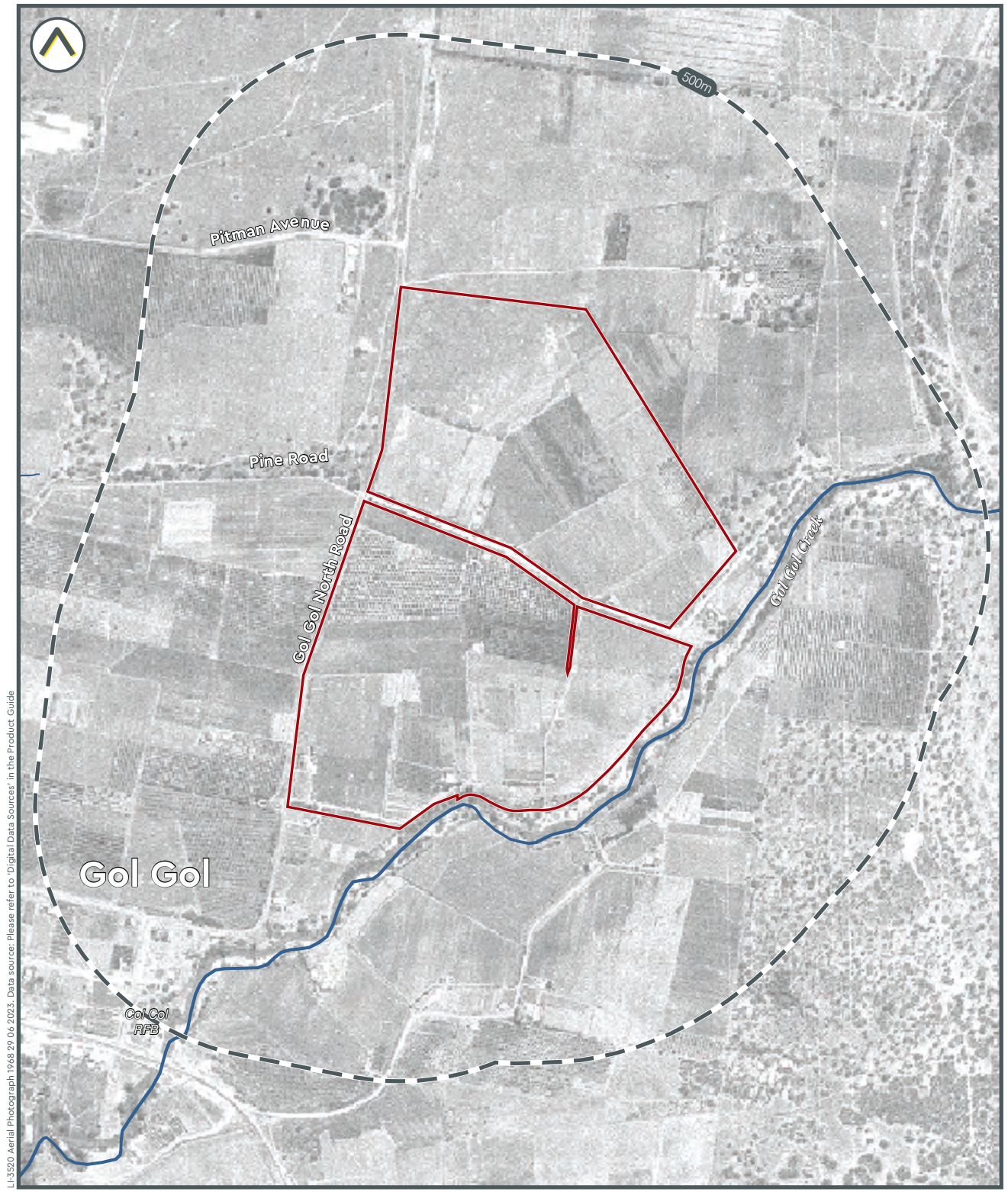
Subject area

0 200m



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Historic Aerial Photograph - 1968



LI-3520 Aerial Photograph 1968 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

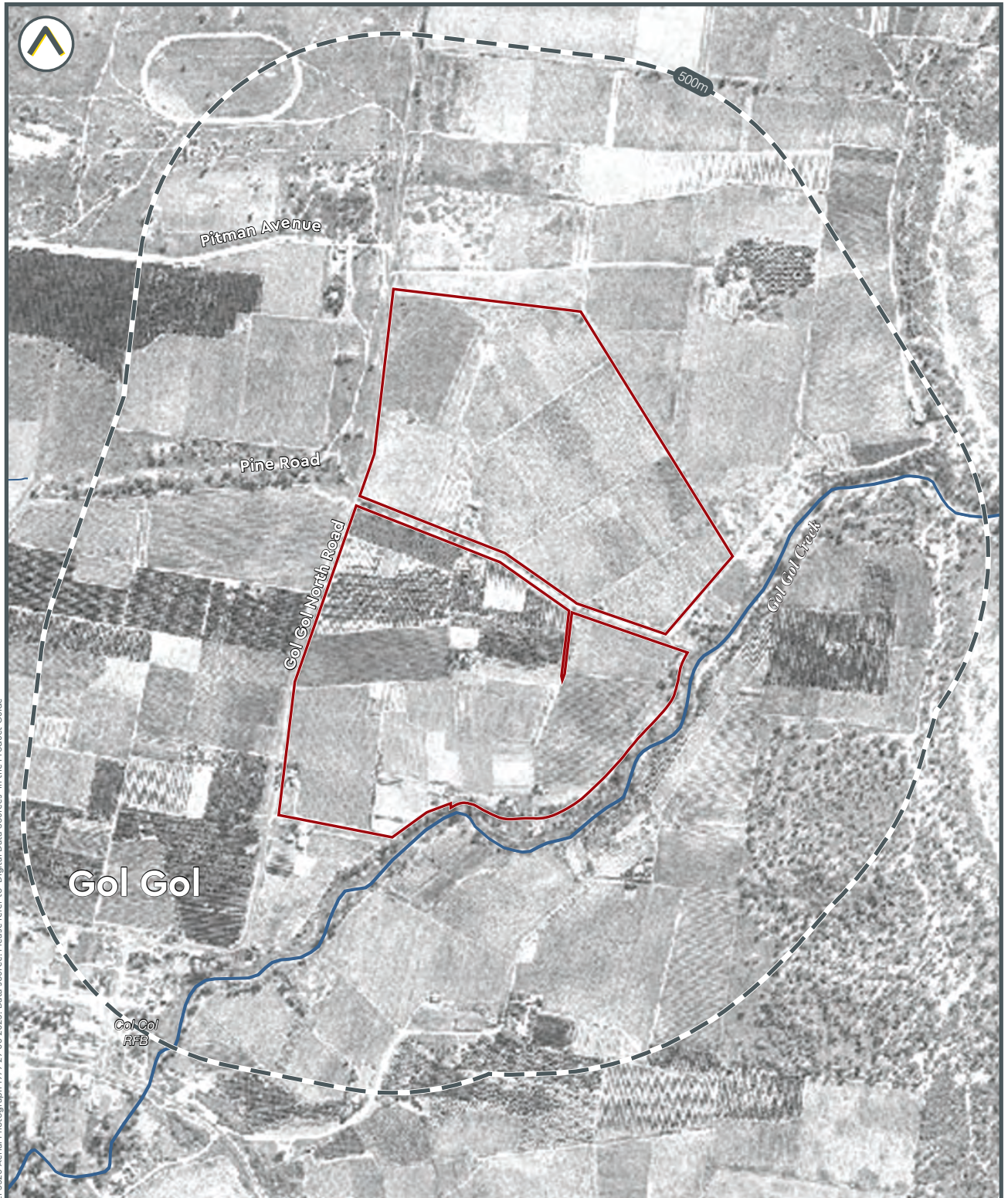
Subject area

0 200m



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Historic Aerial Photograph - 1979



LI-3520 Aerial Photograph 1979 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

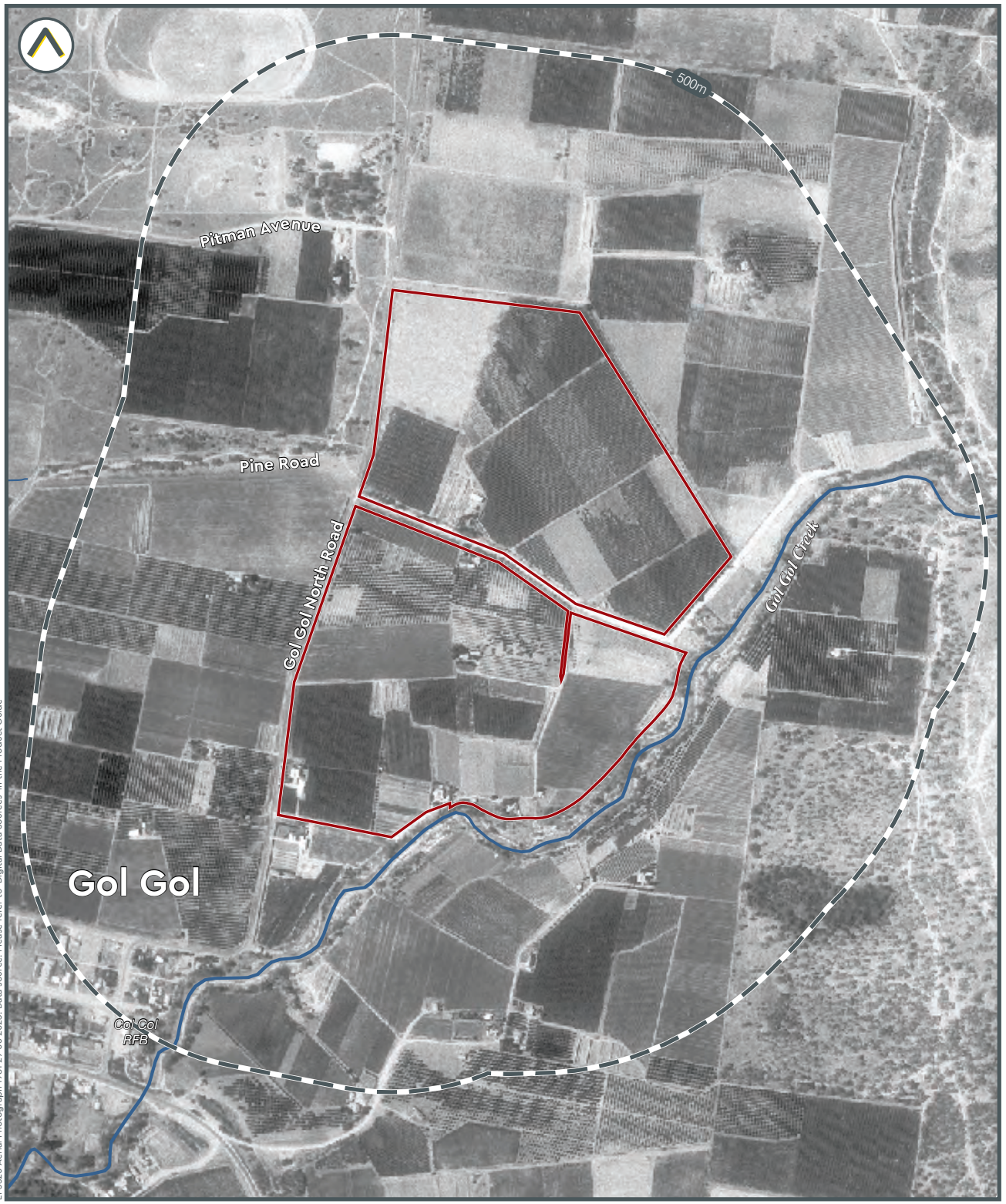
Subject area

0 200m



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Historic Aerial Photograph - 1981



LI-3520 Aerial Photograph 1981 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

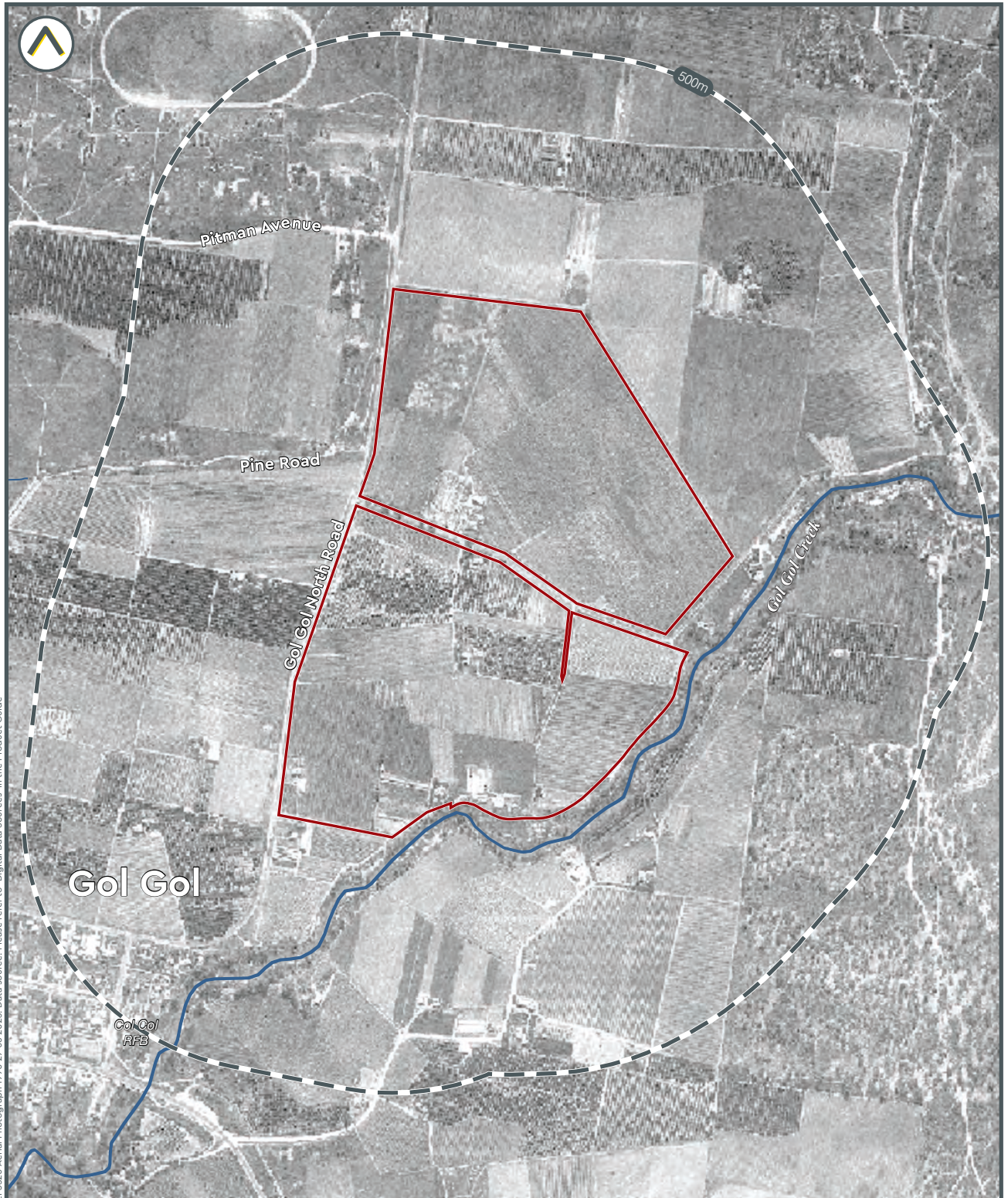
Subject area

0 200m



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Historic Aerial Photograph - 1990



LI-3520 Aerial Photograph 1990 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 1993



LI-3520 Aerial Photograph 1993 29 06 2023. Data source: 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2005



LI-3520 Aerial Photograph 2005 29 06 2023. Data source: 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2011



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2015



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2019



LI-3520 Aerial Photograph 2022-29-06-2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2022



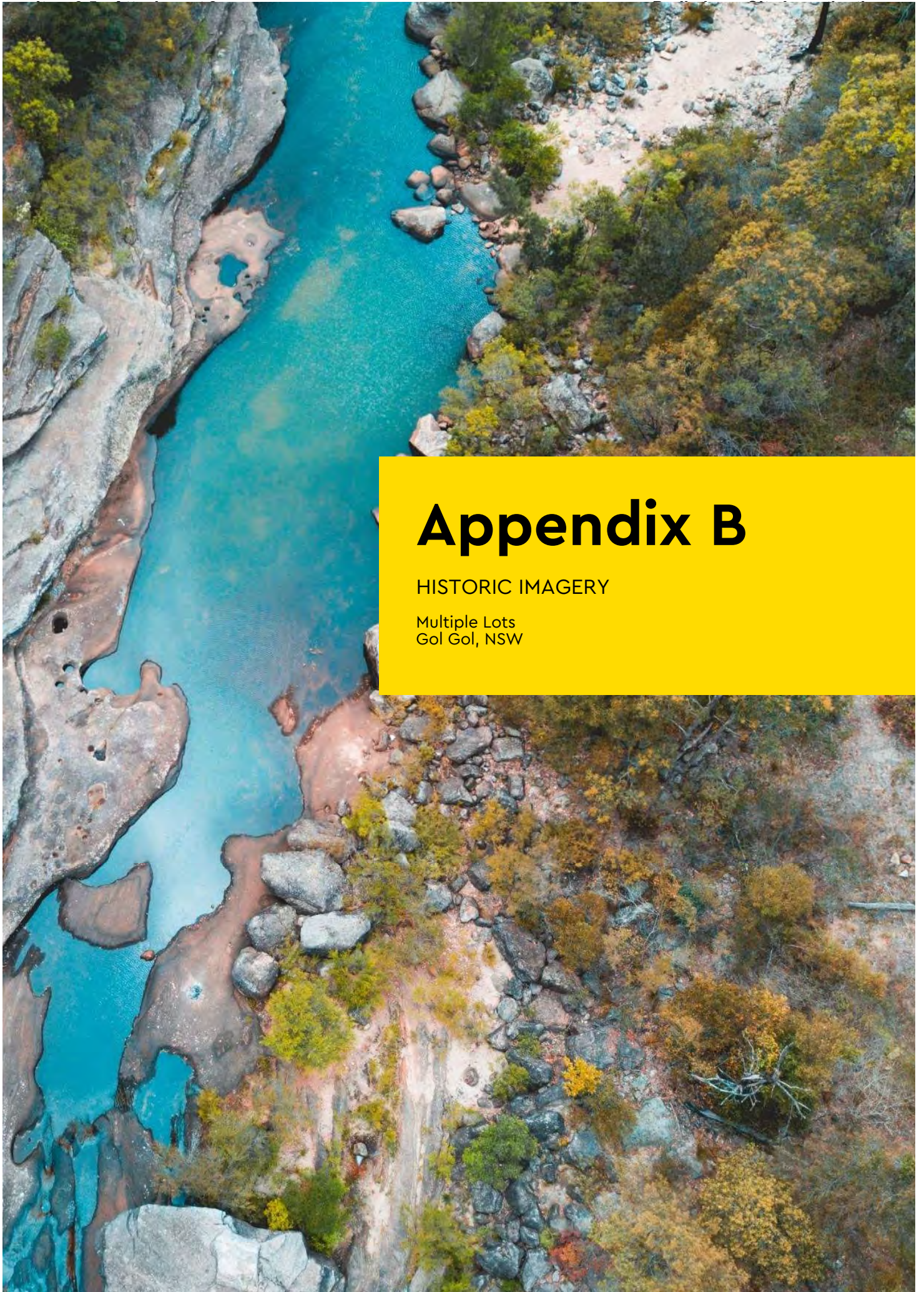
LI-3520 Aerial Photograph 2022-29-06-2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Appendix B

HISTORIC IMAGERY

Multiple Lots
Gol Gol, NSW

Historic Aerial Photograph - 1953



LI-3520 Aerial Photograph 1953 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

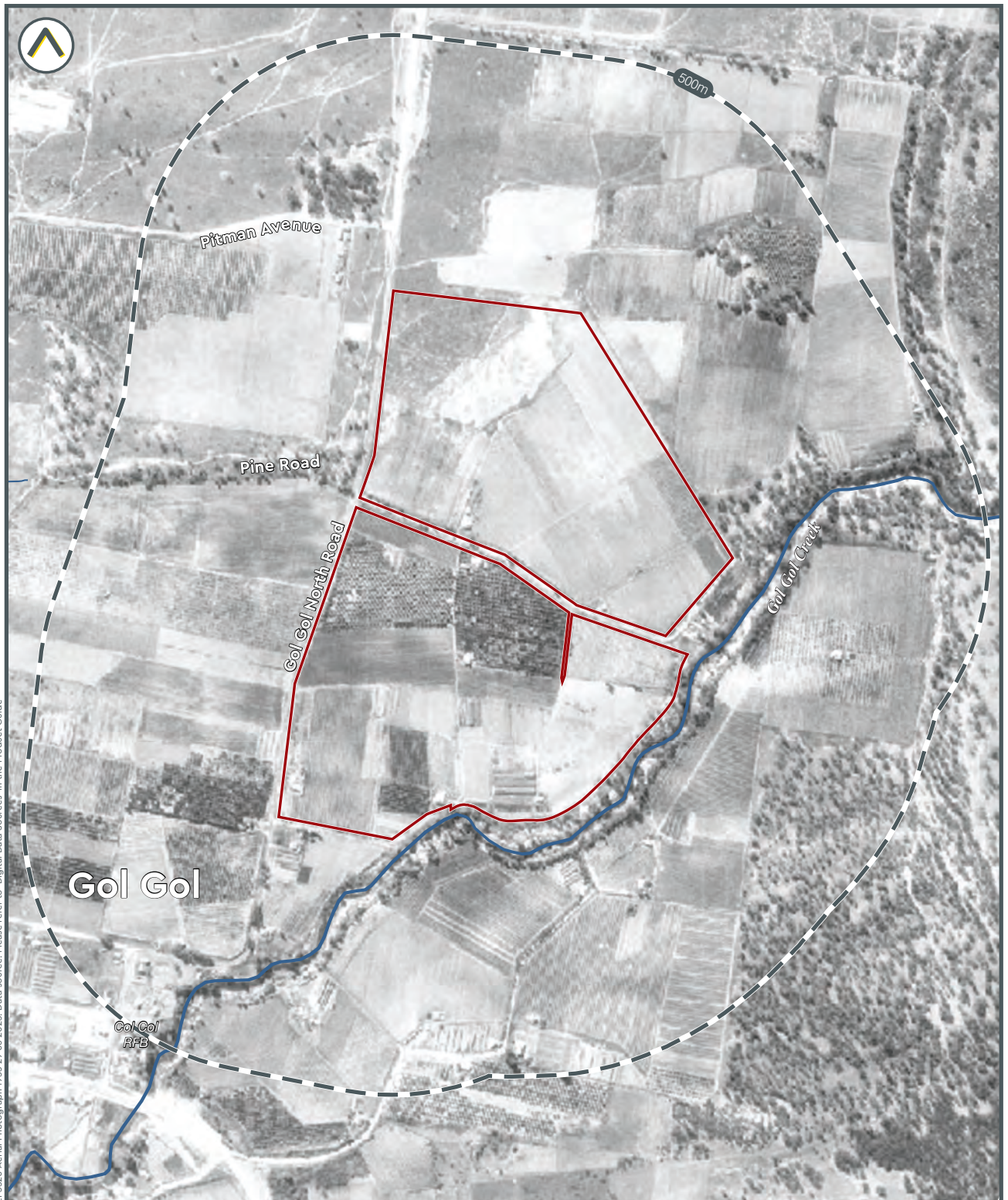
Subject area

0 200m



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Historic Aerial Photograph - 1965



LI-3520 Aerial Photograph 1955 29 06 2023. Data source: 'Digital Data Sources' in the Product Guide

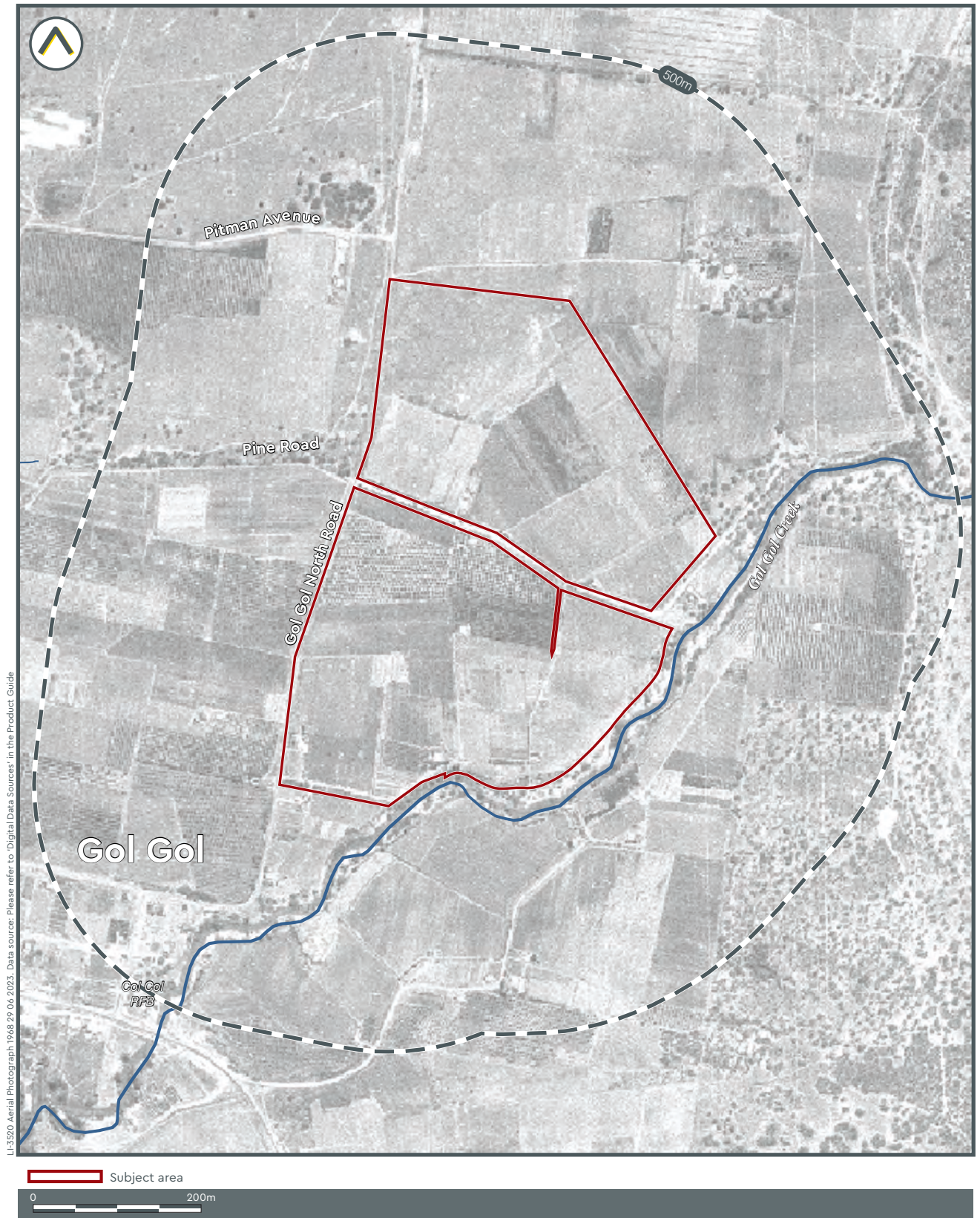
Subject area

0 200m



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Historic Aerial Photograph - 1968

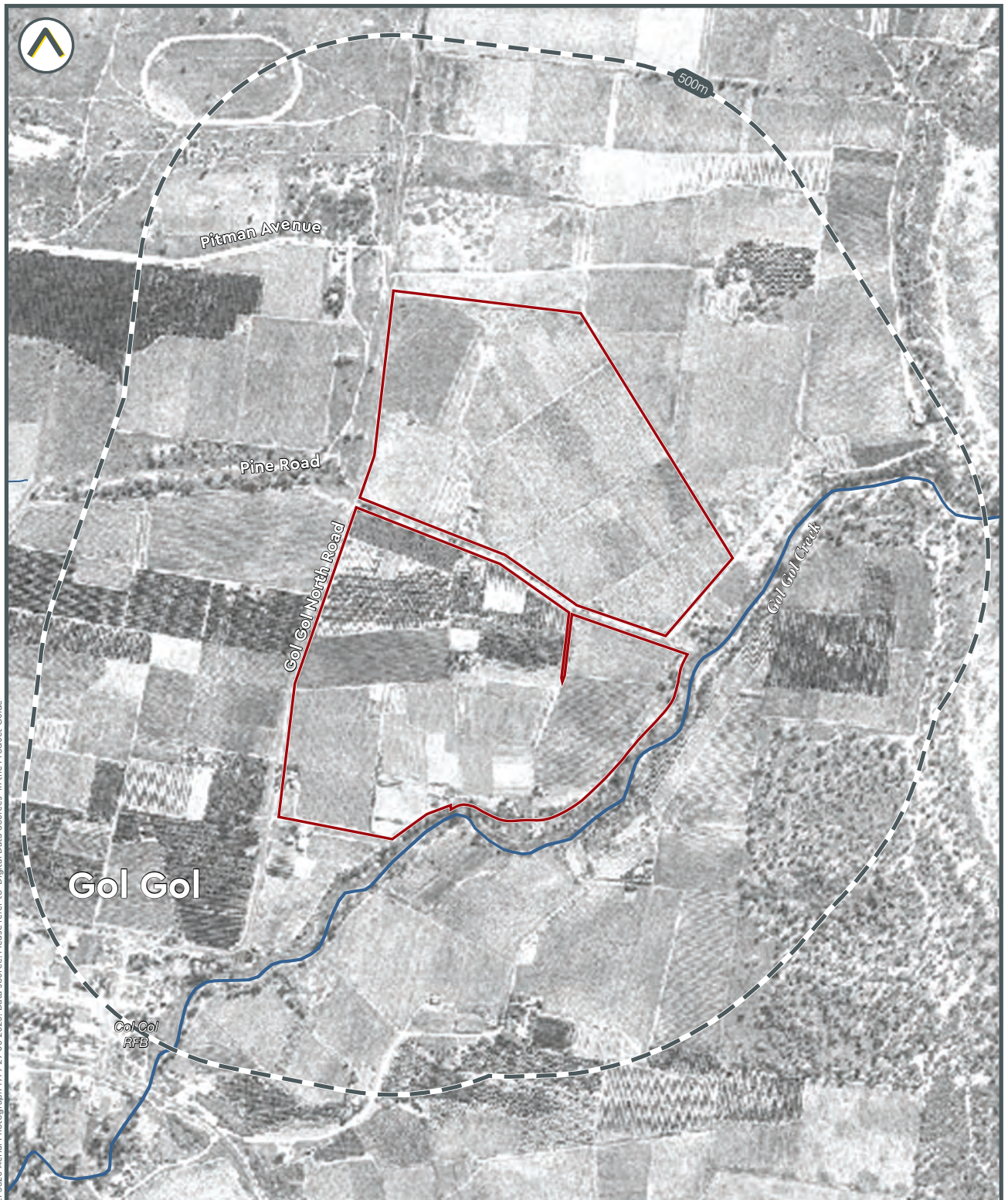


LI-3520 Aerial Photograph 1968 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide



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Historic Aerial Photograph - 1979



LI-3520 Aerial Photograph 1979 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

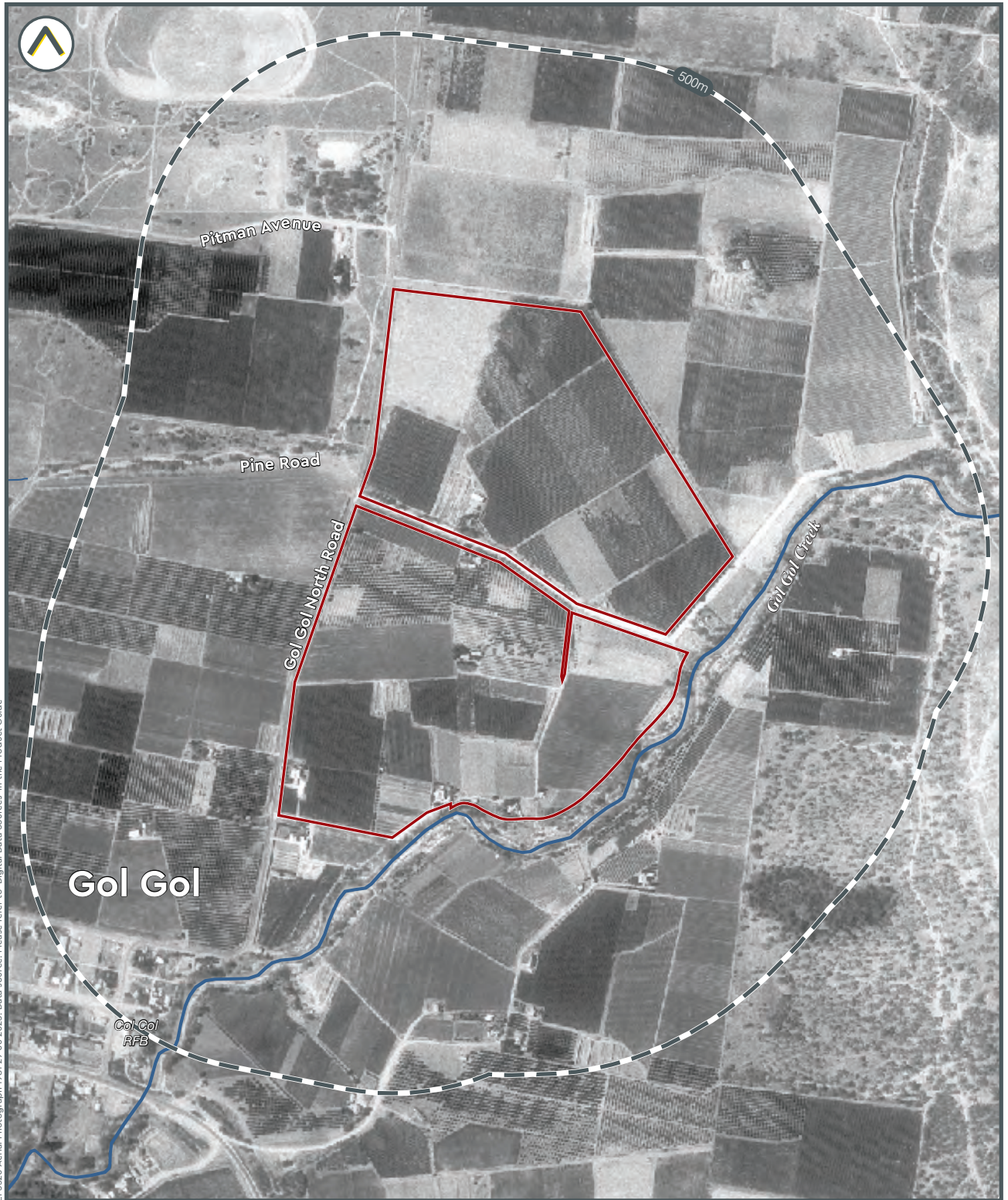
Subject area

0 200m



Land Insight & Resources do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Historic Aerial Photograph - 1981



LI-3520 Aerial Photograph 1981 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

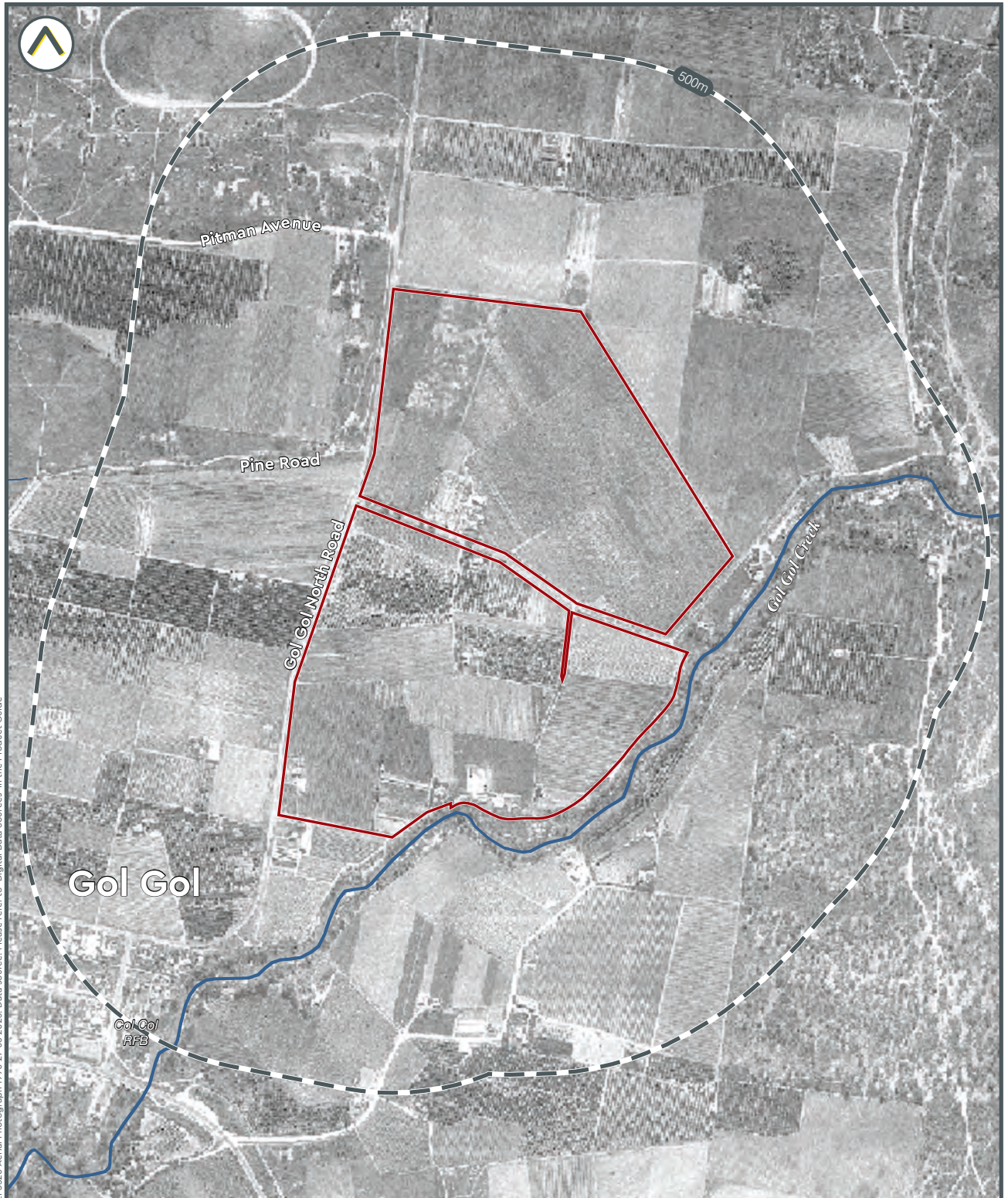
Subject area

0 200m



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Historic Aerial Photograph - 1990



LI-3520 Aerial Photograph 1990 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 1993



LI-3520 Aerial Photograph 1993 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2005



LI-3520 Aerial Photograph 2005: 29-06-2023. Data source: 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2011



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2015



LI-3520 Aerial Photograph 2015 29 06 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Historic Aerial Photograph - 2019



LI-3520 Aerial Photograph 2022-29-06-2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide



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Historic Aerial Photograph - 2022



LI-3520 Aerial Photograph 2022-29-06-2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



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Due Diligence Insight Report

Multiple Lots
Gol Gol, NSW

29 June 2023






Report n°:
LI-3529 DDR

Understanding your report

Thank you for ordering your report from Land Insight. If you have any feedback, questions or queries, please get in touch with us at orders@landinsight.co.au.

Your Report has been produced by Land Insight and contains information related to current and historical land use information, environmental risks and hazards.

The information presented in this report includes Land Insights' comprehensive research into current and historical land use derived from Land Insight's proprietary National Land Use Atlas (NLUA), environmental risk information and data available from public databases, third party providers, local and state authorities. The report also includes detailed property and soil setting information, hydrogeology, identification of potential pollution and contamination along with ground and natural hazards. The records identified are presented within a 200 to 2000m radius (buffer zone) from the boundaries of the Property searched, depending on the screened constraint. The report is separated and grouped into easy to navigate sections as per Summary below:

	Section 1	PROPERTY SETTING	Sensitive Receptors, Planning Controls, Zoning, Heritage, Soil and Land Information, Geology and Topography
	Section 2	HYDROGEOLOGY	Groundwater Bores and Other Borehole investigations, Groundwater Dependent Ecosystems (GDE), Aquifer and Wetland, Other Hydrogeology information.
	Section 3	ENVIRONMENTAL REGISTERS, LICENCES AND INCIDENTS	Contaminated Land Public Register, Licences, Audits and Orders, Sites Regulated by Other Jurisdictional Body (Former Gaswork sites / PFAS sites, UXO Areas), Historical Landfills, Derelict Mines and National Pollutant Inventory (NPI).
	Section 4	POTENTIALLY CONTAMINATED AREAS	Potentially Contaminating activities (Industries, businesses and activities that may cause contamination), Historical Potentially Contaminating activities and Historical Land Use.
	Section 5	NATURAL HAZARDS	Erosion hazard, Flood hazards, Bushfire prone land and Bushfire history.

This report includes data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact orders@landinsight.co.au.

This report does not include information derived from a physical inspection. It is important to note that a site inspection can present information relevant to other risks and hazards that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators and data sources, the data displayed within this report is only current from date of production. While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information and/or data provided.

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Data maintenance schedule

Dataset name	Update frequency	Dataset buffer
Section 1 - Property Setting		
Sensitive Receptors	Quarterly	200m
Planning Controls (<i>Zoning, Planning Instruments, Other planning information</i>)	Quarterly	500m
State and Local Heritage	Quarterly	200m
Commonwealth, National and World Heritage Areas	Annually	200m
Soil Landscape and Land Use Information	Annually	500m
Salinity Hazard	Annually	500m
Radon Level	Annually	500m
State, Local and National Acid Sulfate Soil (ASS)	Annually	500m
Geology	Annually	500m
Naturally Occurring Asbestos Potential	Annually	500m
Topography	As required	500m
Section 2 - Hydrogeology		
Groundwater Aquifers	Annually	2000m
Wetlands	Annually	2000m
Groundwater Bores	Annually	2000m
Drinking Water Catchments	Annually	500m
Groundwater Prohibition/Restricted Use/Exclusion Zones	Annually	500m
Hydrogeologic Units	Annually	500m
Groundwater Dependent Ecosystems	Annually	500m
Other Borehole Locations (<i>Coal Seam Gas, Petroleum Wells, other boreholes</i>)	Annually	500m
Section 3 - Environmental Registers, Licences and Incidents		
Contaminated Land Public Register	Monthly	1000m
Licences, Approvals, Audits, Authorisations & Assessments		
Licences	Monthly	1000m
Surrendered Licences	Monthly	1000m
Clean Up Notices, Penalty Notices and Orders	Monthly	1000m
Permissions	Monthly	1000m
Audits	Monthly	1000m
Authorisations	Monthly	1000m
Sites Regulated by other Jurisdictional Body		
Contaminated Legacy Areas (<i>James Hardies Asbestos, Pasmenco Smelter and Uranium sites</i>)	Quarterly	2000m
Defence 3 Year Regional Contamination Investigation Program (RCIP)	Quarterly	2000m
Defence Sites - Current and Former	Ongoing	2000m
Unexploded Ordnance (UXO) Sites - Department of Defence (DoD)	Annually	2000m
Former Gasworks Sites	Ongoing	2000m
PFAS Investigation Sites (<i>EPA PFAS Investigation Program/s, AirServices Australia etc.</i>)	Monthly	2000m
NPI Industrial Facilities	Annually	2000m
Section 4 - Potentially Contaminated Areas		
Potentially Contaminating Activities (PCA) (<i>Petrol Stations, Dry cleaners, Waste sites etc</i>)	Ongoing	500m
Historical Business Directory (<i>Commercial and Trade Directory Data from 1990-2020</i>)	Not required	200m
Section 5 - Natural Hazards		
Bushfire Prone Areas	Bi-annual	500m
Bushfire History	Bi-annual	500m
Erosion Hazard	Bi-annual	500m
Flood Hazard	Ongoing	500m

Index

1.1 SENSITIVE RECEPTORS Map 1.1 (200m Buffer)	3
1.2a PLANNING CONTROLS Map 1.2a (500m Buffer)	3
Zoning	3
1.2b PLANNING OVERLAYS Map 1.2b (500m Buffer)	4
Environmental Planning Instruments	4
Other Planning Information	4
1.3 HERITAGE Map 1.3 (200m Buffer)	4
State and Local Heritage Registers	4
Australian Heritage Database Register	4
1.4a SOIL AND LAND USE INFORMATION Map 1.4a (500m Buffer)	4
Soil Landscape	4
Soil Salinity	4
Radon	5
1.4b ACID SULFATE SOIL Map 1.4b (500m Buffer)	5
State and Local Acid Sulfate Soil Registers	5
National Acid Sulfate Soil Register	5
1.5 GEOLOGY AND TOPOGRAPHY Map 1.5 (500m Buffer)	6
Geology	6
Naturally Occurring Asbestos Potential (NOA)	6
Topography	6
2.1 GDE & HYDROGEOLOGY CONSTRAINTS Map 2.1 (2000m Buffer)	7
Aquifer Type	7
Groundwater Protection Areas	7
Wetlands	7
Groundwater Dependent Ecosystems (GDE) - Aquatic (Surface)	8
Groundwater Dependent Ecosystems (GDE) - Terrestrial (Subsurface)	8
Groundwater Licences (Western Australia)	8
Groundwater Bores	8
Groundwater Bores Driller Lithology Details	9
2.2 GROUNDWATER AND OTHER BORES Map 2.2 (2000m Buffer)	10
Groundwater Restricted Use Zones	10
Groundwater Salinity	10
Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)	10
3.1 CONTAMINATED LAND PUBLIC REGISTER Map 3.1 (1000m Buffer)	11
Contaminated Sites	11
3.2 LICENCES, APPROVALS & ASSESSMENTS Map 3.2 (1000m Buffer)	12
Licences	12
Audits	12
Clean Up, Penalty Notices and Orders	12
3.3a SITES REGULATED BY OTHER JURISDICTIONAL BODY Map 3.3a (2000m Buffer)	13
Contaminated Legacy Areas	13
Defence, Military Sites and UXO Areas	13
Former Gasworks Sites	13
PFAS Sites	13
3.3b OTHER POTENTIAL POLLUTION SOURCES Map 3.3b (500m Buffer)	13
Derelict Mines and Quarries	13
Historical Landfills	13
National Pollutant Inventory (NPI)	13

4.1 POTENTIALLY CONTAMINATING ACTIVITIES (PCA) Map 4.1 (200m Buffer)..... 14
Industries, businesses and activities that may cause contamination..... 14

4.2 HISTORICAL BUSINESS DIRECTORIES (not mapped)..... 16

5.1 Fire Hazard Map 5.1 (500m Buffer)..... 17
Bushfire Prone Areas 17
Bushfire History 17

5.2 Flood Hazard Map 5.2 (500m Buffer) 17
Flood Planning Area 17
Flood History 17
Other Flood Studies 17

5.3 Erosion Hazard Map 5.3 (500m Buffer)..... 18
Erosion Hazard..... 18

ATTACHMENTS

Attachment A - Report Maps

Attachment B - Historical Imagery

Land Insight Product Guide and Terms and Conditions



Section 1 Property Setting

1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Type	Distance (m)	Direction
Gol Gol Creek	Minor Water	0.0	Onsite

1.2a PLANNING CONTROLS

Map 1.2a (500m Buffer)

Zoning

Zoning	Type	Details	Distance (m)	Direction
RU4	Primary Production Small Lots	Wentworth Local Environmental Plan 2011	0.0	Onsite
W1	Natural Waterways		0.0	Adjacent
RU1	Primary Production		0.0	Adjacent
RU5	Village		20.1	South
R5	Large Lot Residential		39.5	South-east
C3	Environmental Management		389.3	East

1.2b PLANNING OVERLAYS

Map 1.2b (500m Buffer)

Environmental Planning Instruments

Name	Type	Details	Distance (m)	Direction
Coal Seam Gas Exclusions	SEPP (MPPEI) 2007 Coal Seam Gas Exclusions Map	State Environmental Planning Policy (Resources and Energy) 2021	0.0	Onsite
Lot Size	Lot Size Map	Wentworth Local Environmental Plan 2011	0.0	Onsite
Riparian Lands and Watercourses	Watercourse		0.0	Onsite
Wetlands	Wetlands		0.0	Onsite
Urban Release Area	Urban Release Area Map		291.0	West

Other Planning Information

Name	Category	Details	Distance (m)	Direction
-	-	-	-	-

1.3 HERITAGE

Map 1.3 (200m Buffer)

State and Local Heritage Registers

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Australian Heritage Database Register

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Commonwealth Heritage List, National Heritage List and World Heritage Area.

1.4a SOIL AND LAND USE INFORMATION

Map 1.4a (500m Buffer)

Soil Landscape

Code	Name	Soil Group	Description	Distance (m)	Direction
SABm	Bulgamurra	Sandplain	Extensive undulating sandplain with dunes and open flats	0.0	Onsite
ALCy	Canally	Alluvial plains	Alluvial river flats adjacent to the Darling River	425.3	North
PBVc	Victoria	Playas and basins	N/A	439.9	East

Soil Salinity

Salinity Hazard	Type	Details	Distance (m)	Direction
-	-	-	-	-

Radon

Radon Level (Bq/m ³)	Distance (m)	Direction
10	0.0	Onsite
11	155.4	East

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

1.4b ACID SULFATE SOIL**Map 1.4b (500m Buffer)****State and Local Acid Sulfate Soil Registers**

Name	Classification	Description	Distance (m)	Direction
Not identified	-	-	-	-

To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage, development consent may be required for the carrying out of works within areas and land shown on the Acid Sulfate Soils Map.

National Acid Sulfate Soil Register

Name	Classification	Description	Distance (m)	Direction
Atlas of Australian Acid Sulfate Soils	Extremely low probability of occurrence	Acid sulfate soil generally within upper 1m in wet / riparian areas.	0.0	Onsite

Source: ASRIS Atlas of Australian Sulfate Soils (CSIRO). Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics.

1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (500m Buffer)

Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description	Distance (m)	Direction
Victoria Geological Units (1:250,000)	Qa1	Unnamed alluvium	From Quaternary (Holocene) to Quaternary (Holocene)	<Null>	Sedimentary (Non-Marine (Alluvial))	Fluvial, lacustrine: clay, sand, sandy clay	0.0	Onsite
	Qxw	Woorinen Formation	From Quaternary (Pleistocene) to Quaternary (Pleistocene)	<Null>	Sedimentary (Non-Marine (Aeolian))	Aeolian: dune sand; calcareous, clayey, palaeosols	0.0	Onsite
NSW Seamless Geology version 2.2 May2022	Q_acm	Alluvial channel deposits - meander-plain facies	Quaternary (base) to Now (top)	Alluvium	Clastic sediment	Unconsolidated grey humic, clayey very fine-grained sand, typically overlying light brown clayey silt.	0.0	Onsite
	QH_w	Woorinen Formation	Ionian (base) to Now (top)	<Null>	Sand	Fossil dunefields of openly spaced, east-west linear dunes; red-brown to light brown humic, clayey to silty, fine- to medium-grained sand with red clay cutans, silty clay at depth; abundant regolithic and pedogenic carbonate; modified by pedogenesis.	0.0	Onsite
	Q_l	Claypan and lacustrine deposits	Quaternary (base) to Now (top)	Claypan and lacustrine deposits	Clay	Friable to plastic, finely laminated grey clay, silty clay, humic clay, grey paleosols; locally includes medium- to fine-grained sand.	265.9	East

Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

Topography

Topography (onsite)	40 mAHD
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Section 2 Hydrogeology



2.1 GDE & HYDROGEOLOGY CONSTRAINTS

Map 2.1 (2000m Buffer)

Aquifer Type

Type	Distance (m)	Direction
Porous, extensive aquifers of low to moderate productivity	0.0	Onsite

Groundwater Protection Areas

Name	Water Plan Area	Distance (m)	Direction
Not identified	-	-	-

Wetlands

Name	Description	Distance (m)	Direction
Gol Gol Swamp		521.1	East
	Floodplain water body	734.6	South-west
	Non Perennial	911.7	West
	Perennial	958.8	West
Gol Gol Swamp	Floodplain water body	1043.3	East
	Not Applicable	1624.2	South

Groundwater Dependent Ecosystems (GDE) - Aquatic (Surface)

Potential	Distance (m)	Direction
Low potential GDE - from national assessment	734.6	South-west
High potential GDE - from national assessment	945.6	South-west
Moderate potential GDE - from national assessment	955.5	South-west
Unclassified potential GDE - from regional studies	1131.2	South-west

Aquatic - Ecosystems that rely on the Surface expression of groundwater.

Groundwater Dependent Ecosystems (GDE) - Terrestrial (Subsurface)

Potential	Distance (m)	Direction
Low potential GDE - from regional studies	0.0	Onsite
Moderate potential GDE - from regional studies	0.0	Onsite
High potential GDE - from regional studies	0.0	Onsite
High potential GDE - from national assessment	1067.6	South-west

Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.

Groundwater Licences (Western Australia)

Map ID	WRI number	Allocation (KL)	Address	All Parties	Distance (m)	Direction
Not identified	-	-	-	-	-	-

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
12	GW087070	Monitoring	12/09/1972	<Null>	11.0	<Null>	<Null>	<Null>	361.1	North-east
2	GW087069	Monitoring	12/09/1972	<Null>	8.5	<Null>	<Null>	<Null>	580.7	South-east
15	GW500565	Unknown	16/09/2004	13.0	13.0	<Null>	<Null>	<Null>	686.1	East
7	GW087522	Monitoring	4/04/1987	<Null>	6.5	<Null>	<Null>	<Null>	687.9	East
1	GW087068	Monitoring	12/09/1972	<Null>	12.8	<Null>	<Null>	<Null>	770.1	South
14	GW500564	Unknown	16/09/2004	<Null>	<Null>	<Null>	<Null>	<Null>	835.2	East
16	GW500564	Unknown	16/09/2004	22.5	22.5	<Null>	<Null>	<Null>	835.2	East
13	41310004	Unknown	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	915.7	South-west
3	GW087524	Monitoring	4/04/1987	<Null>	2.5	<Null>	<Null>	<Null>	923.1	North-east
11	GW087643	Monitoring	1/12/1993	<Null>	7.5	1.46	<Null>	<Null>	988.8	East
5	GW087526	Monitoring	4/04/1987	<Null>	11.5	<Null>	<Null>	<Null>	1214.1	North
8	GW087597	Monitoring	4/04/1989	<Null>	12.5	1.3	<Null>	<Null>	1278.5	West

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
4	GW087041	Monitoring	12/07/1972	<Null>	11.0	<Null>	<Null>	<Null>	1629.2	West
9	GW087761	Monitoring	31/08/1995	<Null>	20.0	1.45	<Null>	<Null>	1862.4	East
10	GW087761	Monitoring	31/08/1995	<Null>	20.0	1.45	<Null>	<Null>	1862.4	East
6	GW087640	Monitoring	24/11/1993	<Null>	16.5	9.05	<Null>	<Null>	1885.6	South

Note: The use of the symbol "-" or N/A indicates that no records were found.

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth - To Depth (m)	Lithology	Distance (m)	Direction
GW087070	0m-0.91m Sl 0.91m-4.57m Sc 4.57m-8.53m Hc 8.53m-10.97m Cs		361.1	North-east
GW087069	0m-2.13m Fsl 2.13m-6.1m Sc 6.1m-8.53m Cs		580.7	South-east
GW500565	#N/A		686.1	East
GW087522	0m-0.5m G 0.5m-1m Lg 1m-1.5m Lyg 1.5m-3.5m Lg; y 3.5m-4.5m G +y 4.5m-5.5m G +y 5.5m-6.5m W. to lg	mc lc lc; sl. silty fscl slc dense grey clay; band yellow clay clys; cs	687.9	East
GW087068	0m-3.66m Sl & limestone 3.66m-4.57m Sl 4.57m-8.53m S 8.53m-9.45m C 9.45m-12.8m S		770.1	South
GW500564	#N/A		835.2	East
GW500564	#N/A		835.2	East
41310004	#N/A		915.7	South-west
GW087524	0m-1.5m G 1.5m-2m Lyb 2m-2.5m Y	mc sl loamys	923.1	North-east
GW087643	0m-2.5m G 2.5m-3m Y 3m-4.5m Y 4.5m-7.5m Y	sc s sc s	988.8	East
GW087526	0m-0.5m Rb 0.5m-1m B 1m-2.5m Lg 2.5m-3.5m G 3.5m-4.5m G; yb 4.5m-5.5m G.y.r. 5.5m-5.8m Dyb 5.8m-7m Lyb 9m-11m Y 11m-11.5m Lg	sl sc sc smc cl mica fscl mica hard cemented sands clean s dirty s clean s	1214.1	North
GW087597	0m-0.5m Lg 0.5m-1.5m Lg; y 1.5m-2.5m Lg 2.5m-5m Lyb 5m-11m Y 11m-12.5m Lyg	scl lc w/s slc fs fs fs & cs	1278.5	West
GW087041	0m-2.13m Fsl 2.13m-7.01m C 7.01m-10.97m S & gravel		1629.2	West
GW087761	0m-1m R 1m-2.5m Ry	c c	1862.4	East

Groundwater Bore ID	From Depth - To Depth (m)	Lithology	Distance (m)	Direction
	2.5m-3.5m Y	sc		
	3.5m-4.5m Y	s		
	4.5m-15m Y	s & grvl		
	15m-15.5m B	s & grvl		
	15.5m-17m B	sc		
	17m-17.5m Y	sc		
	17.5m-20.86m Y	s		
GW087761	0m-1m R	c	1862.4	East
	1m-2.5m Ry	c		
	2.5m-3.5m Y	sc		
	3.5m-4.5m Y	s		
	4.5m-15m Y	s & grvl		
	15m-15.5m B	s & grvl		
	15.5m-17m B	sc		
	17m-17.5m Y	sc		
	17.5m-20.86m Y	s		
GW087640	0m-1.5m Y	s & cc	1885.6	South
	1.5m-2m R	s & cc		
	2m-2.5m R	sc		
	2.5m-3m R	s		
	3m-5m Y	s		
	5m-6m R	s		
	6m-16m Y	s		
	16m-16.5m Y	s & grvl		

Note: The use of the symbol "-" or N/A indicates that no records were found.

2.2 GROUNDWATER AND OTHER BORES

Map 2.2 (2000m Buffer)

Groundwater Restricted Use Zones

Name / Number	Address	Site History	Description	Distance (m)	Direction
Not identified	-	-	-	-	-

Groundwater Salinity

Class	Salinity Value	Source	Distance (m)	Direction
Not identified	-	-	-	-

Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ Licence	Date Drilled	Depth (m)	Distance (m)	Direction
GT0000742	Intrusive Investigation	A collection of NSW geotechnical reports as part of the NSW Government Geotechnical Report Database Project (GGRD).	Drilling, Standard Penetration Test (SPT), Soil Sample Analysis, Trenching located at Buronga/Gol Gol/ Dareton water		0.0	1513.3	South

Note: The use of the symbol "-" or N/A indicates that no records were found.



Section 3 Environmental Registers, Licences and Incidents



3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Contaminated Sites

Register Type	Site Name	Address	Description	Details	Distance (m)	Direction
Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.1.1 Contaminated Land Public Register		
State	Regulatory Body	Information included in this search (by state)
ACT	EPA (Environment Protection Authority)	Contaminated Land Search Register of Contaminated Sites
NSW	EPA (Environment Protection Authority)	Sites Notified as Contaminated Records of Notices
NT	EPA (Environment Protection Authority)	Contaminated Land Audit Pollution Abatement Notice
QLD	DES (Department of Environment and Science)	Contaminated Land Search (Environmental Management and Contaminated Land Registers)
SA	EPA (Environment Protection Authority)	Site Contamination Index
TAS	EPA (Environment Protection Authority)	Regulated Sites and Premises Lutana and Parts of Hobarts Eastern Shore
VIC	EPA (Environment Protection Authority)	Priority Sites Register Pollution Abatement Notice
WA	DWER (Department of Water and Environmental Regulation)	Contaminated Sites Database

This search contains information retrieved from the relevant state authority, agency/department, or government authority that notifies and identifies contaminated land. The list only contains contaminated sites that the regulatory body is aware of or that have been notified by owners or occupiers as contaminated land. The sites are recorded on the register at various stages of the assessment and/or remediation process. If a site is not on the list, it does not necessarily mean the site is not contaminated.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (1000m Buffer)

Licences

Licence N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direct
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

* Not mapped - Licences that are applied to larger areas and/or without specific definition; such as waterways, forests etc will still be identified in the search results but will not be show within the map.

Audits

N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direction
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Clean Up, Penalty Notices and Orders

N°	Type	Licence holder	Location Name	Premise Address	Activity/Details	Dist. (m)*	Direction
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

3.3a SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3a (2000m Buffer)

Contaminated Legacy Areas

Site Name	Description	Distance (m)	Direction
Not identified	-	-	-

Includes known contaminated areas such as James Hardies Asbestos waste legacy areas, Pasminco Smelter and Uranium processing site.

Defence, Military Sites and UXO Areas

Site name	Type*	Details	Distance (m)	Direction
Not identified	-	-	-	-

*RCIP (Regional Contamination Investigation Program). UXO (Unexploded Ordnance Areas)

Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

PFAS Sites

Site name	Type	Details	Distance (m) *	Direction
Not identified	-	-	-	-

3.3b OTHER POTENTIAL HAZARD SOURCES

Map 3.3b (500m Buffer)

Mines and Quarries (current and historical)

Site name	Description	Status	Distance (m)	Direction
Not identified	-		-	-

Landfills (current and historical)

Site name	Description	Status	Distance (m)	Direction
Not identified	-		-	-

National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-



Section 4 Potentially Contaminated Areas



4.1 POTENTIALLY CONTAMINATING ACTIVITIES (PCA)

Map 4.1 (200m Buffer)

Industries, businesses and activities that may cause contamination

Map ID	Site name	Category	Description	Address	Status*	Dist. (m)*	Direction
1	Maiorana Seedlings	Agricultural Industries	Vegetable Cultivation & Growers	12 Gol Gol N Rd, Gol Gol NSW 2738	Unknown	20.1	South
2	Sim Fresh	Manufacturing and Industrial Facilities	Food Manufacturing	2 Gol Gol N Rd, Gol Gol NSW 2738	Current	20.1	West

*Status: Information is current as when this report was created.

The operational status of the business is determined using the available data sources and does not indicate real-time conditions at the site.

Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued within 2 years from the date of this report.

Categories included in this search. (Notifiable activities)

Abattoirs	Explosives and Dangerous Goods	Paint Industries
Abrasive Blasting	Extractive Industries	Petrol Stations
Agriculture / Horticulture	Fire and Rescue	Pharmaceuticals
Airports	Food Manufacturing	Port and Marina Operations
Asbestos	Foundry, Smelting or Refining	Power Plants
Asphalt or Bitumen	Fuel Terminals & Depots	Printing and Photography
Batteries	Glass, Ceramics and Plastic	Rail Industry and Associated Activities
Breweries / Distilleries	Gun, Pistol or Rifle Ranges	Rubber and Tyre
Cement, Concrete or Lime	Hospitals and Research Facilities	Storage Tanks
Cemeteries	Landfill Sites	Substations and Switching Stations
Chemicals	Livestock Dips	Textiles and Tannery
Coal Yards	Mechanical and Automotive	Timber, Pulp and Paper Works
Depots and Storage Yards	Metal Fabrication and Treatments	Waste and Recycling Facilities

Categories included in this search. (Notifiable activities)		
Dry Cleaners	Oil and Gas	Wastewater Treatment Facilities
Electrical or Electrical Components	Other Infrastructure Facilities	-

Industries, businesses, and activities identified as having an increased likelihood of causing contamination.

The industries and business activities listed above have been identified as having an increased likelihood of causing contamination and have been identified through published state and national guidelines and regulations. These industries are noted due to their potential to store or use substances that could cause contamination to the surrounding environment if not managed appropriately. The identification of these activities does not imply the presence of contamination at the site.

The records identified are based on the reported business activity and have not been assessed based on any current or previous site inspection. Please note that records not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.

4.2 HISTORICAL BUSINESS DIRECTORIES

(not mapped)

Year	Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
2005	Fruit & Berry Growers	Harriss Lindsey & Colleen	Potters Drv, GOL GOL,NSW,2738	Street		North-east
2010	Studio and portrait photography	Melanie Linklater Photography	Potters Drv GOL GOL 2738 NSW	Place		North-east
2015	Fruit Cultivation & Growers	Harriss Lindsey & Colleen	Potters Drv Gol Gol NSW 2738	Suburb		South-east

Land Insight uses a number of address geocoding techniques and has characterised them based on completeness (match rates) and positional accuracy. When a historical street address is incomplete or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. An explanation of the positional accuracy records is defined in the table below.

Historical data positional accuracy and georeferencing results explanation		
Positional accuracy	Georeferenced	Description
Address	Located to the address level	When street address and names fully match.
Street	Located to the street centroid	When street names match but no exact address was found. Location is approximate.
Place	Located to the structure, building or complex	When building, residential complex or structure name match but no exact address was found. Location is approximate.
Suburb	Located to the suburb area	When suburb name match but no exact address was found. Location is approximate.

The data used in this section was extracted from range of historical commercial trade directories and business listings. The business addresses were geocoded using historical information and the accuracy of the data may vary due to changes to the physical address at a given locality over time or the quality of the original records. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. On this basis, reliance on the historic listing data should be considered when assessing the risk of contamination from an activity at the site. The presence of a business listing does not definitively confirm the actual activity that has occurred at the site. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at info@landinsight.co.

Historical business directory listings have been filtered to match activities and industries identified as PCAs in Section 4.1. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



Section 5 Natural Hazards



5.1 Fire Hazard

Map 5.1 (500m Buffer)

Bushfire Prone Areas

Category	Type	Details	Distance (m)	Direction
Not identified			-	-

Bushfire History

Type	Season	Details	Distance (m)	Direction
Not identified			-	-

5.2 Flood Hazard

Map 5.2 (500m Buffer)

Flood Planning Area

Category	Type	Details	Distance (m)	Direction
Flood Prone Area	Flood Planning Area	Wentworth Local Environmental Plan 2011	0.0	Onsite

Other Flood Studies

Category	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-

Flood History

Type	Season	Details	Distance (m)	Direction
Not identified	-	-	-	-

The list provided is not comprehensive and does not consider all flood history. It only includes the information that is currently available.

5.3 Erosion Hazard

Map 5.3 (500m Buffer)

Erosion Hazard

Category	Type	Details	Distance (m)	Direction
Landslip Erosion Risk	Very slight to negligible limitations	Very Low	0.0	Onsite
Water Erosion Risk	Moderate limitations	Moderate	0.0	Onsite
	Very slight to negligible limitations	Very Low	425.3	North
Wind Erosion Risk	Severe limitations	High	0.0	Onsite
	Extremely severe limitations	Very High	425.3	North
	Moderate limitations	Moderate	439.9	East

Table 5.2.1 – Flood Hazard definitions and explanations	
Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance	
0.2%AEP	A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year
1% AEP	A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year
2% AEP	A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
5% AEP	A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year
20%AEP	A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.
Average Recurrence Interval (ARI). The long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods reaching a height as great as, or greater than, the 20 year ARI flood event will occur on average once every 20 years	
Flood Liable Land - Synonymous with flood prone land, i.e. land susceptible to flooding by the Probable Maximum Flood (PMF) event. Note that the term flood liable land covers the whole floodplain, not just the part below the flood planning level	
Flood Planning Area (FPA) – Councils develop Flood Planning Areas (FPAs) as part of Flood Overlay mapping to guide future building and development in flood prone areas. The FPAs are designed to recognise the flood hazard for different flooding types.	
Flood Hazard - Flood hazard is a combination of frequency of flooding, the flood depth, and the speed or velocity at which the water can travel.	
Probable Maximum Flood (PMF) - The largest flood that could conceivably be expected to occur at a particular location, usually estimated from probable maximum precipitation. The PMF defines the maximum extent of flood prone land, that is, the floodplain. It is difficult to define a meaningful Annual Exceedance Probability for the PMF, but it is commonly assumed to be of the order of 10 ⁻⁴ to 10 ⁻⁷ (once in 10,000 to 10,000,000 years)	



The Commons
388 George Street
Sydney NSW 2000 Australia
info@landinsight.co
www.landinsight.co



Appendix C: Certificates of Title

DETAILS OF EST. MARKS - SURVEYING REGULATION 2006: CLAUSE 61(2)

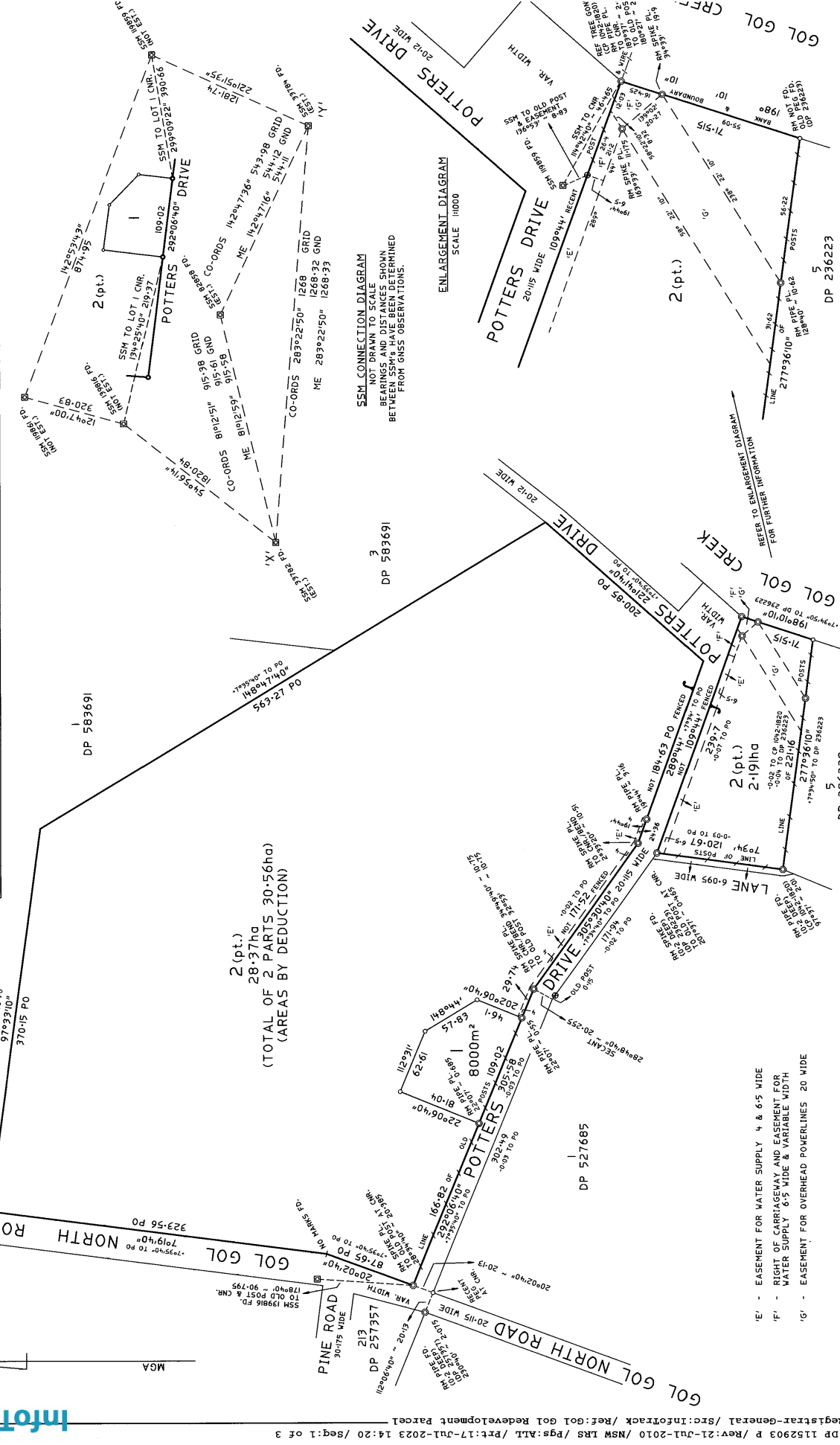
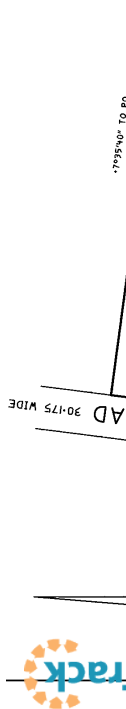
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC	CLASS	ORDER	CSF
	Easting	Northing					
S.S.M. 33782	612018.061	6217292.082	54	B	2	0.999747	
S.S.M. 33784	613251.644	6216998.644	54	B	2	0.999752	
S.S.M. 88858	612922.703	6217431.901	54	C	U	0.999751	

SOURCE: MGA CO-ORDINATES & DETAILS - S.C.I.M.S. 02/06/2009

DETAILS OF MARKS - SURVEYING REGULATION 2006: CLAUSE 22(1)

MARK	MGA CO-ORDINATES		ZONE	HOR. ACC	CLASS	ORDER	CSF
	Easting	Northing					
S.S.M. 119859	614106.76	6217959.02	54	D	NZ		
S.S.M. 119861	613579.06	6218650.65	54	D	NZ		
S.S.M. 19816	613508.09	6218337.85	54	D	NZ		

SOURCE: CALCULATED BY ME FROM GNSS-OBSERVATIONS AND TRAVERS



ENLARGEMENT DIAGRAM SCALE 1:1000

DP 583691

DP 527685

DP 236223

DP 236223

PLAN OF SUBDIVISION OF LOT 201 IN DP 756946

Surveyor: ROBERT BRUCE FREEMAN

Date of Survey: 3rd JUNE 2009

LGA: WENTWORTH

Locality: GOL GOL

Subdivision No. 04/10

Registered 20.7.2010

DP1152903 P



932055 / Doc: DP 1152903 P / Rev: 21-Jul-2010 / NSM IRS / Pgs: ALL / Prt: 17-Jul-2023 14:20 / Seq: 1 of 3

loc of the Registrar-general / Src: Infotrack / Ref: gol gol Redevelopment Parcel

:R892055 /Doc:DP 1152903 P /Rev:21-Jul-2010 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:2 of 3
Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

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

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 - 1964, IT IS INTENDED TO CREATE;

- 1/ EASEMENT FOR WATER SUPPLY 4 & 6.5 WIDE
- 2/ RIGHT OF CARRIAGEWAY AND EASEMENT FOR WATER SUPPLY 6.5 WIDE & VARIABLE WIDTH
- 3/ EASEMENT FOR OVERHEAD POWERLINES 20 WIDE

E. Morello

Use PLAN FORM 6A for additional certificates, signatures, seals and statements

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')

Stk.

* Authorised Person/General Manager/Accredited Certifier

Consent Authority: Wentworth Shire Council
Date of Endorsement: 28/04/10
Accreditation no:
Subdivision Certificate no: 04/10
File no: DA 09/026

* Delete whichever is inapplicable.



DP1152903 S

Registered: 20.7.2010
Title System: TORRENS
Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOT 201 IN D.P. 756946

LGA: WENTWORTH
Locality: GOL GOL
Parish: GOL GOL
County: WENTWORTH

Surveying Regulation, 2006

I, ROBERT BRUCE FREEMAN
of 130 LANGTREE AVENUE, MILDURA, 3500.
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on: 03/06/2009

The survey relates to LOT 1 AND THE EASEMENTS WITHIN LOT 2.

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

Signature Dated 31/03/2010
Surveyor registered under the *Surveying Act, 2002*

Datum Line: 'X' - 'Y'
Type: Urban/Rural


Plans used in the preparation of survey/compilation

DP 43279, DP 236223, DP 257357, DP 439084, DP 527685 and Crown Plan W.1042.1820.

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 8343 (V2)

:R892055 /Doc:DP 1152903 P /Rev:21-Jul-2010 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:3 of 3
Office of the Registrar-General /Src:InfoTrack /Ref:Gol, Gol Redevelopment Parcel 01

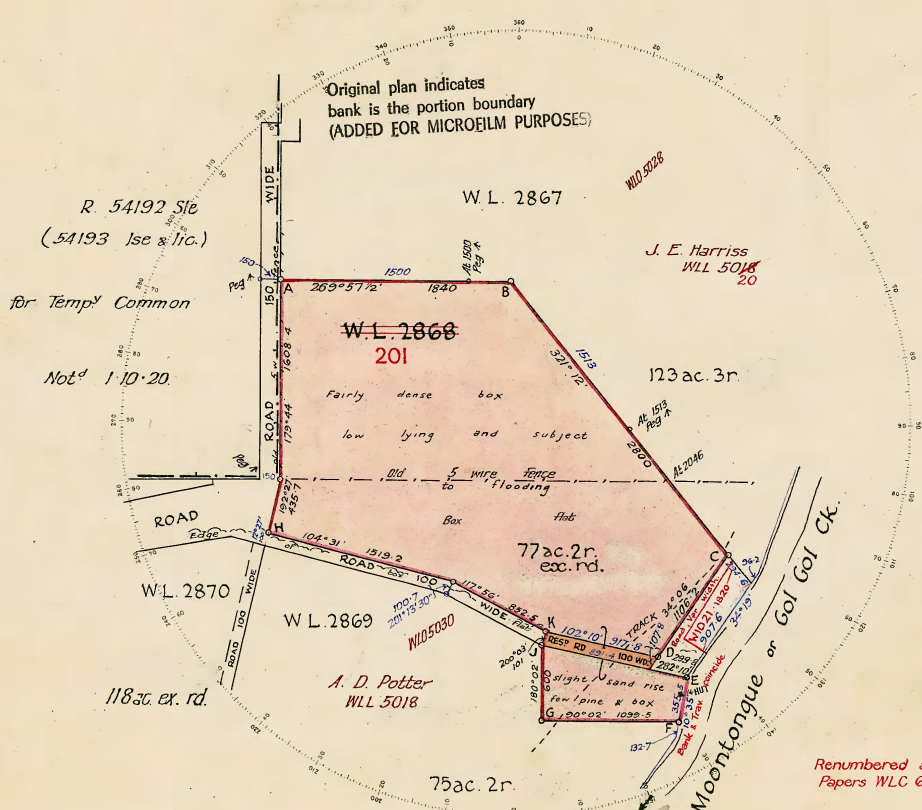
DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheet(s)
PLAN OF SUBDIVISION OF LOT 201 IN D.P. 756946	DP1152903	*
	Registered:  20.7.2010	*
Subdivision Certificate No: 04/10	Date of Endorsement: 28.4.2010	
SURVEYOR'S REFERENCE: 8343 (V2)		

Papers W.L.D. 4511.

PLAN OF PORTION ~~WL 2868~~ 201
Parish of Gol Gol

County of Wentworth Western Division

Applied for under Section 28A of the Western Lands Act of 1901 by Horace M'Phee.
 Western Lands Lease No. 5019 vide Gazette 10th April, 1941. Now C.P.67/2 19th July, Charles Morello WLC 67/1068.
 Within Wentworth Water Supply Catchment Area and Water District No. 24 3. 96.



Offset Area: Nil

PLAN MICROFILMED
 NO ADDITIONS OR AMENDMENTS TO BE MADE

Reference to Corners

Corner	Bearing	From	Links	W/L. Year or Part.
A	89° 57' 1/2	G.I. Pipe	10	WL 2867 2868
B	269° 57' 1/2	do	5	WL 2868
C	160° 37'	Box	59 5	WL 2868
D		Peg		↑
E	185° 02'	Box	51 1	WL 2868
F	130° 35'	G.I. Pipe	10	WL 2868 2869
G	30° 02'	do	10	WL 2869
H	192° 27'	do	5	WL 2869 2870
J	200° 3'	do	5	WL 2869
K		Peg		↑

Astronomical Observations

Station	Body Obs.	Date	Time	Latitude	Alt. Luds	Obs. Bearing	True Bearing	Variation	Mean Var. "

Azimuth taken from W.L. 2868
 Field Book Vol. 1. Folio 24, 15, 20
 Cal. Book No. 14. Folio 112, 118.

I Reginald John Mitchell
 of 443 Chancery Lane, Melbourne
 a Surveyor registered under the Surveyors Act, 1920 do hereby solemnly and sincerely declare that the survey, or the part thereof shown by lines represented on this plan has been made by me in accordance with the Survey Practice Regulations 1933 and the special requirements of the Western Lands Office and was completed on the 11th November 1940. Reference marks have been placed as shown on plan.
 I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

R. Mitchell
 Surveyor registered under the Surveyors Act 1920.
 Subscribed and declared before me at Melbourne this 24th day of December 1940.

Transmitted to the Western Lands Commissioner, with my letter of 24/12/40.
 Checked and Charted *James G. Bennett*
 Examined } *A. G. Parry*
 Plan approved. } Draftsman.
 13/3/1941

Scale 8 Chains to an Inch
 Catalogued and printed at the Department of Lands, Sydney, N.S.W.
 Cat. No. WLO 5029. W1042 1820



[2127]

NEW SOUTH WALES

Government Gazette.

PUBLISHED BY AUTHORITY.

No. 233.]

TUESDAY, 24 MARCH.

[1896.

NEW SOUTH WALES, } Proclamation by His Excellency The
to wit. } Right Honourable HENRY ROBERT,
(L.S.) VISCOUNT HAMPDEN, Governor and
HAMPDEN, Commander-in-Chief of the Colony of
Governor. New South Wales and its Dependencies.

IN pursuance of the provisions of the Public Instruction Act of 1880, I, HENRY ROBERT, VISCOUNT HAMPDEN, the Governor aforesaid, with the advice of the Executive Council, do hereby appoint the undermentioned Public School to be a Superior Public School, in accordance with the 9th section of the said Act, viz:—

COOTAMUNDBA

Given under my Hand and Seal, at Government House, Sydney, this eighteenth day of March, in the year of our Lord one thousand eight hundred and ninety-six, and in the fifty-ninth year of Her Majesty's Reign.

By His Excellency's Command,
J. GARRARD.

[7454] GOD SAVE THE QUEEN!

NEW SOUTH WALES, } Proclamation by His Excellency The
to wit. } Right Honourable HENRY ROBERT,
(L.S.) VISCOUNT HAMPDEN, Governor and
HAMPDEN, Commander-in-Chief of the Colony of
Governor. New South Wales and its Dependencies.

IN pursuance of the provisions of the Public Instruction Act of 1880, I, HENRY ROBERT, VISCOUNT HAMPDEN, the Governor aforesaid, with the advice of the Executive Council, do hereby appoint the undermentioned Public School to be a Superior Public School, in accordance with the 9th section of the said Act, viz:—

HAY.

Given under my Hand and Seal, at Government House, Sydney, this eighteenth day of March, in the year of our Lord one thousand eight hundred and ninety-six, and in the fifty-ninth year of Her Majesty's Reign.

By His Excellency's Command,
J. GARRARD.

[7455] GOD SAVE THE QUEEN!

NEW SOUTH WALES, } Proclamation by His Excellency The
to wit. } Right Honourable HENRY ROBERT,
(L.S.) VISCOUNT HAMPDEN, Governor and
HAMPDEN, Commander-in-Chief of the Colony of
Governor. New South Wales and its Dependencies.

WHEREAS a certain scheme of Water Supply for the Municipal District of Wentworth, in the said Colony, has been duly approved by the Governor of the said Colony, and such approval has been duly notified in the Gazette, in compliance with the provisions of the "Country Towns Water and Sewerage Act of 1880": Now, I, the Governor of the said Colony, with the advice of the Executive Council of the said Colony, in pursuance of the powers in this behalf given to or vested in me by the said Act, do hereby declare that the area comprised within the boundaries defined in the Schedule hereto shall be a Catchment Area under the said Act, for the purposes of supplying with water the said Municipal District of Wentworth, and that the boundaries of such Catchment Area shall be as defined in the said Schedule hereto:—

SCHEDULE REFERRED TO.

All that area or tract of country comprising parts of the parishes of Neilpo and Avoca, and the whole of the parishes of Wentworth, Mourquong, Millie, Tiltac, Tapio, Emu, Copar, Til Til, Belar, and Gai Gol,—all the said parishes being in the county of Wentworth and Colony of New South Wales: Commencing at the intersection of the left bank of the Murray or Hume River with an eastern boundary of the said parish of Neilpo; and bounded thence generally on the west by part of the eastern boundary of the aforesaid parish of Neilpo to the north-eastern corner of reserve 461, by part of the north-eastern boundary of that reserve north-westerly to the south-eastern corner of portion 40, by the eastern boundaries of portions 49 aforesaid, 84, and 33, by part of the southern boundary of portion 81 easterly, by the eastern boundaries of portions 31 aforesaid and 87 to the southern boundary of the parish of Avoca, by the eastern boundaries of portions 87, 88, 33, 21, and 20 in the last-named parish, by part of the southern boundary of portion 19 easterly, by the eastern boundary of the last portion and part of the eastern boundary of portion 18, by the southern and eastern boundaries of portion 6, and by the eastern boundaries of portions 43 and 5 to the southern boundary of the parish of Tugims; thence generally on the north by part of the southern boundary of the said parish of Tugims and a line easterly, by part of the Darling River upwards to the south-western corner of the parish of Palinywah, by the southern and part of the eastern boundary of that parish to the south-western corner of the parish of Merche, by the southern boundaries of the last parish and the parish of Burtundy and part of the southern boundary of the parish of Ogro to the north-western corner

of the parish of Wambora; thence generally on the east by the western boundary of the last-mentioned parish, by part of the northern boundary of the parish of Matong westerly, by the western boundaries of the said parish of Matong, of an unnamed parish, and of the parish of Paringi, to the left bank of the Murray or Hume River; thence generally on the south by a line along the left bank of that river downwards, to the point of commencement,—having an area of about 481 square miles.

Given under my Hand and the Seal of the said Colony, at Government House, Sydney, this twenty-first day of March, in the year of our Lord one thousand eight hundred and ninety-six, and in the fifty-ninth year of Her Majesty's Reign.

By His Excellency's Command,
J. H. YOUNG.

[6738] GOD SAVE THE QUEEN!

NEW SOUTH WALES, } Proclamation by His Excellency The
to wit, } Right Honourable HENRY ROBERT,
(L.S.) } VISCOUNT HAMPDEN, Governor and
HAMPDEN, } Commander-in-Chief of the Colony of
Governor. New South Wales and its Dependencies.

WHEREAS a certain scheme of Water Supply for the Municipal District of Wentworth, in the said Colony, has been duly approved by the Governor of the said Colony, and such approval has been duly notified in the Gazette, in compliance with the provisions of the "Country Towns Water and Sewerage Act of 1880": Now, I, the Governor of the said Colony, with the advice of the Executive Council of the said Colony, in pursuance of the powers in this behalf given to or vested in me by the said Act, do hereby declare that the area comprised within the boundaries defined in the Schedule hereto shall be a Water District under the said Act, for the purposes of supplying with water the said Municipal District of Wentworth, and that the boundaries of such Water District shall be as defined in the said Schedule hereto:—

SCHEDULE REFERRED TO.

All that area or tract of country comprising parts of the parishes of Neilpo and Avoca and the whole of the parishes of Wentworth, Mourquong, Millie, Tiltao, Tapio, Emu, Copar, Til Til, Belar, and Gol Gol,—all the said parishes being in the county of Wentworth and Colony of New South Wales: Commencing at the intersection of the left bank of the Murray or Hume River with an eastern boundary of the said parish of Neilpo; and bounded thence generally on the west by part of the eastern boundary of the aforesaid parish of Neilpo to the north-eastern corner of reserve 481, by part of the north-eastern boundary of that reserve north-westerly to the south-eastern corner of portion 49, by the eastern boundaries of portions 40 aforesaid, 84, and 33, by part of the southern boundary of portion 31 easterly, by the eastern boundaries of portions 31 aforesaid and 87 to the southern boundary of the parish of Avoca, by the eastern boundaries of portions 37, 38, 33, 21, and 20 in the last-named parish, by part of the southern boundary of portion 19 easterly, by the eastern boundary of the last portion and part of the eastern boundary of portion 18, by the southern and eastern boundaries of portion 6, and by the eastern boundaries of portions 43 and 5 to the southern boundary of the parish of Tugima; thence generally on the north by part of the southern boundary of the said parish of Tugima and a line easterly, by part of the Darling River upwards to the south-western corner of the parish of Palinywah, by the southern and part of the eastern boundary of that parish to the south-western corner of the parish of Merche, by the southern boundaries of the last parish and the parish of Burtundy and part of the southern boundary of the parish of Ogro to the north-western corner of the parish of Wambora; thence generally on the east by the western boundary of the last-mentioned parish, by part of the northern boundary of the parish of Matong westerly, by the western boundaries of the said parish of Matong, of an unnamed parish, and of the parish of Paringi to the left bank of the Murray or Hume River; thence generally on the south by a line along the left bank of that river downwards, to the point of commencement,—having an area of about 481 square miles.

Given under my Hand and the Seal of the said Colony, at Government House, Sydney, this twenty-first day of March, in the year of our Lord one thousand eight hundred and ninety-six, and in the fifty-ninth year of Her Majesty's Reign.

By His Excellency's Command,
J. H. YOUNG.

[6739] GOD SAVE THE QUEEN!

NEW SOUTH WALES, } Proclamation by His Excellency The
to wit, } Right Honourable HENRY ROBERT,
(L.S.) } VISCOUNT HAMPDEN, Governor and
HAMPDEN, } Commander-in-Chief of the Colony of
Governor. New South Wales and its Dependencies.

WHEREAS a certain scheme of Water Supply for the Municipal District of Lismore, in the said Colony, has been duly approved by the Governor of the said Colony, and such approval has been duly notified in the Gazette, in compliance with the provisions of the "Country Towns Water and Sewerage Act of 1880": Now, I, the Governor of the said Colony, with the advice of the Executive Council of the said Colony, in pursuance of the powers in this behalf given to or vested in me by the said Act, do hereby declare that the area comprised within the boundaries defined in the Schedule hereto shall be a Catchment Area under the said Act, for the purposes of supplying with water the said Municipal District of Lismore, and that the boundaries of such Catchment Area shall be as defined in the said Schedule hereto:—

SCHEDULE REFERRED TO.

All that area or tract of country comprising parts of the parishes of Dunoon, Whian Whian, Toolond, Byron, Teven, Tuckombil, Lismore, and South Lismore, and the whole of the parishes of North Lismore, Bezbill, Clunes, and Jasper, and the said parishes being in the county of Rous, in the Colony of New South Wales: Commencing at the confluence of Boocrie Creek with Leicester Creek, in the parish of Blakebrook, also in the said county; and bounded thence generally on the west bearing generally northerly, by the eastern boundary of the said parish of Blakebrook to the southern boundary of portion 7, in the parish of Dunoon, by part of the southern and by the eastern boundary of the said portion 7, by a southern and south-eastern boundary of portion 9, by the eastern boundaries of portions 12 and 13, by the eastern boundary of reserve 7,717, by the eastern boundaries of portions 23, 30, 31, 32, 33, 34, 35, 22, 23, 36, 37, by the eastern boundaries of camping reserve 308 and village reserve 7,715, and the south-eastern boundaries of portions 51 and 57 to a northern boundary of the said parish of Dunoon; thence northerly by an eastern boundary of that parish, and by the eastern boundary of reserve 249 and a line to the Night Cap Range, by part of that range north-westerly, by a range which forms a south-eastern boundary of the parish of Gooninbar and which passes through the parish of Toolond in a north-easterly and south-easterly direction to a western boundary of the parish of Mullumbimby; thence generally on the north-east bearing generally south-easterly, by part of the western and south-western boundary of the last parish, by the south-western boundary of the parish of Brunswick to the south-western corner of portion 147, in that parish, and by the south-western boundaries of portions 64, 65, 60, 61, 62, and 63, in the parish of Byron; thence generally on the south-east bearing generally south-westerly, by the Main Coast Range and part of the western boundary of portion 102, in the said parish of Byron, by part of the western boundary of the parish of Newrybar to the south-western corner of portion 25, in that parish, by a line across Emigrant Creek to the north-eastern corner of portion 54, in the parish of Teven, by the northern and western boundaries of the last portion, by the western boundary of portion 53, by part of the northern boundary of portion 57, by the western boundaries of that portion and portion 59, by the northern and western boundaries of portion 156, by part of a western boundary of portion 50, by the northern and western boundaries of portion 139, by part of the northern boundary of portion 151, and the western boundaries of the last and portion 143, in the said parish of Teven, by Maguire's or Teven Creek upwards to the north-eastern corner of portion 267, in the parish of Tuckombil, by the northern boundaries of the last and portion 268, by the western boundaries of portions 268, 209, 205, 204, 203, by a western and a northern boundary of portion 261, southerly and westerly, by the northern and western boundaries of portions 216 and 123, in the said parish of Tuckombil, to a road; thence generally on the south by that road bearing generally northerly to the north-eastern corner of portion 196, in the parish of Lismore; thence by a road bearing generally westerly and forming the northern boundary of the following portions: 196 aforesaid, 169, 72, 167, 168, 166, 113, 64, 63, 60, and 59, by a north-western boundary of the last portion, and by the northern boundaries of the following portions: 58, 57, 75, 98, 102, 103, 125, 124, 148, 147, 146, and 145, by the western boundaries of portions 145 aforesaid and 89 southerly, by part of the northern boundary of portion 40, by a line and the northern boundary of portion 142, in the said parish of Lismore, westerly to the north arm of the Richmond River, and by a line and the northern boundaries of portions 5 and 18, in the parish of South Lismore, to the north-western corner of the last-mentioned portion; thence again on the west bearing northerly by part of the eastern boundary of portion 60, by the eastern boundaries of portions 71, 72, and 26, also in the last-named parish, and a line to the northern side of Leicester

Western Lands Office,
Sydney, 10th April, 1941.

The land to be used only for the purpose for which the lease is granted.
All amounts due and payable to the Crown must be paid to the Colonial Treasurer within one month from the date hereof.

The leases are subject to the provisions of the Western Lands Act, 1901, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants and reservations set out at the foot of the Schedule.

IT is hereby notified that, under the provisions of section 28A of the Western Lands Act of 1901, Western Lands Leases of the lands specified in the annexed Schedule have been granted to the undermentioned persons.

A. W. YEO, Minister for Lands.

No. of Lease	Reg. No. of Papers.	Name and address of Lessee.	Parish.	County.	Situation of Land.	Area. A. R. P.	Purpose of Lease.	Term of Lease		Annual Rent. £ s. d.	Survey Fee. £ s. d.	Pasture Protection District.
								From—	To—			
5,019	W.L.O. 40-4,961	Arthur Duncan Potter, of Gol Gol ...	Gol Gol	Wentworth	Portion W.L. 2,869 ...	75 2 0	Residence, cultivation and irrigation	1940. 9 Dec.	1954. 8 Dec.	13 4 3	4 0 0	Wentworth
5,019	40-4,511	Horace McPhee, of Irymple, Victoria ...	Do	do	Portion W.L. 2,868 ...	77 2 0	do	9 Dec.	8 Dec.	10 18 3	4 0 0	do
5,280	40-5,340	John Edward Harris, of Gol Gol ...	Do	do	Portion W.L. 2,867 ...	123 3 0	do	9 Dec. 1941.	8 Dec. 1955.	10 0 3	4 10 0	do
5,100	41-1,724	Edward James Alderton, of Mildura Victoria.	Murrayong	do	Portion 426 ...	2 0 0	Residence and cultivation	1 April	31 Mar.	1 0 0	1 0 0	do

Special Condition.

W.L.L. 5,019 shall be subject to the following special condition, viz. :— "That the lessee shall allow the water from irrigation of W.L.L. 5,020 to be discharged across the lease."

W.L.L. 5,100 shall be subject to the following special conditions, viz. :—

- (a) The lessee shall within six months from the commencement of the lease erect to the satisfaction of the Western Lands Commissioner a substantial residence of a value not less than £100.
- (b) "The lessee shall within six (6) months from the date of commencement of the lease enclose the lands leased with a substantial stockproof fence provided that the boundaries common to other lands held in the same interests need not be so fenced as long as such other lands remain held in the same interests."

(Page 1) Vol. 15335 Fol. 98

STATE OF TITLE
PROPERTY ACT, 1900



15335

NEW SOUTH WALES

First Title This Folio
Prior Title Crown Land (FI 107719)

Vol. 15335 Fol. 98

EDITION ISSUED

8 5 1985



I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED

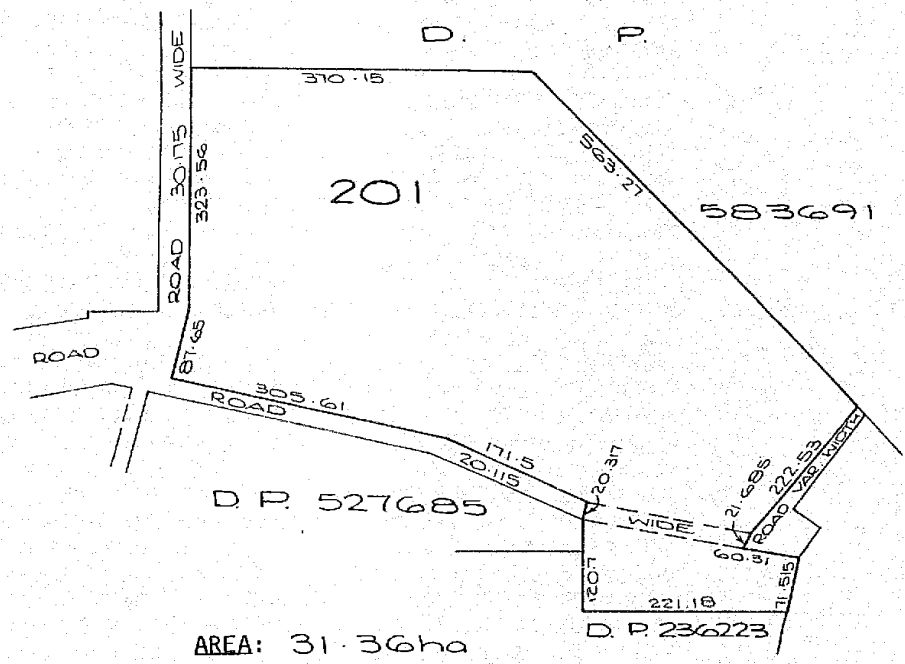
Registrar General.



SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



LAND REFERRED TO

Portion 201 in the Shire of Wentworth Parish of Go! Go! County of Wentworth.

FIRST SCHEDULE

EUGENIO DOMINIC MORELLO.

SECOND SCHEDULE

GSA
AA
AB
N
P
MM

1. Excepting the road shown in the plan hereon.
2. Land excludes minerals and is subject to reservations and conditions in favour of the Crown - see Memorandum S700000A.
3. Provisions of s.235A Crown Lands Consolidation Act, 1913, as to boundaries to rivers and lakes.
4. Conditional Purchase 1967/2 Wentworth - subject to the provisions of the Crown Lands Consolidation Act, 1913, particularly as regards -
 - (a) PAYMENT OF BALANCE OF PURCHASE AND OTHER MONEYS; X861016.
 - (b) forfeiture provisions; X861016.
 - (c) restrictions on dealings see s.272; X861016.
 - (d) restrictions on subdivision see s.257; X861016.
5. Book 3293 No.768 Mortgage to National Australia Bank Limited.
6. Book 3298 No.106 Mortgage to Commonwealth Development Bank of Australia X710741

40828-4036

Vol FOLIO FOLIO

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)
PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

10/1/14
X 36/1/16
A



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:24PM

FOLIO: 201/756946

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 15335 FOL 98

Recorded	Number	Type of Instrument	C.T. Issue
14/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/2/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/5/1991		AMENDMENT: TITLE DIAGRAM	
17/3/1999	5687329	DEPARTMENTAL DEALING	
31/5/2010	AF522313	DISCHARGE OF MORTGAGE	
20/7/2010	DP1152903	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

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Received: 17/07/2023 14:24:52



LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 2/1152903

First Title(s): VOL 15335 FOL 98
Prior Title(s): 201/756946

Recorded	Number	Type of Instrument	C.T. Issue
20/7/2010	DP1152903	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/8/2010	AF698828	TRANSFER	EDITION 2
11/5/2015	AJ468783	MORTGAGE	EDITION 3
24/8/2018	AN603823	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
4/8/2020	AQ294846	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1152903

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	3	11/5/2015

LAND

LOT 2 IN DEPOSITED PLAN 1152903
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1152903

FIRST SCHEDULE

ALINGA GROVE PTY LIMITED (T AF698828)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
- 2 AS TO BOUNDARIES TO RIVERS/LAKES - SEE SECTION 172 CROWN LANDS ACT 1989
- 3 DP1152903 EASEMENT FOR WATER SUPPLY 4 & 6.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1152903 RIGHT OF CARRIAGEWAY AND EASEMENT FOR WATER SUPPLY 6.5 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1152903 EASEMENT FOR OVERHEAD POWER LINE(S) 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 AJ468783 MORTGAGE TO NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

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LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 1/1152903

First Title(s): VOL 15335 FOL 98
Prior Title(s): 201/756946

Recorded	Number	Type of Instrument	C.T. Issue
20/7/2010	DP1152903	DEPOSITED PLAN	FOLIO CREATED EDITION 1
28/11/2017	AM921711	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 2
24/8/2018	AN603823	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
14/2/2019	AP61008	TRANSFER	
14/2/2019	AP61009	MORTGAGE	EDITION 3 CORD ISSUED
18/7/2019	AP311989	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
30/10/2020	AQ514532	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
1/5/2023	AT47409	DISCHARGE OF MORTGAGE	
1/5/2023	AT47410	MORTGAGE	EDITION 4

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

Form: 03AE
 Licence: 01-05-051
 Licensee: LEAP Legal Software Pty Limited
 Firm name: Davies Watson Lawyers

TRANSMISSION APPLICATION



AM921711B

by an Executor,
 Administrator or Trustee

New South Wales
 Section 93 Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	1/1152903		
(B) REGISTERED DEALING	NUMBER	TORRENS TITLE	
(C) LODGED BY	DOCUMENT COLLECTION BOX 28A	NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY LLPN: SAI GLOBAL Property 124247U DX 885 SYDNEY 02 9210 0700 REFERENCE: <u>68022225 - Davies Watson</u>	CODE AE
(D) DECEASED REGISTERED PROPRIETOR	EUGENIO DOMINIC MORELLO		
(E) APPLICANT	VINCENT LUKE RUSSO AND CARMEL RUSSO ✓		

(F) The abovementioned applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 04/12/2016) pursuant to Probate No. 2017/00046779 granted on 15 May 2017 (a certified copy of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE

(G) I certify that I am an eligible witness and that the applicant signed this dealing in my presence.
 [See note* below]

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

Signature of witness: *M Black*
 Name of witness: MICHELLE ROBYN BLACK
 Address of witness: 103 ORANGE AVENUE
 MILDURA VIC 3500

Signature of applicant:
[Signature]
[Signature]

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS. The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. 1456054 Full name: MICHELLE ROBYN BLACK (AGENT) Signature: *M Black*

*s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Evidence sighted and returned (office use only): _____



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1152903

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	4	1/5/2023

LAND

LOT 1 IN DEPOSITED PLAN 1152903
 AT GOL GOL
 LOCAL GOVERNMENT AREA WENTWORTH
 PARISH OF GOL GOL COUNTY OF WENTWORTH
 TITLE DIAGRAM DP1152903

FIRST SCHEDULE

DEAN COURTNEY MCDOWALL
 RACHEL LUCY MCDOWALL
 AS JOINT TENANTS (T AP61008)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
- 2 DP1152903 EASEMENT FOR WATER SUPPLY 4 & 6.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP1152903 RIGHT OF CARRIAGEWAY AND EASEMENT FOR WATER SUPPLY 6.5 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 AT47410 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

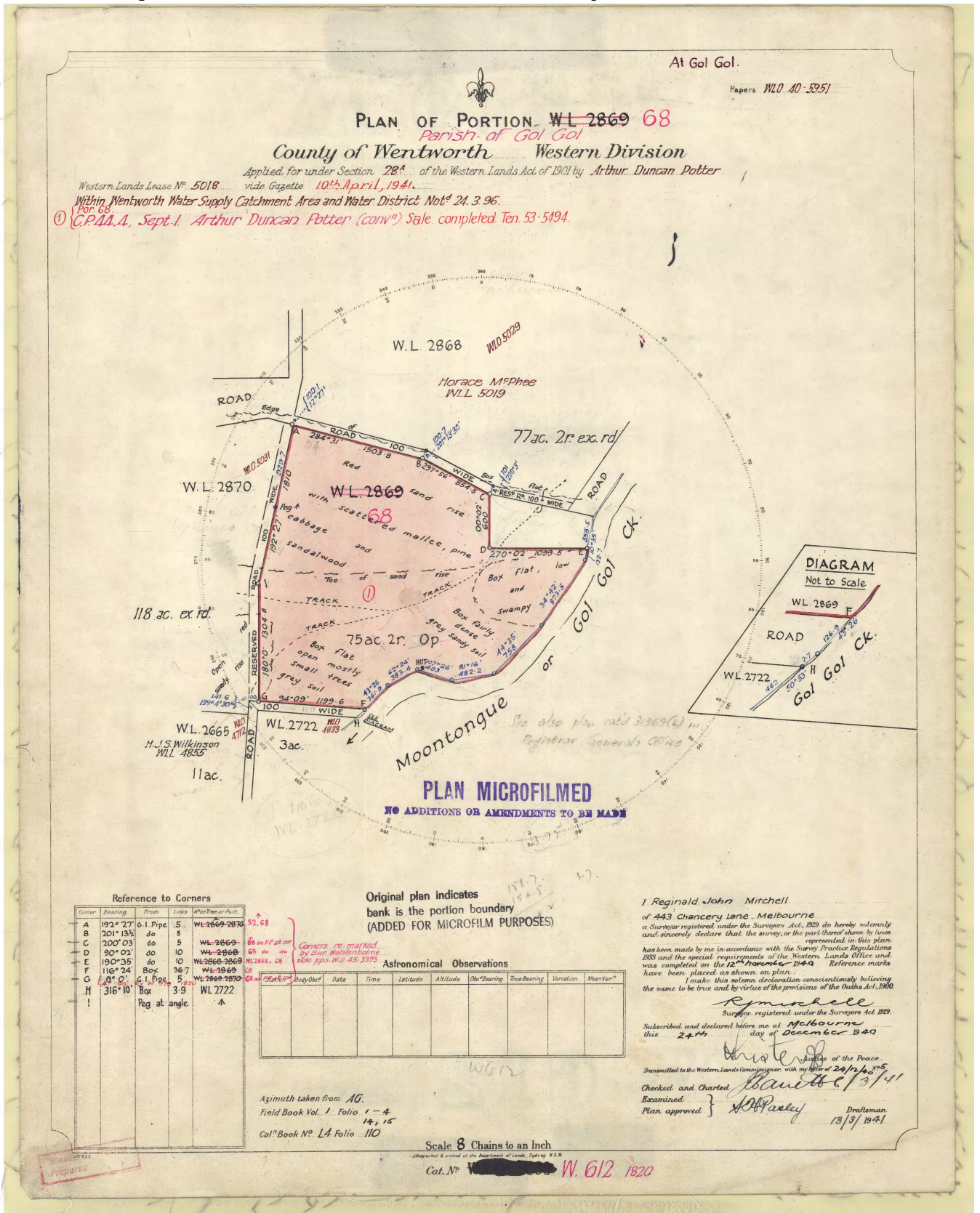
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

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At Gol Gol.
 Papers W.L. 40-5951
PLAN OF PORTION WL 2869 68
Parish of Gol Gol
County of Wentworth Western Division
 Applied for under Section 28A of the Western Lands Act of 1901 by Arthur Duncan Potter
 Western Lands Lease No. 5018 vide Gazette 10th April, 1941.
 Within Wentworth Water Supply Catchment Area and Water District No. 24. 3. 96.
 Por. 68
 (C.P. 44.4, Sept. 1. Arthur Duncan Potter (conv.) Sale completed Ten. 53. 5494.

PLAN MICROFILMED
 NO ADDITIONS OR AMENDMENTS TO BE MADE

Reference to Corners

Corner	Bearing	From	Links	When Taken or Placed
A	192° 27'	G.I. Pipe	5	WL 2669-2670
B	201° 13 1/2'	do	5	WL 2669-2670
C	200° 03'	do	5	WL 2669-2670
D	30° 01'	do	10	WL 2669-2670
E	190° 35'	do	10	WL 2669-2670
F	116° 24'	Box	36.7	WL 2669-2670
G	0° 0'	G.I. Pipe	5	WL 2669-2670
H	316° 10'	Box	3.9	WL 2722
I		Peg at angle		A

Original plan indicates bank is the portion boundary (ADDED FOR MICROFILM PURPOSES)

Astronomical Observations

Observer	Date	Time	Latitude	Altitude	Obs. Bearing	True Bearing	Variation	Mag. Var.

I Reginald John Mitchell
 of 443 Chancery Lane, Melbourne
 a Surveyor registered under the Surveyors Act, 1929 do hereby solemnly and sincerely declare that the survey, or the part thereof shown by lines represented in this plan has been made by me in accordance with the Survey Practice Regulations 1933 and the special requirements of the Western Lands Office and was completed on the 12th November 1941 Reference marks have been placed as shown on plan.
 I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

R. Mitchell
 Surveyor registered under the Surveyors Act 1929
 Subscribed and declared before me at Melbourne
 this 24th day of December 1941

Arthur Potter
 Justice of the Peace
 Transmitted to the Western Lands Commissioner with my office of 24/12/41
 Checked and Charted *W. G. 1/3/41*
 Examined *W. G. 1/3/41*
 Plan approved *W. G. 1/3/41* Draftsman
 13/3/1941

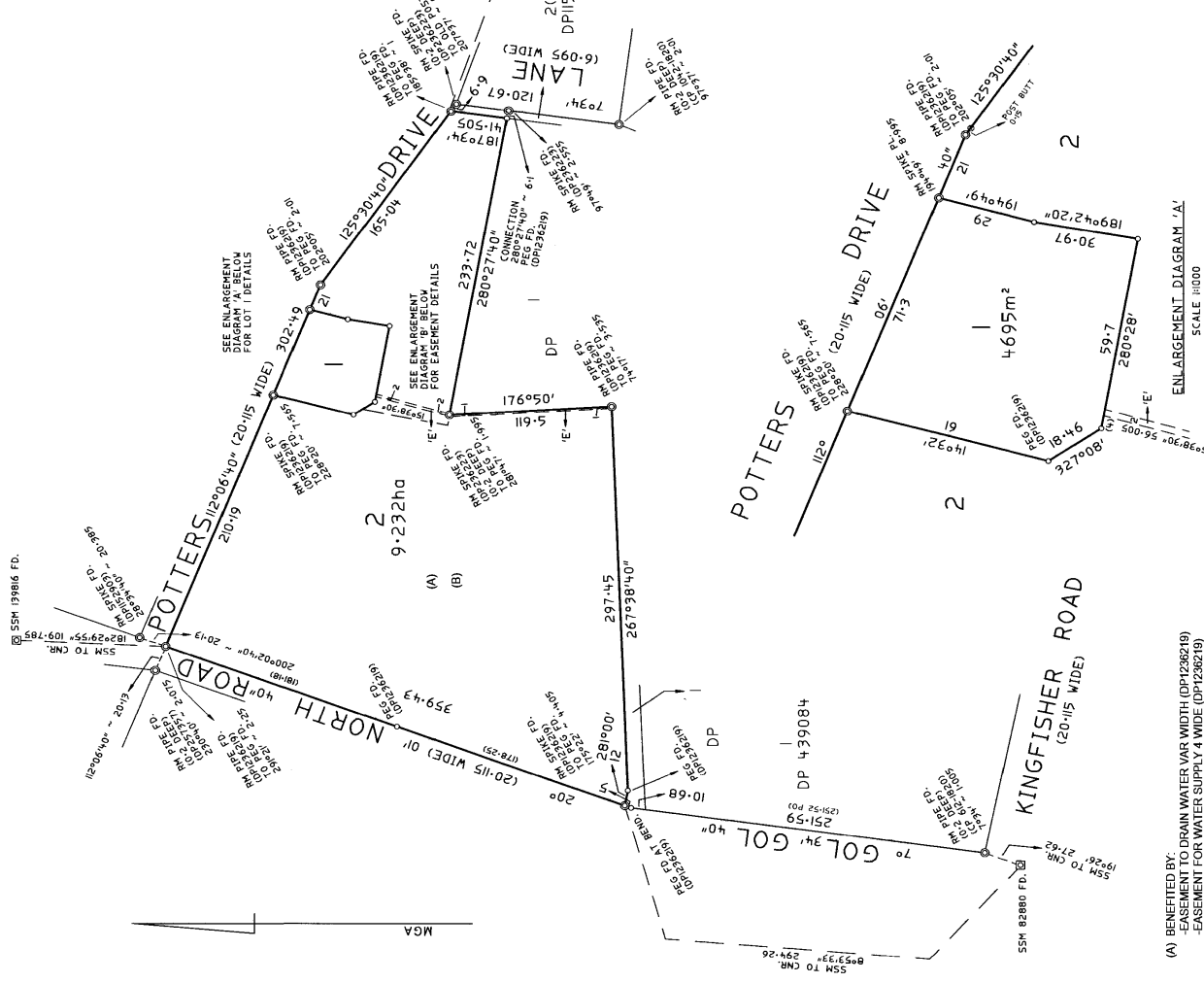
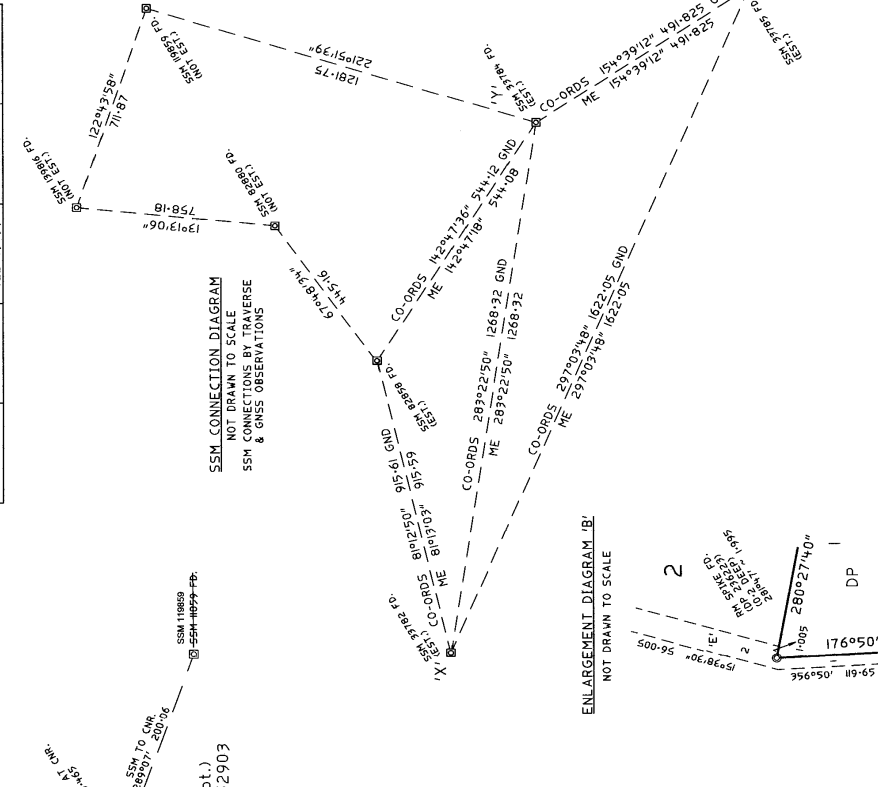
Azimuth taken from AG.
 Field Book Vol. 1. Folio 1-4
 14, 15
 Cal. Book No. L4. Folio 110

Scale 8 Chains to an Inch
 Lithographed & printed at the Department of Lands, Sydney, N.S.W.
 Cat. No. *W. 612 1820*

Surveyor General
 Prepared

CO-ORDINATE SCHEDULE			
MARK	MGA CO-ORDINATES	HOB ACC CLASS ORDER	CSF
SSM 33782	612018.061	Nothing	0
SSM 33784	613251.644	B	2
SSM 33785	613462.138	B	2
SSM 82858	612922.703	C	2
SSM 82880	613334.777	U	0
SSM 119859	614106.777	U	0
SSM 139816	613508.10	U	0

GNS VALIDATION SCHEDULE			
FROM MARK	TO MARK	GRID BEARING	DISTANCE
SSM 33782	SSM 33784	109°22'50"	1268.32
SSM 33784	SSM 33785	109°22'50"	1268.32
SSM 82880	SSM 139816	134°13'06"	758.18
SSM 139816	SSM 119859	122°43'58"	711.87




Registered
9/01/2020

LGA: MENTWORTH
Locality: GOL GOL
Subdivision No. 22/19

PLAN OF SUBDIVISION
LOTS 1 & 2 IN DPI236219

Surveyor: ROBERT BRUCE FREEMAN
Date of Survey: 15th APRIL 2019



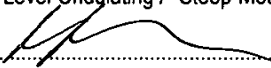
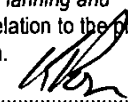


DP1259848 P








92052 /Doc:DP 1259848 P /Rev:09-Jan-2020 /NSW LRS /Pgs:All /Prt:17-Jul-2023 14:19 /Seq:1 of 4
 ce of the Registrar-General /Src:Infotrack /Ref:Gol Gol Redevelopment Parcel


:R892052 /Doc:DP 1259848 P /Rev:09-Jan-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:2 of 4
 Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

<p>PLAN FORM 6 (2017)</p>	<p>DEPOSITED PLAN ADMINISTRATION SHEET</p>	<p>Sheet 1 of 3 sheet(s)</p>
<p>Office Use Only</p> <p>Registered:  9/01/2020</p> <p>Title System: TORRENS</p>	<p>Office Use Only</p>  <p>DP1259848 S</p>	
<p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP1236219</p>	<p>LGA: WENTWORTH Locality: GOL GOL Parish: GOL GOL County: WENTWORTH</p>	
<p>Survey Certificate</p> <p>I, ROBERT BRUCE FREEMAN of 130 LANGTREE AVENUE, MILDURA, VIC. 3500. a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 15/04/2019.</i></p> <p><i>*(b) The part of the land shown in the plan (*being/*excluding ** was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on _____ the part not surveyed was compiled in accordance with that Regulation, or</i></p> <p><i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</i></p> <p>Datum Line: 'X' - 'Y' Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>Signature:  Dated: 30/08/2019 Surveyor Identification No: 2461 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p><small>*Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>	<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: Date: File Number: Office:</p>	
<p>Plans used in the preparation of survey/compilation. DP1236219 & UNREG. SUBDIVISION BY ME (REF 9523)</p>	<p>Subdivision Certificate</p> <p>I, <u>KEN ROSS</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:  Accreditation number: Consent Authority: <u>WENTWORTH SHIRE COUNCIL</u> Date of endorsement: <u>23 SEPTEMBER 2019</u> Subdivision Certificate number: <u>2219</u> File number: <u>DA20191002</u></p> <p><small>*Strike through if inapplicable.</small></p>	
<p>Surveyor's Reference: 8966/3</p>	<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

:R892052 /Doc:DP 1259848 P /Rev:09-Jan-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:3 of 4
Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel



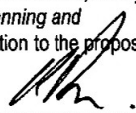
PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 3 sheet(s)
<p style="text-align: right;">Office Use Only</p> <p>Registered:  9/01/2020</p>	<p style="text-align: right;">Office Use Only</p> <h1 style="margin: 0;">DP1259848</h1>	
<p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP1236219</p> <p>Subdivision Certificate number: <u>22/19</u></p> <p>Date of Endorsement: <u>23 SEPTEMBER 2019</u></p>	<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) SSI Regulation 2017 Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 Signatures and seals- see 195D Conveyancing Act 1919 Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 	
<p>Clause 60(c) Surveying and Spatial Information Regulation 2017:</p> <p>LOT 1 : 22 POTTERS DRIVE, GOL GOL, 2738 LOT 2 : NO STREET ADDRESS AVAILABLE</p> <p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED: TO CREATE:</p> <p>1. EASEMENT FOR WATER SUPPLY 1 WIDE & 2 WIDE</p> <p>TO RELEASE:</p> <p>1. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH (VIDE DP1236219)</p> <p>Signed by registered proprietors:</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;">  <hr style="width: 100%;"/> <p>BARRY COOK</p> </div> <div style="text-align: center;">  <hr style="width: 100%;"/> <p>WITNESS</p> </div> </div> <p style="margin-top: 30px;">Executed by ALINGA GROVE PTY LTD (ACN 004 845 612) in accordance with the requirements of section 127 of the Corporations Act 2001 (Cth) by:</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>X </p> <p>EVAN MORRISON DIRECTOR</p> </div> <div style="text-align: center;"> <p>X </p> <p>MARLENE MORRISON DIRECTOR</p> </div> </div> <p style="text-align: center; font-size: small;">If space is insufficient use additional annexure sheet</p>		
<p>Surveyor's Reference: 8966/3</p>		

:R892052 /Doc:DP 1259848 P /Rev:09-Jan-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:4 of 4
Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 3 sheet(s)
<p style="text-align: right;">Office Use Only</p> <p>Registered:  9/01/2020</p>	<p style="text-align: right;">Office Use Only</p> <h1 style="margin: 0;">DP1259848</h1>	
<p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP1236219</p> <p>Subdivision Certificate number: <u>2219</u></p> <p>Date of Endorsement: <u>23 SEPTEMBER 2019</u></p>	<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 	
<p>If space is insufficient use additional annexure sheet</p>		
<p>Surveyor's Reference: 8966/3</p>		

PLAN FORM 6 (2012)


WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of ³ / ₇ sheet(s)
<p>Registered:  18.1.2018</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p style="text-align: center;">Office Use Only</p> <div style="text-align: center;">  DP1236219 S </div> <p style="text-align: right;">Only</p>	
<p>PLAN OF SUBDIVISION OF LOT 1 IN DP 527685 AND LOT 4 IN DP 236223</p>	<p>LGA: WENTWORTH</p> <p>Locality: GOL GOL</p> <p>Parish: GOL GOL</p> <p>County: WENTWORTH</p>	
<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, ROBERT BRUCE FREEMAN of 130 LANGTREE AVENUE, MILDURA, VIC. 3500 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on.</p> <p>*(b) The part of the land shown in the plan (*being/*excluding Lots 1 & 2 and connections) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 18th July 2016, the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature: Dated: 23/11/2016</p> <p>Surveyor ID: 2461</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep Mountainous.</p> <p><small>*Strike through if inapplicable. *Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>	
<p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>Ken Ross</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number: <u>-</u></p> <p>Consent Authority: <u>Wentworth Shire Council</u></p> <p>Date of endorsement: <u>6 February 2017</u></p> <p>Subdivision Certificate number: <u>02/17</u></p> <p>File number: <u>DA 2016/016</u></p> <p><small>*Strike through if inapplicable.</small></p>	<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 236223, DP 257357, DP 439084, DP 527685, DP 1152903, DP 1200627, CP 612-1820, CP 1042-1820.</p> <p style="text-align: center;"><small>If space is insufficient continue on PLAN FORM 6A</small></p>	
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: 8966</p>	

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 3 sheet(s)

Registered:  18.1.2018

Office Use Only

Use Only

DP1236219

PLAN OF SUBDIVISION OF
LOT 1 IN DP 527685 AND
LOT 4 IN DP 236223

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 02/17
Date of Endorsement: 6 February 2017

Clause 60(c) Surveying and Spatial Information Regulation 2012:

- LOT 1 - NO ADDRESS AVAILABLE
- LOT 2 - 22 POTTERS DRIVE, GOL GOL
- LOT 3 - 56 GOL GOL NORTH ROAD, GOL GOL

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 - 1964, IT IS INTENDED TO CREATE;

1. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
2. EASEMENT TO DRAIN WATER VARIABLE WIDTH
3. EASEMENT FOR WATER SUPPLY 4 WIDE
4. RESTRICTION ON THE USE OF LAND

Sham McInerney
Sham McInerney

x *Ang h*

If space is insufficient use additional annexure sheet


Surveyor's Reference: 8966

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheets

<p>Registered:  18.1.2018</p> <p>Office Use Only</p>	<p>Only</p> <p style="font-size: 2em; text-align: center;">DP1236219</p>
<p>PLAN OF SUBDIVISION OF LOT 1 IN DP 527685 AND LOT 4 IN DP 236223</p>	<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2012 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet
<p>Subdivision Certificate number: 02/17</p> <p>Date of Endorsement: 6 February 2017</p>	

~~Clause 60(c) Surveying and Spatial Information Regulation 2012:-~~


- ~~LOT 1 - NO ADDRESS AVAILABLE~~
- ~~LOT 2 - 22 POTTERS DRIVE, GOL GOL~~
- ~~LOT 3 - 56 GOL GOL NORTH ROAD, GOL GOL~~

~~PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-1964, IT IS INTENDED TO CREATE;~~

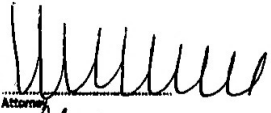
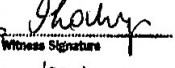
- ~~1. EASEMENT FOR WATER SUPPLY VARIABLE WIDTH~~
- ~~2. EASEMENT TO DRAIN WATR VARIABLE WIDTH~~
- ~~3. EASEMENT FOR WATER SUPPLY 4 WIDE~~
- ~~4. RESTRICTION ON THE USE OF LAND~~



Mortgagee under Mortgage No. AF 152 765
 Signed at ~~MILDURA~~ this ~~THIRTY FOURTH~~ day of
 JULY 2017 for National
 Australia Bank Limited ABN 12 004 044 937
 by CRAIG WITTE
 its duly appointed Attorney under Power of
 Attorney No. 39 Book 4512

.....
 3
 Level Attorney

 Witness/Bank Officer
 CRAIG WITTE
 55 DEAKIN AVENUE
 MILDURA 3500

EXECUTED by
 BENJICO and ADELAIDE BANK LTD
 ABN 11 068 048 178
 by being signed by its Attorney
 Kelly Wey Lawrence
 who certifies that they are the
 LOAN SERVICES OFFICER
 for the time being of the Company under Power
 of Attorney dated 7 March 2016 registered in
 Book 4707 Number 729 in the presence of:
 I certify that the attorney(s) signing opposite,
 with whom I am personally acquainted or as to
 whose identity I am otherwise satisfied, signed
 this instrument in my presence.

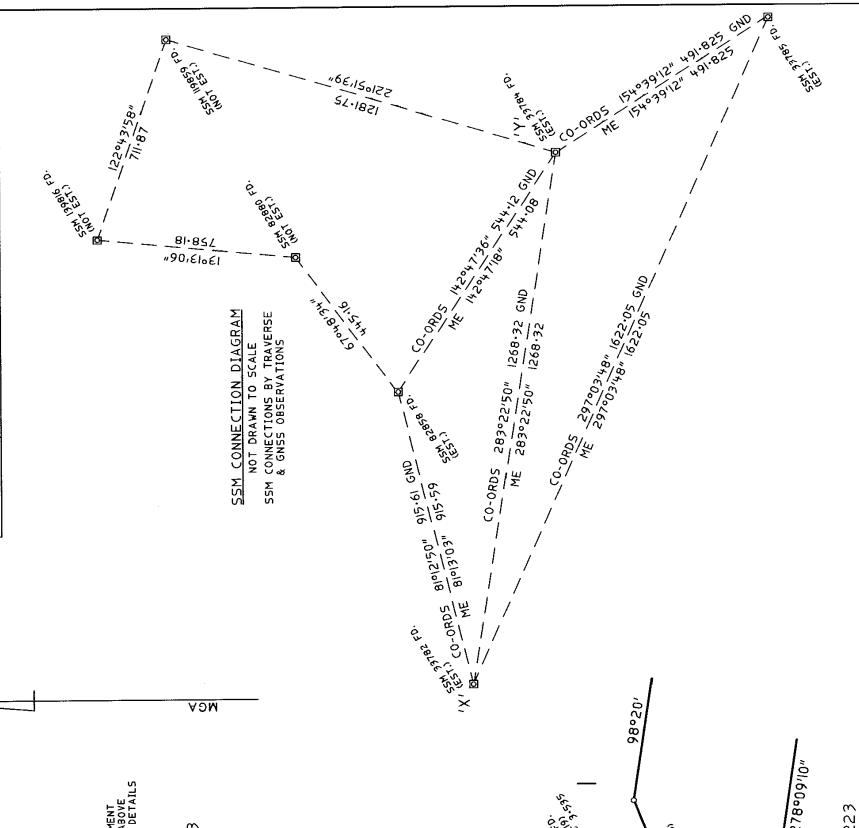

 Attorney

 Witness Signature
 Jessica Therese Lockyer
 114 Brisbane St
 IPSWICH QLD 4305
 Witness Name

If space is insufficient use additional annexure sheet

Surveyor's Reference: 8966

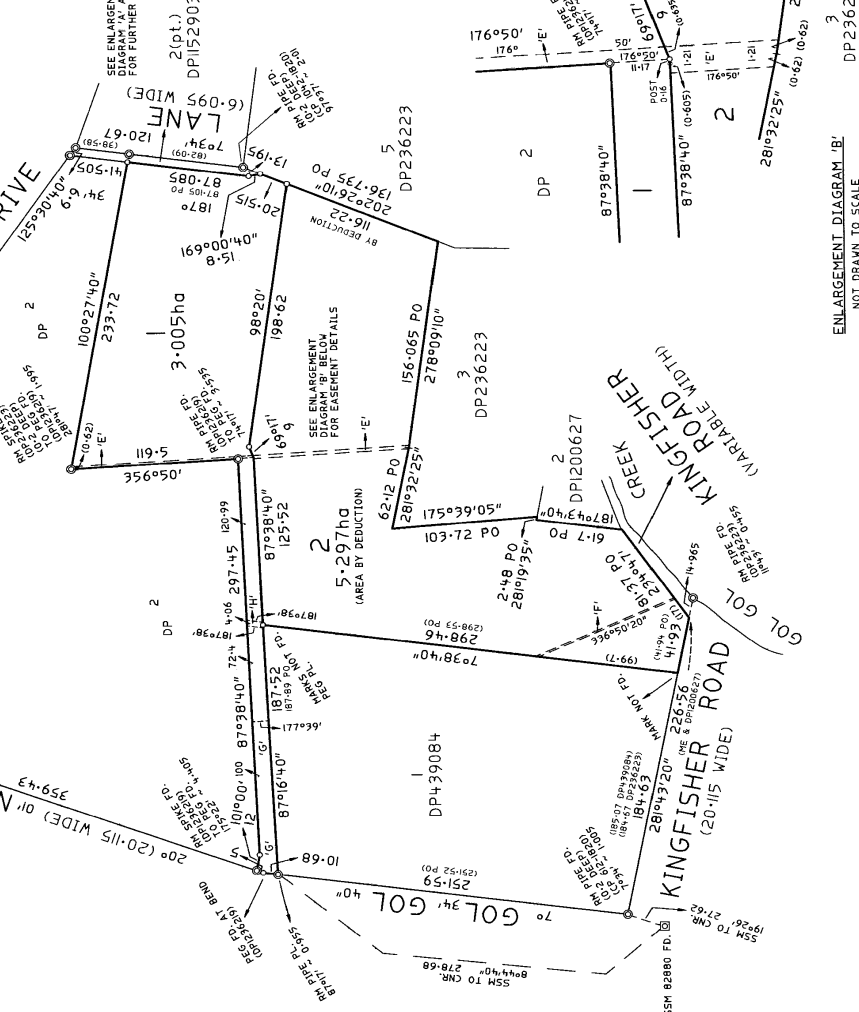
CO-ORDINATE SCHEDULE			
MARK	MGA CO-ORDINATES	HOR. ACC.	CLASS ORDER
SSM 33782	612018.061	0.000	081
SSM 33784	612018.061	0.000	081
SSM 33785	613251.614	0.000	081
SSM 33786	613462.138	0.000	081
SSM 82858	612922.703	0.000	081
SSM 82860	613334.777	0.000	081
SSM 119859	614106.777	0.000	081
SSM 139816	613508.110	0.000	081

GNSS VALIDATION SCHEDULE			
FROM MARK	TO MARK	GRID BEARING	DISTANCE
SSM 33782	SSM 33784	103°22'50"	1269.22
SSM 33784	SSM 33785	103°22'50"	1269.22
SSM 33785	SSM 33786	103°22'50"	1269.22
SSM 82858	SSM 82860	103°22'50"	1269.22
SSM 119859	SSM 139816	103°22'50"	1269.22



CO-ORDINATE SCHEDULE			
MARK	MGA CO-ORDINATES	HOR. ACC.	CLASS ORDER
SSM 33782	612018.061	0.000	081
SSM 33784	613251.614	0.000	081
SSM 33785	613462.138	0.000	081
SSM 82858	612922.703	0.000	081
SSM 82860	613334.777	0.000	081
SSM 119859	614106.777	0.000	081
SSM 139816	613508.110	0.000	081

GNSS VALIDATION SCHEDULE			
FROM MARK	TO MARK	GRID BEARING	DISTANCE
SSM 33782	SSM 33784	103°22'50"	1269.22
SSM 33784	SSM 33785	103°22'50"	1269.22
SSM 33785	SSM 33786	103°22'50"	1269.22
SSM 82858	SSM 82860	103°22'50"	1269.22
SSM 119859	SSM 139816	103°22'50"	1269.22



Registered

DP1269246 P

LOA: WENTWORTH
Locality: GOL GOL
Subdivision No. 1

PLAN OF SUBDIVISION
LOT 1 IN DP236223 AND
LOT 3 IN DP236219



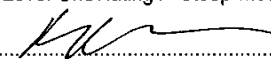
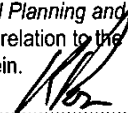
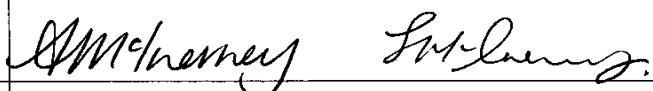
Surveyor: ROBERT BRUCE FREEMAN
Date of Survey: 15th APRIL 2019

Enlargement Diagram 'B'
NOT DRAWN TO SCALE
DP236223

EASEMENT FOR PIPELINE 1-21 & 0-605 WIDE (WIDE G989732)
EASEMENT FOR PIPELINE 1-21 WIDE (WIDE G275522 DP493084)
EASEMENT TO DRAIN WATER VARIABLE WIDTH (WIDE DP236219)




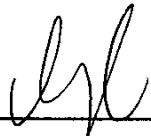

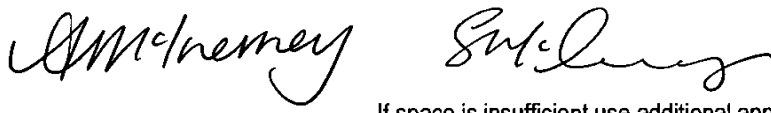
:R892047 /Doc:DP 1269246 P /Rev:19-Nov-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:2 of 4
 Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
Registered:  19.11.2020 Title System: TORRENS	Office Use Only  DP1269246 S	
PLAN OF SUBDIVISION OF LOT 1 IN DP1200627 & LOT 3 IN DP1236219	LGA: WENTWORTH Locality: GOL GOL Parish: GOL GOL County: WENTWORTH	
<p style="text-align: center;">Survey Certificate</p> I, ROBERT BRUCE FREEMAN of 130 LANGTREE AVENUE, MILDURA, VIC. 3500. a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on *(b) The part of the land shown in the plan (*being/*excluding LOT 1 AND CONNECTIONS) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on 15/04/2019 the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: 'X' - 'Y' Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature:  Dated: 30/08/2019 Surveyor Identification No: 2461 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: <p style="text-align: center;">Subdivision Certificate</p> I, <u>Ken Ross</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: Consent Authority: <u>Wentworth Shire Council</u> Date of endorsement: <u>12 September 2019</u> Subdivision Certificate number: <u>21/19</u> File number: <u>DA 2018/080</u> *Strike through if inapplicable.	
Plans used in the preparation of survey/compilation. DP1200627, DP1236219 & UNREG. SUBDIVISION BY ME (REF 8966/3)	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. 	
Surveyor's Reference: 9523	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

:R892047 /Doc:DP 1269246 P /Rev:19-Nov-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:3 of 4
Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 3 sheet(s)
Registered: 19.11.2020	DP1269246	
PLAN OF SUBDIVISION OF LOT 1 IN DP1200627 & LOT 3 IN DP1236219	This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2017 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 	
Subdivision Certificate number: <u>21/19</u> Date of Endorsement: <u>12 September 2019</u>		
Clause 60(c) Surveying and Spatial Information Regulation 2017: LOT 1 : 56 GOL GOL NORTH ROAD, GOL GOL, 2738. LOT 2 : NO STREET ADDRESSES AVAILABLE		
EXECUTED by ALINGA GROVE PTY LTD (ACN 004 845 612) in accordance with Section 127 of the Corporations Act 2001:		
 Director/Secretary Evan Ronald Morrison	 Director Arhley Evan Morrison	
New South Wales Rural Assistance Authority, being the mortgagee of the land within described hereby consents to this Plan of Subdivision date this <u>30th</u> day of <u>January 2020</u>	In the presence of:	
 Sarah Harriet Jane Stanbury	 Witness Stephanie Joan Cook	
<i>For and on behalf of the New South Wales Rural Assistance Authority under and in pursuance of power delegated to the signatory by the said Authority under the Rural Assistance Act 1989.</i>	161 Kite Street, ORANGE NSW 2800	
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 9523		

:R892047 /Doc:DP 1269246 P /Rev:19-Nov-2020 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:19 /Seq:4 of 4
Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 3 sheet(s)	
<p>Registered:  19.11.2020</p> <p>PLAN OF SUBDIVISION OF LOT 1 IN DP1200627 & LOT 3 IN DP1236219</p> <p>Subdivision Certificate number: <u>21/19</u> Date of Endorsement: <u>12 September 2019</u></p>	<p style="text-align: center; font-size: 1.2em;">Office Use Only</p> <p style="text-align: center; font-size: 1.5em; font-weight: bold;">DP1269246</p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2017 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
<p style="font-size: 1.2em;">MORTGAGEE UNDER MORTGAGE NO. AN340522 SIGNED AT MILDURA THIS 13TH DAY OF OCTOBER 2020 FOR NATIONAL AUSTRALIA BANK LIMITED ABN 12 004 044 937 BY CHERYL LINKLATER ITS DULY APPOINTED ATTORNEY UNDER POWER OF ATTORNEY No.39 Book 4512</p> <div style="text-align: right; margin-top: 20px;">  _____ ATTORNEY SIGNATURE. LEVEL 3 ATTORNEY </div> <div style="margin-top: 20px;">  _____ WITNESS SIGNATURE CRAIG STONE </div> <div style="margin-top: 20px;"> WITNESS NAME <u>55 DEAKIN AVE, MILDURA VIC 3500</u> WITNESS ADDRESS </div> <div style="margin-top: 20px; text-align: center;">  _____ </div>	
If space is insufficient use additional annexure sheet	
Surveyor's Reference: 9523	



CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

NMS	METRES
0.1	0.020
0.4	0.080
0.6	0.120
0.8	0.160
1.0	0.200
1.2	0.240
1.4	0.280
1.6	0.320
1.8	0.360
2.0	0.400
2.2	0.440
2.4	0.480
2.6	0.520
2.8	0.560
3.0	0.600
3.2	0.640
3.4	0.680
3.6	0.720
3.8	0.760
4.0	0.800
4.2	0.840
4.4	0.880
4.6	0.920
4.8	0.960
5.0	1.000
5.2	1.040
5.4	1.080
5.6	1.120
5.8	1.160
6.0	1.200
6.2	1.240
6.4	1.280
6.6	1.320
6.8	1.360
7.0	1.400
7.2	1.440
7.4	1.480
7.6	1.520
7.8	1.560
8.0	1.600
8.2	1.640
8.4	1.680
8.6	1.720
8.8	1.760
9.0	1.800
9.2	1.840
9.4	1.880
9.6	1.920
9.8	1.960
10.0	2.000
10.2	2.040
10.4	2.080
10.6	2.120
10.8	2.160
11.0	2.200
11.2	2.240
11.4	2.280
11.6	2.320
11.8	2.360
12.0	2.400
12.2	2.440
12.4	2.480
12.6	2.520
12.8	2.560
13.0	2.600
13.2	2.640
13.4	2.680
13.6	2.720
13.8	2.760
14.0	2.800
14.2	2.840
14.4	2.880
14.6	2.920
14.8	2.960
15.0	3.000
15.2	3.040
15.4	3.080
15.6	3.120
15.8	3.160
16.0	3.200
16.2	3.240
16.4	3.280
16.6	3.320
16.8	3.360
17.0	3.400
17.2	3.440
17.4	3.480
17.6	3.520
17.8	3.560
18.0	3.600
18.2	3.640
18.4	3.680
18.6	3.720
18.8	3.760
19.0	3.800
19.2	3.840
19.4	3.880
19.6	3.920
19.8	3.960
20.0	4.000
20.2	4.040
20.4	4.080
20.6	4.120
20.8	4.160
21.0	4.200
21.2	4.240
21.4	4.280
21.6	4.320
21.8	4.360
22.0	4.400
22.2	4.440
22.4	4.480
22.6	4.520
22.8	4.560
23.0	4.600
23.2	4.640
23.4	4.680
23.6	4.720
23.8	4.760
24.0	4.800
24.2	4.840
24.4	4.880
24.6	4.920
24.8	4.960
25.0	5.000
25.2	5.040
25.4	5.080
25.6	5.120
25.8	5.160
26.0	5.200
26.2	5.240
26.4	5.280
26.6	5.320
26.8	5.360
27.0	5.400
27.2	5.440
27.4	5.480
27.6	5.520
27.8	5.560
28.0	5.600
28.2	5.640
28.4	5.680
28.6	5.720
28.8	5.760
29.0	5.800
29.2	5.840
29.4	5.880
29.6	5.920
29.8	5.960
30.0	6.000

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 25623 CONTINUED

LINKS	METRES
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462.5	92.505
463	92.070
463.5	91.635
464	91.200
464.5	90.765
465	90.330
465.5	89.895
466	89.460
466.5	89.025
467	88.590
467.5	88.155
468	87.720
468.5	87.285
469	86.850
469.5	86.415
470	85.980
470.5	85.545
471	85.110
471.5	84.675
472	84.240
472.5	83.805
473	83.370
473.5	82.935
474	82.500
474.5	82.065
475	81.630
475.5	81.195
476	80.760
476.5	80.325
477	79.890
477.5	79.455
478	79.020
478.5	78.585
479	78.150
479.5	77.715
480	77.280
480.5	76.845
481	76.410
481.5	75.975
482	75.540
482.5	75.105
483	74.670
483.5	74.235
484	73.800
484.5	73.365
485	72.930
485.5	72.495
486	72.060
486.5	71.625
487	71.190
487.5	70.755
488	70.320
488.5	69.885
489	69.450
489.5	69.015
490	68.580
490.5	68.145
491	67.710
491.5	67.275
492	66.840
492.5	66.405
493	65.970
493.5	65.535
494	65.100
494.5	64.665
495	64.230
495.5	63.795
496	63.360
496.5	62.925
497	62.490
497.5	62.055
498	61.620
498.5	61.185
499	60.750
499.5	60.315
500	59.880

BOUNDARIES AND BEARS ONLY.

THE COMPASS BEARINGS OF AUSTRALIA UNITED

APPROVED BY THE REGISTRAR GENERAL FOR NEW SOUTH WALES

REGISTERED AS INSTRUMENT NO. 25623

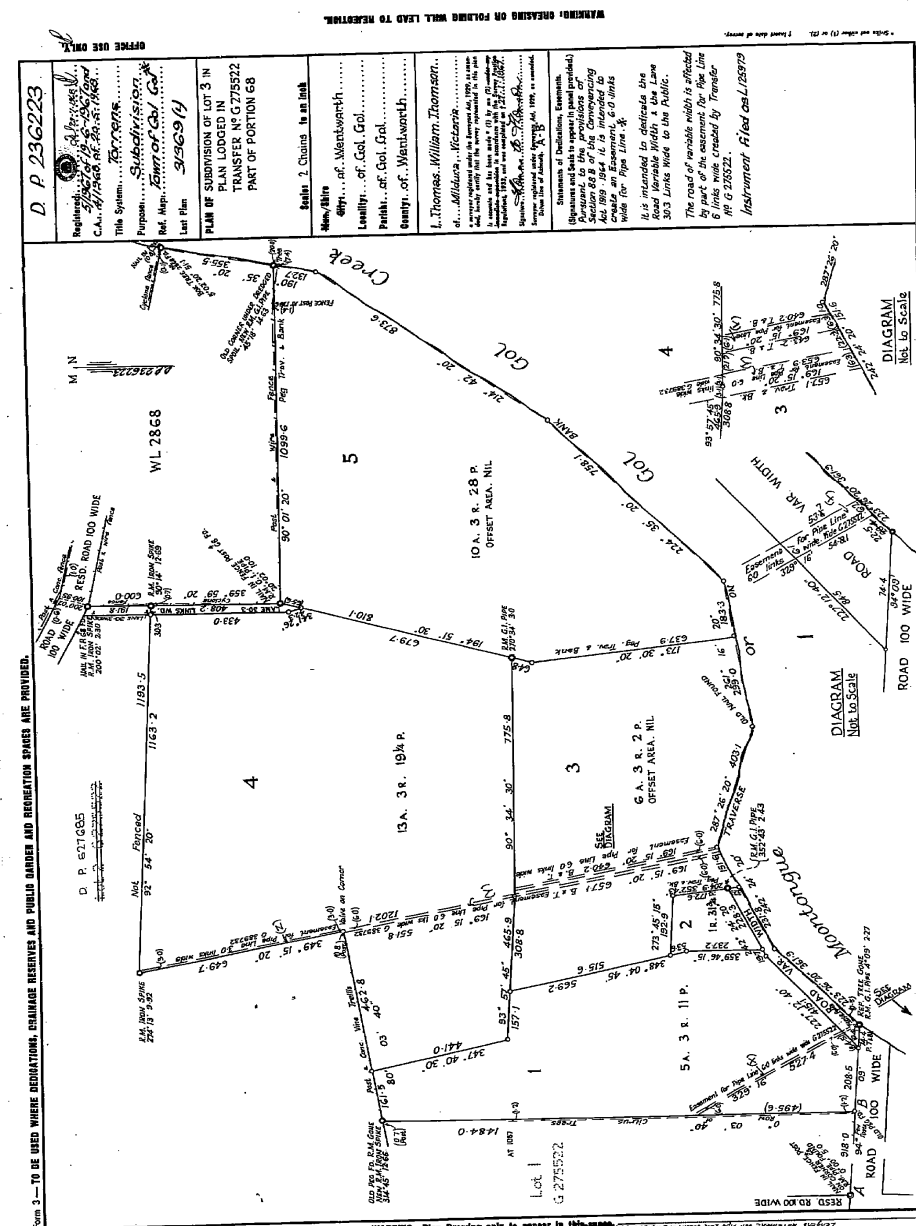
DATE OF INSTRUMENT: 19/06/1992

INSTRUMENT NO. 25623

ASSISTANT REGISTRAR GENERAL

DATE: 19/06/1992

1



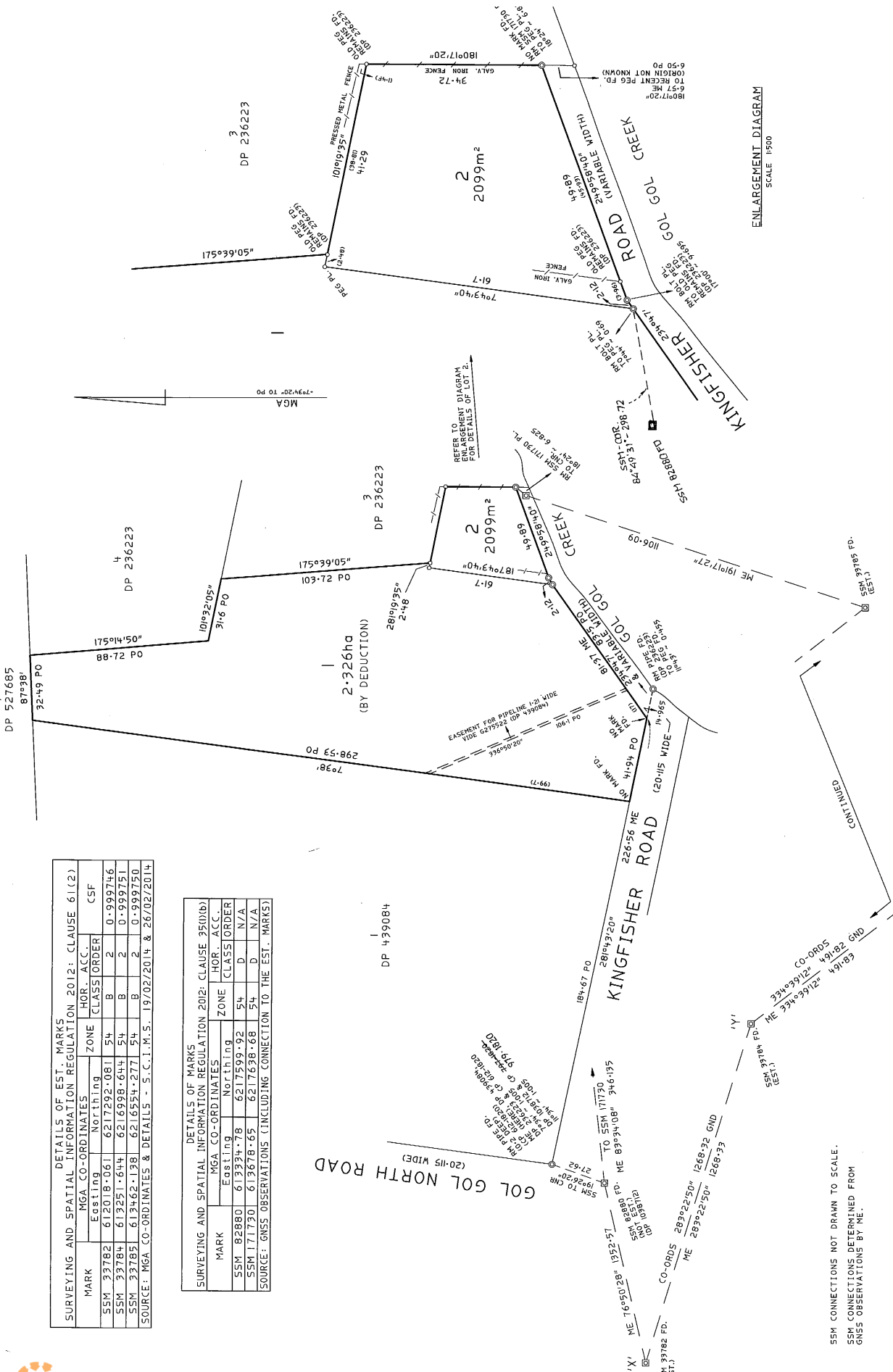
WARNING: Plan Drawing only to appear in this space.

WARNING: Plan Drawing only to appear in this space.

WARNING: Plan Drawing only to appear in this space.

I, Bruce Richard Davies, 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 15th day of July, 1992.





DETAILS OF EST. MARKS
SURVEYING AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 61(2)

MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.	CLASS	ORDER	CSF
	Easting	Northing					
SSM 33782	612018.061	6217292.081	54	B	2	0.9997146	
SSM 33784	613251.644	6214928.644	54	B	2	0.9997151	
SSM 33785	613462.138	6216554.277	54	B	2	0.9997150	

SOURCE: MGA CO-ORDINATES & DETAILS - S.C.I. M.S. 19/02/2014 & 26/02/2014

DETAILS OF MARKS
SURVEYING AND SPATIAL INFORMATION REGULATION 2012: CLAUSE 35(1)(b)

MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.	CLASS	ORDER
	Easting	Northing				
SSM 82880	613234.78	6217599.92	54	D	N/A	
SSM 171730	613678.65	6217638.68	54	D	N/A	

SOURCE: GNSS OBSERVATIONS (INCLUDING CONNECTION TO THE EST. MARKS)



Registered
30.9.2014

LGA: WENTWORTH
Locality: GOL GOL
Subdivision No. 07/014
Lengths are in metres. Reduction Ratio 1:250

PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP 236223

Surveyor: ROBERT BRUCE FREEMAN
Date of Survey: 15th APRIL 2014
Surveyor's Reference: 9089

DP1200627 P

932057 / Doc: DP 1200627 P / Rev: 30-Sep-2014 / NSM LRS / Pgs: All / Prt: 17-Jul-2023 14:20 / Seq: 1 of 8
 of the Registrar-General / Src: InfoTrack / Ref: Gol Gol Redevelopment Parcel

:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:2 of 8
 Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection


DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)
<p>Registered:  30.9.2014</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p style="text-align: center;">Office Use Only</p> <div style="text-align: center;">  DP1200627 S </div> <p style="text-align: right;">Use Only</p>	
<p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 236223</p>	<p>LGA: WENTWORTH</p> <p>Locality: GOL GOL</p> <p>Parish: GOL GOL</p> <p>County: WENTWORTH</p>	
<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, ROBERT BRUCE FREEMAN of 130 LANGTREE AVENUE, MILDURA, VIC. 3500. a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ^ LOT 1) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on 15th APRIL 2014, the part not surveyed was compiled in accordance with that Regulation.</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</p> <p>Signature: Dated: 16/05/2014</p> <p>Surveyor ID: 2641</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p><small>*Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p>	
<p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>KEN ROSS</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>WENTWORTH SHIRE COUNCIL</u></p> <p>Date of endorsement: <u>23 MAY 2014</u></p> <p>Subdivision Certificate number: <u>07/014</u></p> <p>File number: <u>N/A</u></p> <p><small>*Strike through if inapplicable.</small></p>	<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP 236223 DP 439084 DP 1038712 CP 612-1820 CP 979-1820</p> <p style="text-align: right;"><small>If space is insufficient continue on PLAN FORM 6A</small></p>	
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: 9089</p>	

:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:3 of 8
Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 7 sheet(s)

Registered:  30.9.2014 Office Use Only

Office Use Only

**PLAN OF SUBDIVISION OF
LOTS 1 & 2 IN DP 236223**

DP1200627

Subdivision Certificate number: 07/014
Date of Endorsement: 23 MAY 2014

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Clause 60(c) Surveying and Spatial Information Regulation 2012:

LOT 1 - NO ADDRESS AVAILABLE
LOT 2 - 35 KINGFISHER ROAD, GOL GOL




If space is insufficient use additional annexure sheet

Surveyor's Reference: 9089

:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:4 of 8
 Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012)



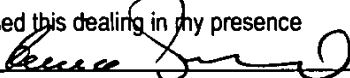

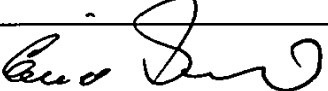
WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 7 sheet(s)
<p>Registered:  30.9.2014</p> <p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 236223</p> <p>Subdivision Certificate number: 07/014 Date of Endorsement: 23 MAY 2014</p>	<p>Office Use Only</p> <p style="font-size: 2em; font-weight: bold;">DP1200627</p> <p>Office Use Only</p>	
<p>Certified correct for the purposes of the Real Property Act 1990 and executed on behalf of the Corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified</p> <p>EXECUTED by <u>ALINGA GROVE PTY LIMITED</u>) ACN 004 845 612) by the persons whose signatures appear below pursuant to the authority specified)</p> <p style="text-align: center;"></p> <p>Director/Secretary</p> <p>Full name: EVAN RONALD MORRISON</p> <p>Usual Address: 109 Sturt Highway Gol Gol 2738</p> <p style="text-align: center;"></p> <p>Director/Secretary</p> <p>Full name: MARLENE DENISE MORRISON</p> <p>Usual Address: 109 Sturt Highway Gol Gol 2738</p>		<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
<p>If space is insufficient use additional annexure sheet</p>		
<p>Surveyor's Reference: 9089</p>		

:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:5 of 8
 Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 4 of 7 sheet(s)
<p>Registered:  30.9.2014</p> <p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 236223</p> <p>Subdivision Certificate number: 07/014 Date of Endorsement: 23 MAY 2014</p>	<p>Office Use Only</p> <p style="font-size: 24pt; font-weight: bold;">DP1200627</p> <p>Office Use Only</p>	
<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 		
<p>Certified correct for the purposes of the Real Property Act 1990 by the said DAVID MATTHEW MARTIN</p> <p style="text-align: center;"></p> <p>_____ DAVID MATTHEW MARTIN</p> <p>I certify I am an eligible witness and that DAVID MATTHEW MARTIN signed this dealing in my presence</p> <p style="text-align: center;"></p> <p>signature of witness DAVID ROELLAN MESSENGER _____ print full name of witness 111 Lime Avenue Mildura Vic _____ usual address of witness An Australian Legal Practitioner within the meaning of the Legal Profession Act 2004</p> <p>Certified correct for the purposes of the Real Property Act 1990 by the said MEA LOUISE MARTIN</p> <p style="text-align: center;"></p> <p>_____ MEA LOUISE MARTIN</p> <p>I certify I am an eligible witness and that MEA LOUISE MARTIN signed this dealing in my presence</p> <p style="text-align: center;"></p> <p>signature of witness DAVID ROELLAN MESSENGER _____ print full name of witness 111 Lime Avenue Mildura Vic _____ usual address of witness An Australian Legal Practitioner within the meaning of the Legal Profession Act 2004</p> <p style="text-align: center;">If space is insufficient use additional annexure sheet</p> <p>Surveyor's Reference: 9089</p>		


:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:6 of 8
Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012)


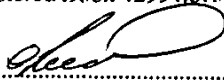
WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 7 sheet(s)

<p>Office Use Only</p> <p>Registered:  30.9.2014</p> <p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 236223</p> <p>Subdivision Certificate number: 07/014 Date of Endorsement: 23 MAY 2014</p>	<p>Office Use Only</p> <p style="font-size: 2em; text-align: center;">DP1200627</p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2012 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
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WESTPAC BANKING CORPORATION consent in relation to Mortgage 5412567

<p>I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See * below]</p> <p>Signature of witness: </p> <p>Name of witness: Sharon Samuels</p> <p>Address of witness: 360 Collins Street Melbourne VIC</p> <p><i>NSW Act requires that you must have known the signatory for more than 12 months or have sighted identifying documents</i></p>	<p>Certified correct for the purposes of the Real Property Act 1900 by the Mortgagee Mortgagee</p> <p>SIGNED by Lina Lucarelli as attorney for Westpac Banking Corporation under power of attorney registered Book 4299 no. 332</p> <p></p> <p>(Signature) Tier Three Attorney</p> <p>By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney</p>
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If space is insufficient use additional annexure sheet

Surveyor's Reference: 9089


:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:7 of 8
Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012)

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 7 sheet(s)

<p>Registered:  30.9.2014</p> <p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 236223</p> <p>Subdivision Certificate number: 07/014 Date of Endorsement: 23 MAY 2014</p>	<p>Office Use Only</p> <p style="text-align: center; font-size: 24pt;">DP1200627</p> <p>Office Use Only</p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) SSI Regulation 2012 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
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NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY consent in relation to Mortgage AG896751

In the presence of;



Witness

Paul Andrew Ringland

*New South Wales Rural Assistance Authority,
being the mortgagee of the land within described
hereby consents to this plan of subdivision
dated this 10th day of July 2014*



HELEN Christine Johnson

*For and on behalf of the New South Wales Rural
Assistance Authority under and in pursuance of
power delegated to the signatory by the said
Authority under the Rural Assistance Act, 1989.*


If space is insufficient use additional annexure sheet

Surveyor's Reference: 9089

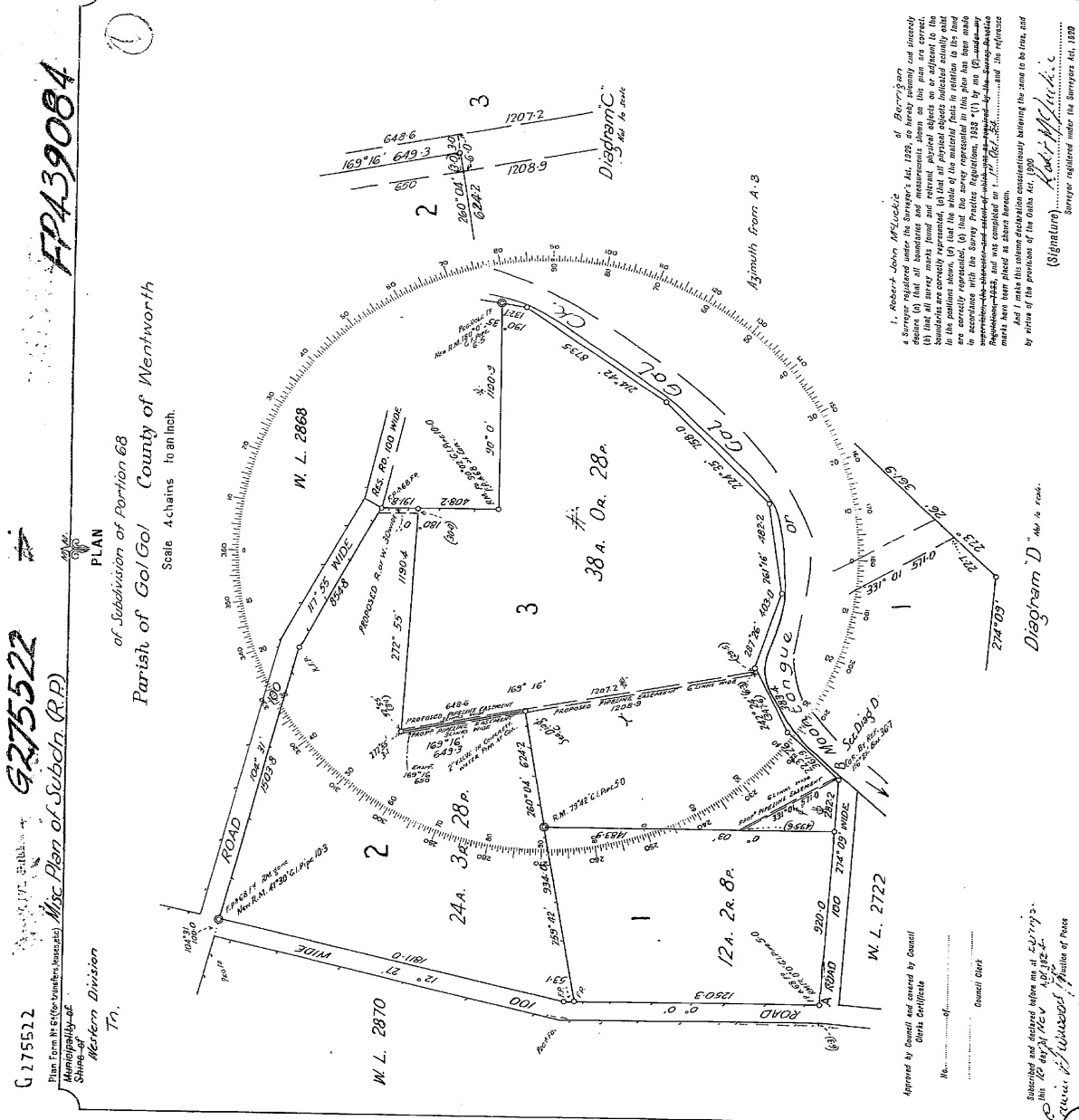
:R892057 /Doc:DP 1200627 P /Rev:30-Sep-2014 /NSW LRS /Pgs:ALL /Prt:17-Jul-2023 14:20 /Seq:8 of 8
 Office of the Registrar-General /Src:InfoTrack /Ref:Gol Gol Redevelopment Parcel

PLAN FORM 6A (2012)

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DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 7 of 7 sheet(s)
<p>Registered:  30.9.2014</p> <p>PLAN OF SUBDIVISION OF LOTS 1 & 2 IN DP 236223</p> <p>Subdivision Certificate number: 07/014 Date of Endorsement: 23 MAY 2014</p>	<p style="text-align: center; font-size: 24pt;">DP1200627</p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 	
<p>WESTPAC BANKING CORPORATION consent in relation to Mortgage AG375499</p> <div style="text-align: right; margin-top: 20px;"> <p>Signed for and on behalf of WESTPAC BANKING CORPORATION ABN 33 007 457 141 by its Attorney: <i>Angela Maria Daw</i></p> <p>Power of Attorney registered at Land and Property Information NSW Book 4299 No. 332</p> <p>I certify that the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.</p> <p>Signature of Witness: <i>[Signature]</i> Name of Witness: Ann Elisabeth Daklan-Flight Address of Witness: 25 Pierson Street LOCKLEYS SA 5032 Business telephone number of Witness: 08-8424 8354</p> </div>		
<p>If space is insufficient use additional annexure sheet</p>		
<p>Surveyor's Reference: 9089</p>		

This is the plan marked "A" referred to in the instrument of transfer...
 Dated 17/06/1988
 Made by Bruce Richard Davies, Registrar General
 Signatures of parties to be made in this margin
 Signature: *James Wendell, Maria J. Wendell*



CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS

FEET INCHES	METRES	HA	AL, RD, P
0	0.000	0.000	
1	0.305	0.000	
2	0.610	0.000	
3	0.914	0.000	
4	1.219	0.000	
5	1.524	0.000	
6	1.829	0.000	
7	2.134	0.000	
8	2.438	0.000	
9	2.743	0.000	
10	3.048	0.000	
11	3.353	0.000	
12	3.658	0.000	
13	3.963	0.000	
14	4.268	0.000	
15	4.573	0.000	
16	4.878	0.000	
17	5.183	0.000	
18	5.488	0.000	
19	5.793	0.000	
20	6.098	0.000	
21	6.403	0.000	
22	6.708	0.000	
23	7.013	0.000	
24	7.318	0.000	
25	7.623	0.000	
26	7.928	0.000	
27	8.233	0.000	
28	8.538	0.000	
29	8.843	0.000	
30	9.148	0.000	
31	9.453	0.000	
32	9.758	0.000	
33	10.063	0.000	
34	10.368	0.000	
35	10.673	0.000	
36	10.978	0.000	
37	11.283	0.000	
38	11.588	0.000	
39	11.893	0.000	
40	12.198	0.000	
41	12.503	0.000	
42	12.808	0.000	
43	13.113	0.000	
44	13.418	0.000	
45	13.723	0.000	
46	14.028	0.000	
47	14.333	0.000	
48	14.638	0.000	
49	14.943	0.000	
50	15.248	0.000	
51	15.553	0.000	
52	15.858	0.000	
53	16.163	0.000	
54	16.468	0.000	
55	16.773	0.000	
56	17.078	0.000	
57	17.383	0.000	
58	17.688	0.000	
59	17.993	0.000	
60	18.298	0.000	
61	18.603	0.000	
62	18.908	0.000	
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65	19.823	0.000	
66	20.128	0.000	
67	20.433	0.000	
68	20.738	0.000	
69	21.043	0.000	
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71	21.653	0.000	
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74	22.568	0.000	
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83	25.313	0.000	
84	25.618	0.000	
85	25.923	0.000	
86	26.228	0.000	
87	26.533	0.000	
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89	27.143	0.000	
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91	27.753	0.000	
92	28.058	0.000	
93	28.363	0.000	
94	28.668	0.000	
95	28.973	0.000	
96	29.278	0.000	
97	29.583	0.000	
98	29.888	0.000	
99	30.193	0.000	
100	30.498	0.000	
101	30.803	0.000	
102	31.108	0.000	
103	31.413	0.000	
104	31.718	0.000	
105	32.023	0.000	
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107	32.633	0.000	
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112	34.158	0.000	
113	34.463	0.000	
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126	38.428	0.000	
127	38.733	0.000	
128	39.038	0.000	
129	39.343	0.000	
130	39.648	0.000	
131	39.953	0.000	
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133	40.563	0.000	
134	40.868	0.000	
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137	41.783	0.000	
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139	42.393	0.000	
140	42.698	0.000	
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142	43.308	0.000	
143	43.613	0.000	
144	43.918	0.000	
145	44.223	0.000	
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147	44.833	0.000	
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153	46.663	0.000	
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157	47.883	0.000	
158	48.188	0.000	
159	48.493	0.000	
160	48.798	0.000	
161	49.103	0.000	
162	49.408	0.000	
163	49.713	0.000	
164	50.018	0.000	
165	50.323	0.000	
166	50.628	0.000	
167	50.933	0.000	
168	51.238	0.000	
169	51.543	0.000	
170	51.848	0.000	
171	52.153	0.000	
172	52.458	0.000	
173	52.763	0.000	
174	53.068	0.000	
175	53.373	0.000	
176	53.678	0.000	
177	53.983	0.000	
178	54.288	0.000	
179	54.593	0.000	
180	54.898	0.000	
181	55.203	0.000	
182	55.508	0.000	
183	55.813	0.000	
184	56.118	0.000	
185	56.423	0.000	
186	56.728	0.000	
187	57.033	0.000	
188	57.338	0.000	
189	57.643	0.000	
190	57.948	0.000	
191	58.253	0.000	
192	58.558	0.000	
193	58.863	0.000	
194	59.168	0.000	
195	59.473	0.000	
196	59.778	0.000	
197	60.083	0.000	
198	60.388	0.000	
199	60.693	0.000	
200	61.000	0.000	

AMENDMENTS AND/OR ADDITIONS NOTED ON PLAN IN REGISTRAR GENERAL'S OFFICES.

I, Bruce Richard Davies, 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 26th day of June, 1988



192048 /Doc:DP 0439084 P /Rev:18-Nov-1992 /NSW LRS /Pgs:ATL /Prt:17-Jul-2023 14:19 /Seq:1 of 1

NEW SOUTH WALES

CIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



108711

Crown Grant Vol. 6731 Fol. 199

Prior Title Vol. 7325 Fol. 28

Vol. **10871** Fol. **130**

RP

Edition issued 29-8-1968.



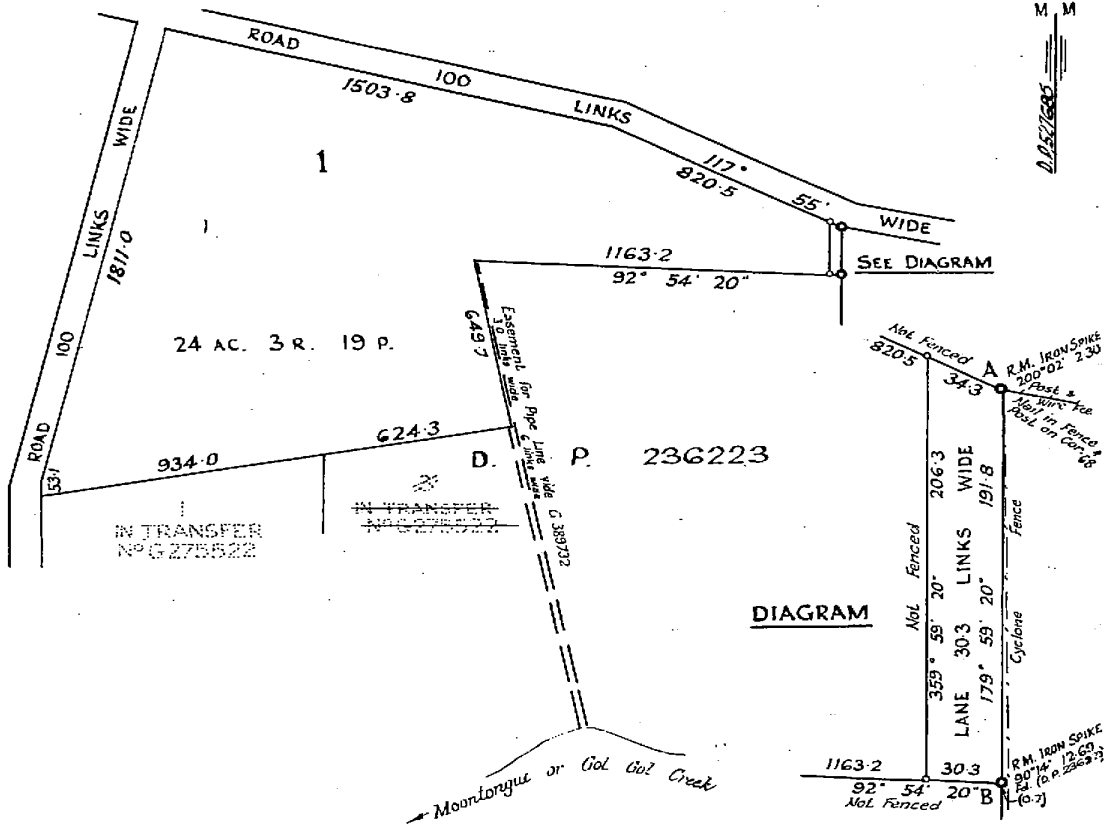
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Flint*

CANCELLED
Jawatson
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 527685 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)
HAROLD WILLIAM BAILEY of Gol Gol, Horticulturist
HAROLD WILLIAM BAILEY of Gol Gol, Horticulturist.

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- AA 2. Restrictions on transfer - See Section 272 Crown Lands Consolidation Act 1913 (C.P. 1944/4 Wentworth).
- EP2 3. Easement for pipe line created by Transfer No. G389732 appurtenant to the land above described affecting the piece of land shown as "Easement for Pipe Line 3.0 links wide 6 links wide" in the plan hereon. D.P. 527685

Jawatson
Registrar General

John
REG. GEN.
24.12.1968

108711 Fol. 130
(Page 1) Vol.



LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 9:44AM

FOLIO: 1/527685

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10871 FOL 130

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
4/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/10/1988	X896285	DISCHARGE OF MORTGAGE	
7/10/1988	X896286	DISCHARGE OF MORTGAGE	
7/10/1988	X896287	MORTGAGE	EDITION 1
9/6/1989	Y397719	DISCHARGE OF MORTGAGE	
9/6/1989	Y397720	TRANSFER	EDITION 2
7/5/1998	3969082	DEPARTMENTAL DEALING	
10/9/1998	5257555	TRANSFER	EDITION 3
23/9/2011	AG509489	MORTGAGE	EDITION 4
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 18/7/2023

Form: 97-01T
Licence: 10V/0096/95
Printed: 0897LTO

TRANSFER

New South Wales
Real Property Act 1900



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only	OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1996/97 P19 NO STAMP DUTY IS PAYABLE ON THIS INSTRUMENT
----------------------------------	--

(A) **LAND TRANSFERRED**
If appropriate, specify the
share or part transferred.

CERTIFICATE OF TITLE 1/527685

(B) **LODGED BY**

LTO Box 28A	Name, Address or DX and Telephone GALLOWAY & CO. Phone: (02) 9233 1011 Fax: (02) 9232 6491 DX 340, SYDNEY L.T.O. Delivery 28A Reference (15 character maximum): <i>Martins-Cock</i>
-----------------------	--

(C) **TRANSFEROR** ..LEONARD DESMOND COCK.....

(D) acknowledges receipt of the consideration of NATURAL LOVE & AFFECTION
and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFeree**

T TS (s/13 LGA) TW (Sheriff)	BARRY JOHN COCK of Dareton, 2717 TENANCY:
---	---

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE**

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

[Signature]
.....
Signature of Witness

Ms Elizabeth Martin
.....
Name of Witness (BLOCK LETTERS)

61 Deakin Avenue Milburn
.....
Address of Witness

[Signature]
.....
Signature of Transferor

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

[Signature]
.....
Signature of Witness

Ms Elizabeth Martin
.....
Name of Witness (BLOCK LETTERS)

61 Deakin Avenue Milburn
.....
Address of Witness

[Signature]
.....
Signature of Transferee

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

NEW SOUTH WALES

STATE OF TITLE
PROPERTY ACT, 1900, as amended.



Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

Vol. 10859 Fol. 222



ID

Edition issued 14-8-1968.

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.

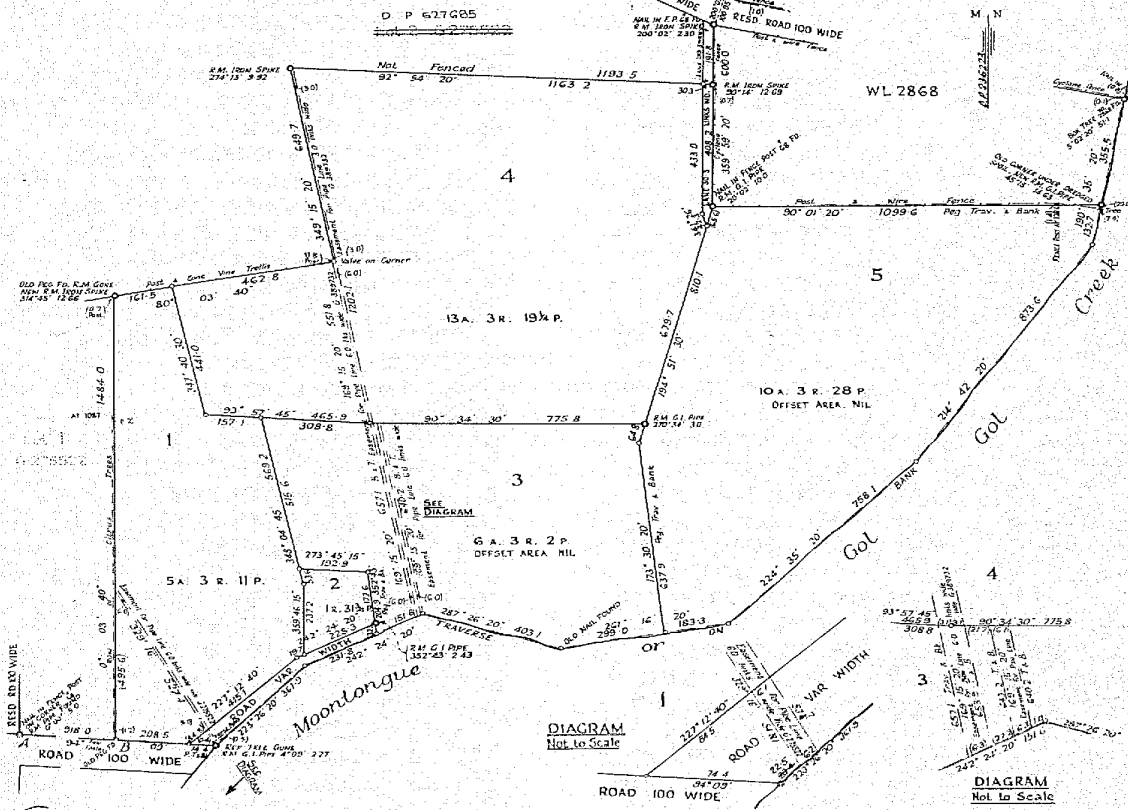
Witness *M. Flint*

CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

~~SILBEN MARY POTTER~~ of Gol Gol, Widow.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
3. Easement for pipe line created by Transfer No. G389732 affecting the part of the land above described 3 links wide and 6 links wide shown in the plan hereon.
4. Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961. DISCHARGED L152581
5. Caveat No. J587797 by the Registrar General Entered 6-3-1964. WITHDRAWN L152581
6. Easement for pipe line appurtenant to the land above described created by the registration of Deposited Plan 236223P See L125979.

J. Watson
Registrar General

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS INSTRUMENT OR ANY INSTRUMENT REFERRED TO THEREIN

10859 Fol. 222 (Page 1) Vol.

V. C. H. BRIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar-General
<p><i>Henry Ronald Athol Joseph, Horticulturalist</i> Leonard John Harriss of Gai Gai, Horticulturist and Janice Elaine Harriss, his wife, as joint tenants.</p>		Transfer	157581	3-4-1968	14-2-1968	<i>Johnson</i>
<p>Barry Leslie Johnson and Patricia Margaret Johnson as joint tenants by Transfer T633280. Registered 14-7-1983.</p>		Transfer	1564917	15-6-1973	30-7-1973	<i>Johnson</i>

157581
1564917

C.T. 2017A
T 223623
T 633277B
- 283M
- 299D
- 26 T
- 251 M
T 6415857

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage	157582	18-6-1968	To The Commonwealth Bank of Australia Limited	4-7-1968	<i>Johnson</i>	Discharged T286816
Mortgage	1564918	16-6-1973	to Bank of New South Wales	30-7-1973	<i>Johnson</i>	Discharged T633277
Mortgage	1564919	31-3-1973	to Commonwealth Development Bank of Australia	30-7-1973	<i>Johnson</i>	Discharged T533278
Mortgage to The National Bank of Australia Limited	723623	10-9-1982	Registered 10-9-1982		<i>Johnson</i>	Discharged T633279
Mortgage to Commonwealth Trading Bank of Australia	T633281	14-7-1983	Registered 14-7-1983		<i>Johnson</i>	
Mortgage to Commonwealth Development Bank of Australia	T641585	26-9-1983	Registered 26-9-1983		<i>Johnson</i>	
CANCELLED						
SEE AUTO FOLIO						



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 9:37AM

FOLIO: 4/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 222

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/3/1993	I151997	DISCHARGE OF MORTGAGE	
1/3/1993	I151998	DISCHARGE OF MORTGAGE	
1/3/1993	I151999	MORTGAGE	EDITION 1
31/3/1998	3882206	DISCHARGE OF MORTGAGE	
31/3/1998	3882207	MORTGAGE	EDITION 2
16/8/2002	8872694	DISCHARGE OF MORTGAGE	EDITION 3
26/8/2004	AA907900	MORTGAGE	EDITION 4
7/12/2009	AF152763	DISCHARGE OF MORTGAGE	
7/12/2009	AF152764	TRANSFER	
7/12/2009	AF152765	MORTGAGE	EDITION 5
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 18/7/2023

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Received: 18/07/2023 09:37:35



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 9:37AM

FOLIO: 2/1236219

First Title(s): VOL 6731 FOL 199
Prior Title(s): 4/236223

Recorded	Number	Type of Instrument	C.T. Issue
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CREATED EDITION 1 CORD ISSUED
4/4/2018	AN233402	DEPARTMENTAL DEALING	
4/4/2018	AN233659	DEPARTMENTAL DEALING	EDITION 2 CORD ISSUED
29/10/2019	AP643258	DISCHARGE OF MORTGAGE	EDITION 3
9/1/2020	DP1259848	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 18/7/2023

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Received: 18/07/2023 09:37:09



LAND REGISTRY SERVICES Historical Search



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 1/1259848

First Title(s): VOL 6731 FOL 199
Prior Title(s): 2/1236219

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Row 1: 9/1/2020, DP1259848, DEPOSITED PLAN, FOLIO CREATED EDITION 1

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1259848

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	1	9/1/2020

LAND

LOT 1 IN DEPOSITED PLAN 1259848
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1259848

FIRST SCHEDULE

BARRY JOHN COCK

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1259848 EASEMENT FOR WATER SUPPLY 1 AND 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

* 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.



LAND REGISTRY SERVICES Historical Search



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 9:53AM

FOLIO: 1/1236219

First Title(s): VOL 6731 FOL 199
Prior Title(s): 1/527685

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Rows include instrument details for 18/1/2018, 15/6/2018, and 9/1/2020.

*** END OF SEARCH ***

Form: 01T
Release: 6-0

42

TRANSFER
New South Wales
Real Property Act 1900



AN174458X

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only	Office of State Revenue NSW Treasury Client No: 96445283 Date: \$10 Trans No: 9016708-001 Asst details:
----------------------------------	---

(A) **TORRENS TITLE**

Lot 4 in a proposed plan of subdivision of 1/527685 now comprised in F/I
1/1236219

(B) **LODGED BY**

Document Collection Box 392 C	Name, Address or DX, Telephone, and Customer Account Number if any SYDNEY LEGAL AGENTS LLP : 128005 Y Reference: MALONEY - 412313	CODES T TW
-------------------------------	--	--------------------------

TRANSFEROR

BARRY JOHN COCK

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of ~~\$ 112,500.00~~ \$ 270,000.00 and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

WHOLE

(G)

Encumbrances (if applicable):

(H) **TRANSFEEE**

ALINGA GROVE PTY LTD ACN 004 845 612

(I)

TENANCY:

DATE

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness: *Nicola Thompson*

Signature of transferor:

Name of witness: NICOLA ELIZABETH THOMPSON
Address of witness: 61 Deakin Ave, Mildura Vic 3500
An Australian Legal Practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

[Handwritten Signature]

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

Signature: *[Handwritten Signature]*

Signatory's name: Lindsay Emmett Anderson
Signatory's capacity: solicitor

RELODGED
- 8 JUN 2011
TIME: 11

(K) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 1 1111



LAND REGISTRY SERVICES Historical Search



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 2/1259848

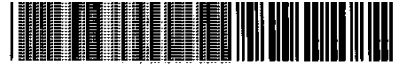
First Title(s): VOL 6731 FOL 199
Prior Title(s): 1-2/1236219

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Contains 4 rows of instrument data.

*** END OF SEARCH ***

Form: 01T
Release: 6-0

TRANSFER
New South Wales
Real Property Act 1900



AP950140F

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar, Section 306 of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

NSW Treasury
Client No: 96445283 1913
Duty: \$ 10 Trans No: 9616296001
Asst details: 9616

(A) **TORRENS TITLE**

Lot 2 part 2/1236219 now Lot 2 in Deposited Plan 1259878

(B) **LODGED BY**

Document Collection Box 392C	Name, Address or DX, Telephone, and Customer Account Number if any SYDNEY LEGAL AGENTS LLP: 128005Y	CODES T TW
	Reference: MALONEY/S03213	

(C) **TRANSFEROR**

BARRY JOHN COCK

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 100,000.00 and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

whole

(G) **ENCUMBRANCES**

Encumbrances (if applicable):

(H) **TRANSFEEE**

ALINGA GROVE PTY LTD A.C.N 004845612

(I) **TENANCY:**

DATE 3.7.2019

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness:

Signature of transferor:

Name of witness:
Address of witness:

Donna Sandiman
61 Deakin Avenue
Mickleton VIC 3500

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

Signature:

Signatory's name:
Signatory's capacity:

Loren Caulfield
solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 2022324 Full name: Loren Caulfield Signature: [Handwritten]

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 1 1111

FILM WITH

AK 950146



**LAND
REGISTRY
SERVICES**

NSW Land Registry Services
1 Prince Albert Road, Queens Square 2000
GPO Box 15, Sydney NSW 2001
P (02) 8776 3575
E ConveyancingNSW@nswlrs.com.au
www.nswlrs.com.au

CONVEYANCING RULES Exemptions Form

Please accept this paper lodgment as it is an exemption to the electronic lodgment requirements. The reason has been indicated below.

This form must be lodged with every paper Mainstream Dealing (as defined in the Conveyancing Rules Version 5)

Exclusions

- Folio of the Register is not Electronically Tradeable
- If an ELN is not available and has not been available for one clear Business Day.

Waivers

- CR 1/2018 – Non ELN-Enabled Jurisdictions. (For Mortgage transactions)

Non ELN-enabled Jurisdictions are currently Northern Territory, Tasmania and the Australian Capital Territory.

- CR 2/2018 – Non-Land Securities.

Refinance transactions involving non-land securities which cannot be lodged through an ELN may be lodged manually.

- CR 2/2019 – Mainstream dealing exceptions.

Waiver exception number: 594 (Insert the number which corresponds to exception relied on)

For a list of exceptions to the mandated dealings see:

https://www.registrargeneral.nsw.gov.au/data/assets/pdf_file/0007/526732/Conveyancing-Rules-Waiver-CR-2-2019-Mainstream-dealing-exceptions.pdf

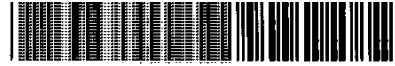
- CR 3/2019 – Land Tax.

Transfers where land tax is required to be paid from settlement proceeds.

- CR 5/2019 – Non-ADI entities related to Commonwealth Bank of Australia.

Form: 01T
Release: 60

TRANSFER
New South Wales
Real Property Act 1900



AP950140F

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar, Section 30B of the RP Act requires that by this form for the establishment and maintenance of the Real Property Act Register, Section 30B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Client No: 96445283 1913
Duty: \$ 10 Trans No: 9616296001
Asst details: 9616

(A) **TORRENS TITLE**

Lot 2 part 2/1236219 now Lot 2 in Deposited Plan 1259878

(B) **LODGED BY**

Document Collection Box 392C	Name, Address or DX, Telephone, and Customer Account Number if any SYDNEY LEGAL AGENTS LLP: 128005Y	CODES T TW
	Reference: MALONEY/S03213	

(C) **TRANSFEROR**

BARRY JOHN COCK

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 100,000.00 and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

whole

(G) **ENCUMBRANCES**

Encumbrances (if applicable):

(H) **TRANSFEEE**

ALINGA GROVE PTY LTD A.C.N 004845612

(I) **TENANCY:**

DATE 3.7.2019

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness:

Signature of transferor:

Name of witness:
Address of witness:

Donna Sandiman
61 Deakin Avenue
Mickleton VIC 3500

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

Signature:

Signatory's name:
Signatory's capacity:

Loren Caulfield
solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 2022324 Full name: Loren Caulfield Signature: Loren Caulfield

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 1 1111

FILM WITH

AK 950146



**LAND
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SERVICES**

NSW Land Registry Services
1 Prince Albert Road, Queens Square 2000
GPO Box 15, Sydney NSW 2001
P (02) 8776 3575
E ConveyancingNSW@nswlrs.com.au
www.nswlrs.com.au

CONVEYANCING RULES Exemptions Form

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- CR 1/2018 – Non ELN-Enabled Jurisdictions. (For Mortgage transactions)

Non ELN-enabled Jurisdictions are currently Northern Territory, Tasmania and the Australian Capital Territory.

- CR 2/2018 – Non-Land Securities.

Refinance transactions involving non-land securities which cannot be lodged through an ELN may be lodged manually.

- CR 2/2019 – Mainstream dealing exceptions.

Waiver exception number: 594 (Insert the number which corresponds to exception relied on)

For a list of exceptions to the mandated dealings see:

https://www.registrargeneral.nsw.gov.au/data/assets/pdf_file/0007/526732/Conveyancing-Rules-Waiver-CR-2-2019-Mainstream-dealing-exceptions.pdf

- CR 3/2019 – Land Tax.

Transfers where land tax is required to be paid from settlement proceeds.

- CR 5/2019 – Non-ADI entities related to Commonwealth Bank of Australia.



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1259848

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	3	13/3/2020

LAND

LOT 2 IN DEPOSITED PLAN 1259848
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1259848

FIRST SCHEDULE

ALINGA GROVE PTY LTD (T AP950140)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1236219 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 3 DP1236219 EASEMENT FOR WATER SUPPLY 4 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 4 DP1236219 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1259848 EASEMENT FOR WATER SUPPLY 1 AND 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

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LAND REGISTRY SERVICES Historical Search



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 1/1269246

First Title(s): VOL 6731 FOL 199
Prior Title(s): 3/1236219

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Row 1: 19/11/2020, DP1269246, DEPOSITED PLAN, FOLIO CREATED EDITION 1 CORD ISSUED

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1269246

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:18 PM	1	19/11/2020

LAND

LOT 1 IN DEPOSITED PLAN 1269246
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1269246

FIRST SCHEDULE

SHAUN LEO MCINERNEY
ANGELA KATE MCINERNEY
AS JOINT TENANTS

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 G389732 EASEMENT FOR PIPELINE 1.21 AND 0.605 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 G389732 EASEMENT FOR PIPELINE 1.21 AND 0.605 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED, AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP236223 EASEMENT FOR PIPELINE 1.21 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 5 DP1236219 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1236219 EASEMENT FOR WATER SUPPLY 4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 AN340522 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

* 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.

NEW SOUTH WALES



STATE OF TITLE
PROPERTY ACT, 1900, as amended.



NEW SOUTH WALES

Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

Vol. 10859 Fol. 219

ID Edition issued 14-3-1968.



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.

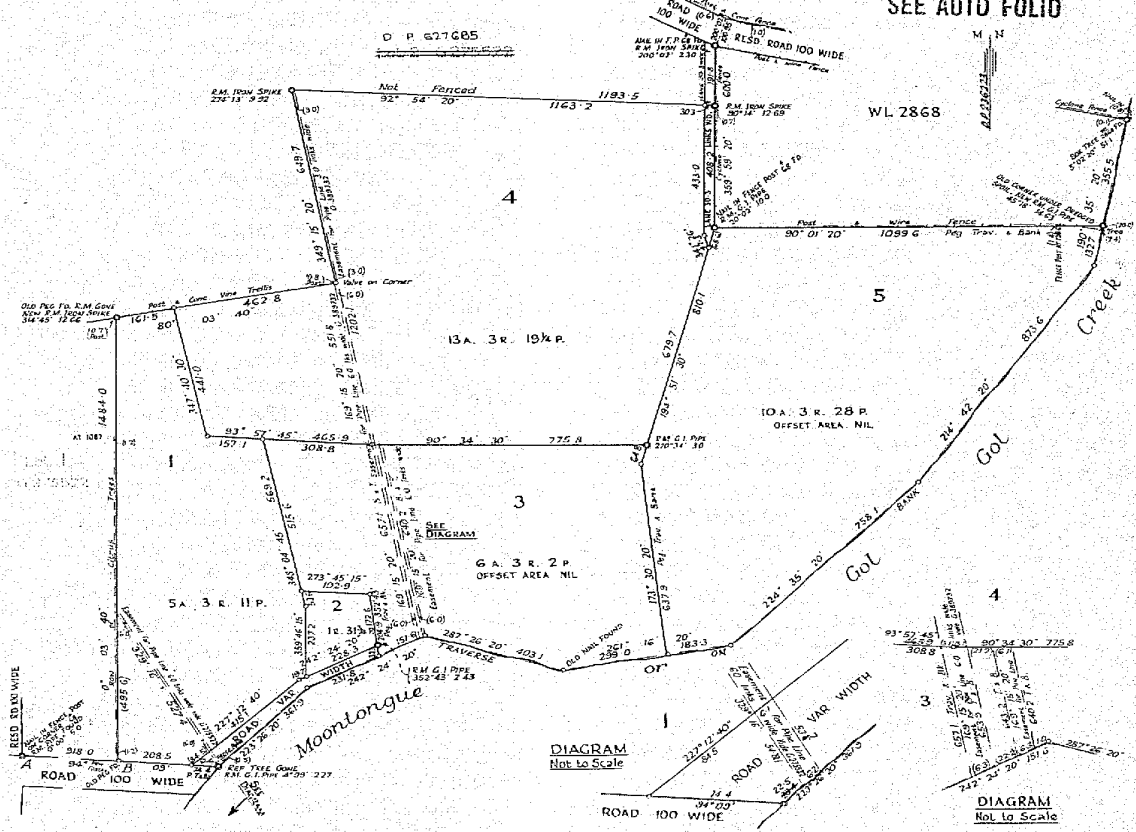
Witness M. Flint

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 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

EILEEN MARY POTTER, of Gol Gol, Widow.

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
- 3. Easement for pipeline created by Transfer No. G275522 affecting the part of the land above described shown as "Easement for Pipe Line 6.0 links wide" in the plan hereon.
- 4. Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961. Discharged W48516
- 5. Caveat No. J587797 by the Registrar General Entered 6-3-1964. Discharged W48516

Jawatson
Registrar General

PERSONS ARE CAUTIONED AGAINST ALIENING OR ADDING TO THIS UNREGISTERED INTEREST

10859 Fol. 219

(Page 1) Vol.



LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 11:08AM

FOLIO: 1/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 219

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/11/1998	5412563	DISCHARGE OF MORTGAGE	
23/11/1998	5412565	TRANSFER	
23/11/1998	5412567	MORTGAGE	EDITION 1
29/3/2012	AG896751	MORTGAGE	EDITION 2
30/9/2014	DP1200627	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

97-01T

(2)

TRANSFER

Real Property Act, 1900



Office of Land Titles

02/10/1998 \$2.00	994004411 20
63052	1/439084 (2) TFR
VANNI M & AM ALINGA GROVE PTY LTD	
\$316000.00 \$0.00	11754082

LAND TRANSFERRED

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

1/439084
1/236223

LOGGED BY

L.T.O. Box	Name, Address or DX and Telephone
374	WBC
REFERENCE (max. 15 characters): 19126481-VLC.	

TRANSFEROR

Michelangelo VANNI and Annunziata Maria VANNI

acknowledges receipt of the consideration of (\$316,000.00) three hundred and sixteen thousand dollars and as regards the land specified above transfers to the Transferee an estate in fee simple subject to the following **ENCUMBRANCES** 1. 2. 3.

TRANSFEEEE

T TS (s713 LGA) TW (Sheriff)	Alinga Grove Pty Ltd A.C.N. 004 845 612 TENANCY:
---	--

We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 22-10-1998 ^{OFF AA} 1/236223

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

Signature of Witness

SALVATORE EMILIO IAMARINO
Name of Witness (BLOCK LETTERS)

158 SEVENTH ST. MILDURA
Address of Witness

M. Vanni

Maria A. Vanni
Signature of Transferor

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

The Common Seal of Alinga Grove Pty Ltd ACN 004 845 612)

Signature of Witness was hereunto affixed in the presence of:)

Name of Witness (BLOCK LETTERS)

Director: Sydney R. Morrison
Address of Witness



Signature of Transferee
Secretary

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

CHECKED BY (office use only)

Handwritten initials



LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 3:44PM

FOLIO: 3/1236219

First Title(s): VOL 6731 FOL 199
Prior Title(s): 4/236223 1/527685

Recorded	Number	Type of Instrument	C.T. Issue
18/1/2018	DP1236219	DEPOSITED PLAN	FOLIO CREATED EDITION 1
26/4/2018	AN289046	DUAL ENTITLEMENT TITLE ISSUED	EDITION 2
11/5/2018	AN331122	DISCHARGE OF MORTGAGE	EDITION 3
11/5/2018	AN331123	TRANSFER	CORD ISSUED
15/5/2018	AN340522	MORTGAGE	EDITION 4 CORD ISSUED
15/5/2018	AN340737	DISCHARGE OF MORTGAGE	EDITION 5 CORD ISSUED
19/11/2020	DP1269246	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 18/7/2023

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Holcroft Lawyers

TRANSFER
New South Wales
Real Property Act 1900



AN331123J

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 308B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only	Client No: 97018625 Duty: \$10 Asst details:	1996 Trans No: 0507917 -001
----------------------------------	--	-----------------------------------

①

(A) TORRENS TITLE

Part Lot 1 DP527685 now being Folio Identifier 3/1236219

(B) LODGED BY

Document Collection Box LH5A	Name, Address or DX, Telephone, and Customer Account Number if any Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 LLPN: 123011G Reference:	CODES T TW
---------------------------------	---	------------------

(C) TRANSFEROR

Barry John COCK

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$12,000.00 and as regards the abovementioned land transfers to the transferee an estate in fee simple.

(E) ESTATE

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEEE

Shaun Leo MCINERNEY and Angela Kate MCINERNEY

TENANCY: Joint Tenants

(I)

DATE

(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness: *Nicola Thompson*
NICOLA ELIZABETH THOMPSON
Name of witness: 61 Deakin Ave, Mildura Vic 3500
Address of witness: An Australian Legal Practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

Signature of transferor: *[Signature]*

I certify that I am an eligible witness and that the transferee signed this dealing in my presence.
[See note* below]

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

Signature of witness: *K Breeze*
Name of witness: Kylie Maree Breeze - An Australian Legal Practitioner within the meaning of the Legal Profession Uniform Law (Victoria)
Address of witness: 143 Langtree Avenue, Mildura, Vic, 3500

Signature of transferee: *Shaun McInerney*
AMcInerney

(K) The transferee ^{solicitor} certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1497213 Full name: Kylie Maree Breeze Signature: *[Signature]*

* s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.81112



LAND REGISTRY SERVICES Historical Search



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 2/1269246

First Title(s): VOL 6731 FOL 199
Prior Title(s): 1/1200627 3/1236219

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Rows include instrument details like 'DEPOSITED PLAN', 'DISCHARGE OF MORTGAGE', and 'TRANSFER'.

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1269246

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	3	28/10/2021

LAND

LOT 2 IN DEPOSITED PLAN 1269246
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1269246

FIRST SCHEDULE

ALINGA GROVE PTY LTD (T AQ777734)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 G275522 EASEMENT FOR PIPELINE 1.21 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 G389732 EASEMENT FOR PIPELINE 1.21 AND 0.605 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP236223 EASEMENT FOR PIPELINE 1.21 METRE(S) WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

* 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.

NEW SOUTH WALES

STATE OF TITLE
PROPERTY ACT, 1900, as amended.



REGISTRATION

Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

Vol. 10859 Fol. 223



ID

Edition issued 14-8-1968.

10859 Fol. 223
(Page 1) Vol.

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

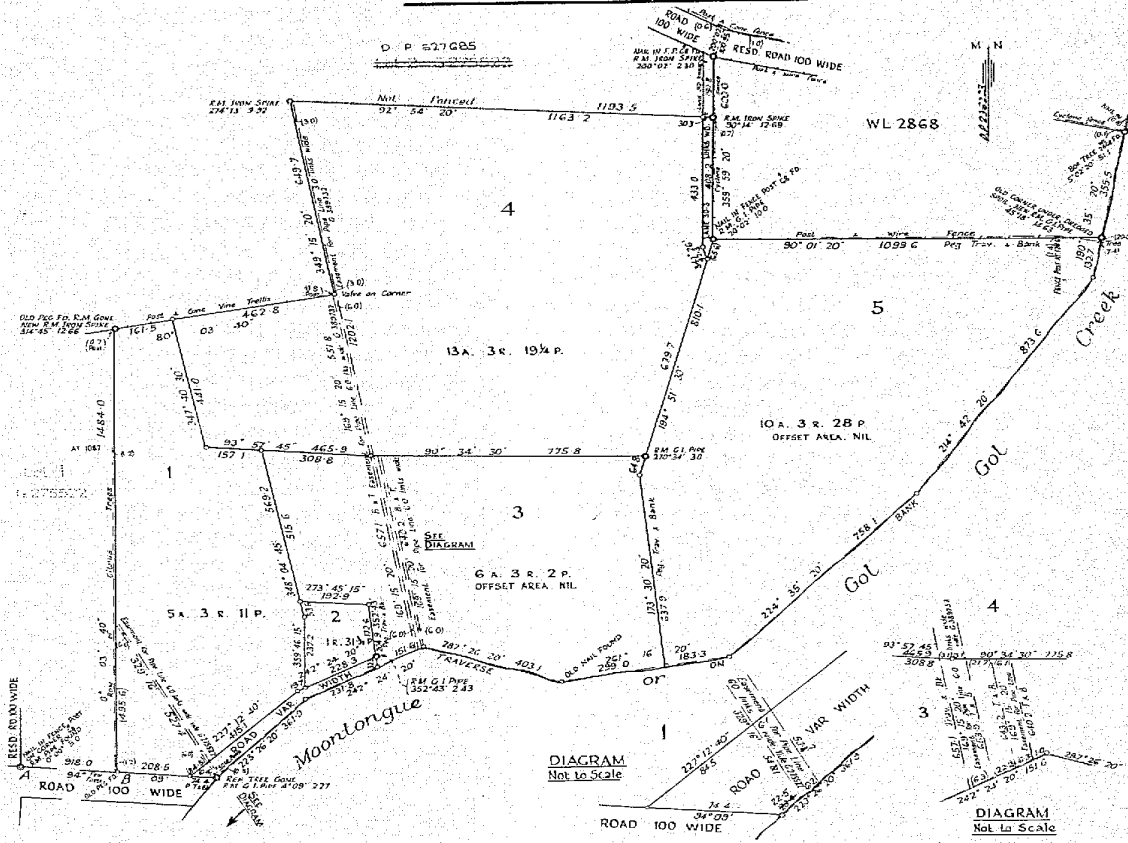
Witness *M. Flint*

CANCELLED
Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

ELLEN MARY POTTER, of Gol Gol, Widow.

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
- 3. Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961. Discharged 148519.
- 4. Caveat No. 3587797 by the Registrar General Entered 6-3-1964. Withdrawn 148519.

Jawatson
Registrar General

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS INSTRUMENT UNDER PENALTY OF PERJURY



LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 5/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 223

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/3/1989	Y249354	TRANSFER	
23/3/1989	Y249356	MORTGAGE	EDITION 1
8/9/1994	U600648	DISCHARGE OF MORTGAGE	EDITION 2
27/9/1995	O565026	MORTGAGE	EDITION 3
18/7/2000	6952929	DEPARTMENTAL DEALING	
18/7/2000	6950057	DISCHARGE OF MORTGAGE	
18/7/2000	6950058	MORTGAGE	EDITION 4
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
26/10/2020	AQ500082	DISCHARGE OF MORTGAGE	EDITION 6

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

IP 13

STAMP DUTY



Y2493



TRANSFER

REAL PROPERTY ACT, 1900

T	3	2 of 4	X
	\$	42	

R1/2

DESCRIPTION OF LAND (a)

TRANSFEROR (b)

STATE (c)

TRANSFEREE (d)

ENCUMBRANCES (f)

EXECUTION (g)

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

OFFICE USE ONLY

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 5/236223	WHOLE	
DOREEN GWENYTH BAILEY		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 65,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

COSIMO STIZZA and SHARON ELIZABETH STIZZA both of 94 William Street, GOL GOL	OFFICE USE ONLY JT2
as joint tenants/tenants in common	

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 17th February, 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 of Witness

W G McLEOD
SOLICITOR
70 DEAKIN AVENUE
MILDURA, 2508.

D Bailey
Signature of Transferor

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

Signature of Witness

ALAN EDWARD GALLAGHER
70 DEAKIN AVENUE
MILDURA NOTARY PUBLIC

Sharon Stizza
Signature of Transferee

LODGED BY A. C. FOX 10450	LOCATION OF DOCUMENTS	
	CT	OTHER
		Herewith.
Delivery Box Number		In L.T.O. with
Produced by		Produced by
Checked <i>[Signature]</i>	Passed	Secondary Directions
Signed	Extra Fee	Delivery Directions
REGISTERED -19		
23 MAR 1989		



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/236223

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	6	26/10/2020

LAND

LOT 5 IN DEPOSITED PLAN 236223
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP236223

FIRST SCHEDULE

COSIMO STIZZA
SHARON ELIZABETH STIZZA
AS JOINT TENANTS (T Y249354)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 AS TO BOUNDARIES TO RIVERS/LAKES - SEE SECTION 172 CROWN LANDS
ACT 1989

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

* 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.

NEW SOUTH WALES

Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

STATE OF TITLE
PROPERTY ACT, 1900, as amended.



10859

ID Vol. 10859 Fol. 221

Edition issued 14-8-1968.



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.

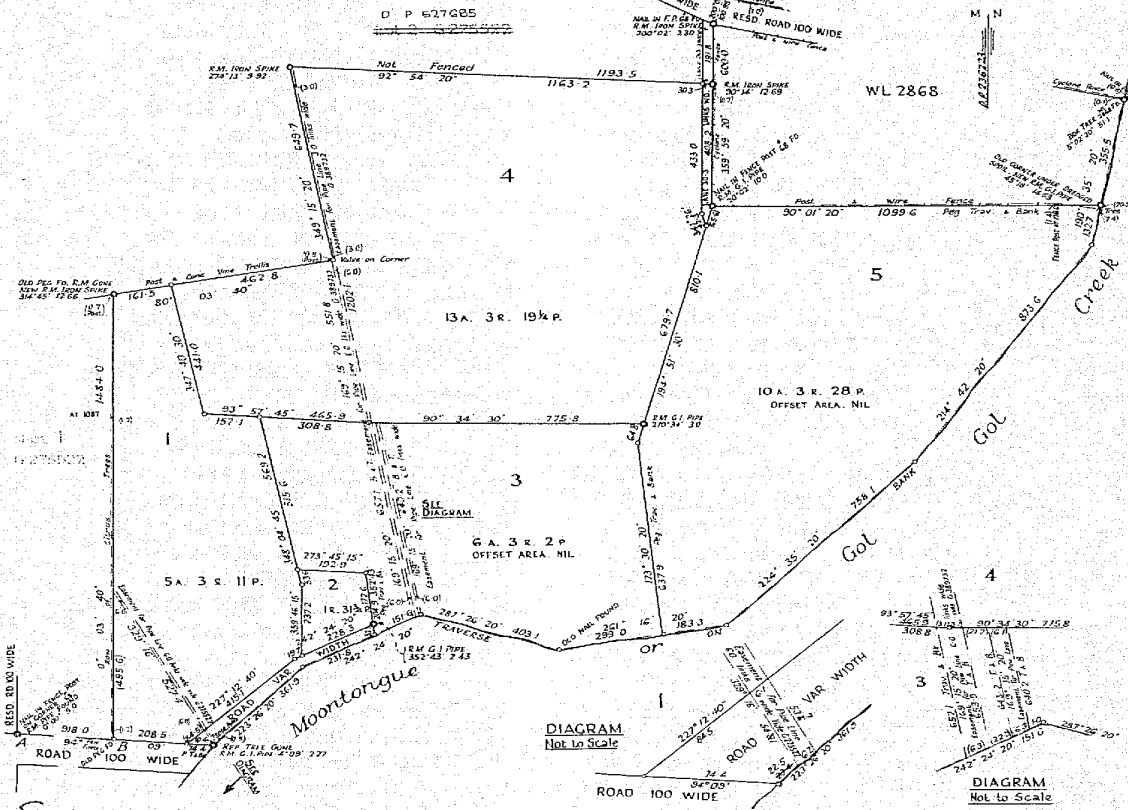
Witness *M. Flint*

CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

ELLEN MARY POTTER, of Gol Gol, Widow.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restrictions on transfer - see Sections 272 and 235A Crown Lands Consolidation Act 1913 (C.P.1944/4 Wentworth).
3. Easement for pipeline created by Transfer No. G389732 affecting the part of the land above described shown as "Easement for pipeline 6.0 links wide" in the plan hereon.
4. Mortgage No. H719975 to The Commercial Bank of Australia Limited Entered 21-2-1961. Undeclared L148518.
5. Caveat No. J587797 by the Registrar General Entered 6-3-1964. Undeclared L148518.
6. Easement for pipeline affecting the part of the land above described shown in plan hereon as "Easement for Pipe Line 6.0 links wide" created by theregistration of Deposited Plan 236223. See L125979.

Jawatson
Registrar General

PERSONS ARE CAUTIONED AGAINST ALLEGING OR HAVING IN THEIR POSSESSION OR CONTROL ANY DOCUMENTS WHICH ARE NOT THE ORIGINALS OF THE DOCUMENTS REFERRED TO IN THIS PLAN

10859 Fol. 221

(Page 1) Vol.



LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 3/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 221

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/9/1989	Y610197	TRANSMISSION APPLICATION	
22/9/1989	Y610198	TRANSFER	
22/9/1989	Y610199	MORTGAGE	EDITION 1
18/7/1991	Z790566	MORTGAGE	EDITION 2
1/4/1996	2054032	DISCHARGE OF MORTGAGE	
1/4/1996	2054033	DISCHARGE OF MORTGAGE	
1/4/1996	2054034	TRANSFER	
1/4/1996	2054035	TRANSFER	
1/4/1996	2054036	MORTGAGE	EDITION 3
25/8/2006	AC553875	DEPARTMENTAL DEALING	
25/8/2006	AC553046	DISCHARGE OF MORTGAGE	
25/8/2006	AC553047	CHANGE OF NAME	
25/8/2006	AC553048	TRANSFER	
25/8/2006	AC553049	MORTGAGE	EDITION 4
24/8/2018	AN603823	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
4/8/2020	AQ294846	DEPARTMENTAL DEALING	

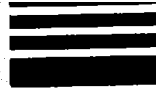
*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

RP 3
1976

STAMP DUTY



11/08/89

TRANSMISSION APPLICATION

OFFICE USE ONLY

TA A: 1-3

\$ 44

RIB

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

LAND of which deceased is registered proprietor

DESCRIPTION OF LAND Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Certificate of Title Volume 10859 Folio 221 <i>now 3/236223</i>	WHOLE	

LEASE, MORTGAGE, OR CHARGE of which deceased is registered proprietor

REGISTERED DEALING Note (b)

Type of Dealing	Registered Number	Torrens Title Reference	Location

DECEASED REGISTERED PROPRIETOR Note (c)

<u>KENNETH SPOKES</u> (also known as KENNETH RAWSON SPOKES)	OFFICE USE ONLY N
---	----------------------

Note (d)

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

APPLICANT Note (e)

<u>LARRY JOHN SPOKES</u> of 204 Thirteenth Street Mildura in the State of Victoria Motor Engineer	OFFICE USE ONLY HIST
---	-------------------------

ENTITLEMENT Notes (f) and (i)

being entitled as Executor of the will/estate of the abovenamed deceased

Probate No. 107675/89 of whose will was granted on 22nd June, 1989
~~Letters of Administration No. of whose estate was~~

to the said LARRY JOHN SPOKES

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 OF APPLICATION 3/8/1989

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.

[Signature]
Signature of Witness

EXECUTION Note (g)

163

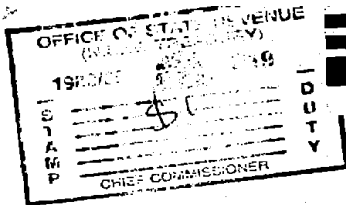
ADRIAN KIDD
Name of Witness (BLOCK LETTERS)
71 DEAKIN AVENUE MILDURA
Address and Occupation of Witness
SOLICITOR NSW

[Signature]
Signature of Applicant

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

B
\$440

LODGED BY: Lodged by: <u>Robinvale</u> ② Delivery Box Number		CF 1	OTHER Probate.	LOCATION OF DOCUMENTS Herewith <u>107675/89 SAR</u> In R.G.O. with <u>DOD 12/2/89</u> Produced by
Extra Fee	Checked by <u>EC21</u>	REGISTERED	- 19	
			22 SEP 1989	Registrar General



Y510198

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

1	2	3	X
\$ 44			R2/B

DESCRIPTION OF LAND
lots (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
CERTIFICATE OF TITLE VOLUME 10859 FOLIO 221 <i>new 3/226223</i>	WHOLE	Kingfisher Road Gol Gol

TRANSFEROR
lots (b)

LARRY JOHN SPOKES of 204 THIRTEENTH STREET MILDURA MOTOR ENGINEER (AS EXECUTOR OF THE ESTATE OF KENNETH SPOKES DECEASED)	OFFICE USE ONLY N
--	-----------------------------

STATE
lots (c)

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

TRANSFEREE
lots (b)

GARY LAURENCE KELB Transport Operator and GLORIA MAY KELB Home Duties both of 94 Adelaide Street, Gol Gol as joint tenants/tenants-in-common	OFFICE USE ONLY JT2
---	-------------------------------

ENANCY
lots (d)

PRIOR ENCUMBRANCES
lots (e)

subject to the following PRIOR ENCUMBRANCES 1. NIL
2. _____ 3. _____

DATE OF TRANSFER 3/8/1989

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

WITNESS
lots (f)

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

[Signature]
Signature of Witness

ADRIAN KIDD
Name of Witness (BLOCK LETTERS)
71 DEAKIN AVENUE MILDURA
Address and occupation of Witness
SOLICITOR

[Signature]
Signature of Transferor

WITNESS
lots (f)

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

[Signature]
Signature of Witness

ELIZABETH GRACE DIWELL
Name of Witness (BLOCK LETTERS)
6 WILLIAM STREET GOL GOL
Address and occupation of Witness
OFFICE ADMINISTRATOR

[Signature]
Signature of Transferee

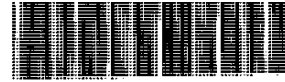
TO BE COMPLETED BY
LODGING PARTY
lots (g)
lots (h)

LODGED BY <u>ASD</u> DELIVERY BOX <u>305</u> Delivery Box Number <u>Robinvale</u>	LOCATION OF DOCUMENTS	
	CT <input checked="" type="checkbox"/> OTHER <input type="checkbox"/> Herewith. In R.G.O. with _____ Produced by _____	
Extra Fee _____ Checked by <i>[Signature]</i> EC21	REGISTERED - -19 22 SEP 1989 Registrar General	

97-01T

Licence Number
10V/0096/95

TRANSFER
Real Property Act 1900



2054035 Y

Office of State Revenue use only

0024 50/122890102 40 2212 962050
N.S.W. STAMP DUTY

1) LAND TRANSFERRED

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

F.I.3/236223

2) LODGED BY

L.T.O. Box 20 ^s	Name, Address or DX and Telephone ANZ REFERENCE (max. 15 characters): Carthews / Mildura
-----------------------------------	--

3) TRANSFEROR

GLORIA MAY KELB

acknowledges receipt of the consideration of \$140,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

subject to the following **ENCUMBRANCES**

1. 2. 3.

4) TRANSFEE

T TS (s713 LGA) TW (Sheriff)	RICHARD EDWARD CARTHEW and KATHERINE ^{KATHERYN} ANN CARTHEW both of Lot 3, Kingfisher Road, Gol Gol, 2738
	TENANCY: Joint Proprietors

We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE 23.02.96

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

[Signature]

Signature of Witness

PATRICIA MARY SHERER
Name of Witness (BLOCK LETTERS)

366 Walnut Avenue, MILDURA
Address of Witness

X *[Signature]*
Signature of Transferor

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

Signature of Witness

KAY MARTIN

Name of Witness (BLOCK LETTERS)

146 GINE AVENUE MILDURA 3500

Address of Witness

[Signature]
Signature of Transferee

Solicitor for the transferees

NB: if applicable, indicate that the signatory is the transferee's solicitor and show the solicitor's full name.

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

CHECKED BY (office use only)

[Signature]

Form: OIT
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AC553048G

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

STAMP DUTY

Office of State Revenue use only
NSW Treasury
Client No: 1405240 213
VENDOR DUTY ENDORSED
Trans No: 2136230

NSW Treasury
Client No: 1405240 213
Duty: EXEMPT Trans No: 2136249
Asst date: 21/11/03 AUG 2004

(A) **TORRENS TITLE**

POLIO IDENTIFIER 3/236223

(B) **LODGED BY**

NATIONAL AUSTRALIA BANK Box 197 Prospect Highway Seven Hills NSW 2147 45A Phone 82504024 8911	Name, Address or PO Box and Telephone Richard Edward Carthew Kingfisher Road Gol Gol NSW 282504024 8911 Reference: 0144063	CODES T TW (Sheriff)
--	--	--

(C) **TRANSFEROR**

KATHRYN ANN CIANTAR (formerly Carthew) of 250 Princess Hwy Hallam Vic
RICHARD EDWARD CARTHEW

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 0.00 and as regards

(E) **ESTATE**

the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

100% of Transferor share an agreement between parties (Divorce)

(G)

Encumbrances (if applicable):

(H) **TRANSFEEEE**

RICHARD EDWARD CARTHEW of Lot 3 Kingfisher Road Gol Gol NSW

TENANCY:

(J) **DATE**

16/07/04

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

Signature of witness:

Name of witness:

JANINE WILLIAMS

Address of witness:

5 WEEMALA COURT
BAYSWATER VIC

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

Signature of transferor:

COLIN GRANT McLEOD
Irymple Avenue, Cardross
A CURRENT PRACTITIONER IN
THE MEANING OF THE LEGAL PRACTITIONERS ACT 1996

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

Signature of witness:

Name of witness:

COLIN GRANT McLEOD
Irymple Avenue, Cardross
A CURRENT PRACTITIONER IN
THE MEANING OF THE LEGAL PRACTITIONERS ACT 1996

Address of witness:

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

Signature of transferee:



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/236223

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	5	9/9/2018

LAND

LOT 3 IN DEPOSITED PLAN 236223
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP236223

FIRST SCHEDULE

RICHARD EDWARD CARTHEW (T AC553048)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 PROVISIONS OF S. 235A CROWN LANDS CONSOLIDATION ACT 1913 AS TO BOUNDARIES TO RIVERS AND LAKES
- 3 G389732 EASEMENT FOR PIPELINE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP236223 EASEMENT FOR PIPELINE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 AC553049 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

* 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.

NEW SOUTH WALES
Crown Grant Volume 6731 Folio 199
Prior Title Volume 7351 Folio 176

STATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **10859** Fol. **220**
Edition issued 14-8-1968.

10859 Fol. 220
(Page 1) Vol.

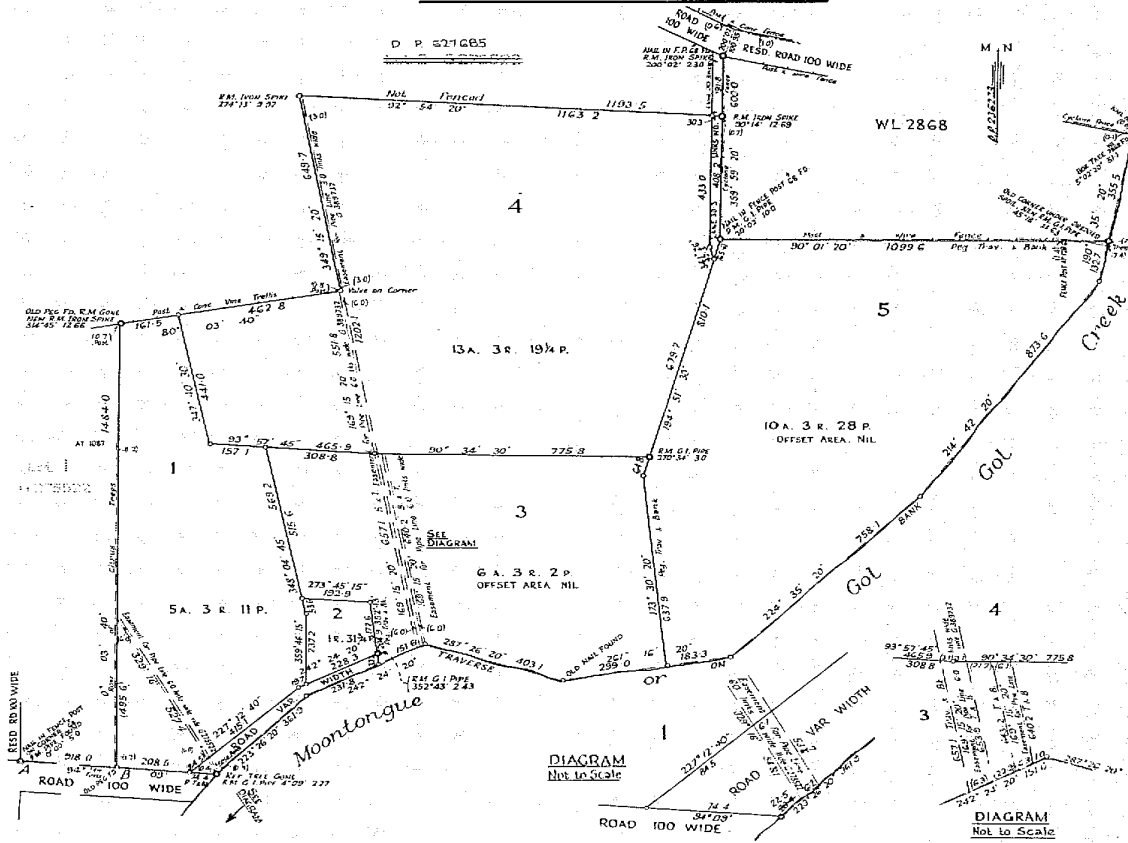
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Flint*

CANCELLED
Jawatson
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 236223 at Gol Gol in the Shire of Wentworth Parish of Gol Gol and County of Wentworth EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE (continued overleaf)

EILEEN MARY POTTER, of Gol Gol, Widow.

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. **Restrictions on transfer** - see Sections 272 and 235A Crown Lands Consolidation Act, 1913 (C.P.1944/4 Wentworth).
- 3. Mortgage No. 11719975 to The Commercial Bank of Australia Limited Entered 21-2-1961. *li. changed 1148517*
- 4. Caveat No. J587797 by the Registrar General Entered 6-3-1964. *li. changed 1148517*

Jawatson
Registrar General



LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2023 11:08AM

FOLIO: 2/236223

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10859 FOL 220

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/3/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/12/1989	Y733807	TRANSFER	
13/12/1989	Y733808	MORTGAGE	EDITION 1
5/10/1994	U674793	DISCHARGE OF MORTGAGE	EDITION 2
30/1/1996	0869093	APPLN REMOVE CROWN RESTRICTN	
30/1/1996	0869094	TRANSFER	
30/1/1996	0869095	MORTGAGE	EDITION 3
6/2/1996	0893379	DEPARTMENTAL DEALING	
2/4/2007	AD23591	DEPARTMENTAL DEALING	
29/11/2007	AD490846	DISCHARGE OF MORTGAGE	
29/11/2007	AD490847	TRANSFER	
29/11/2007	AD490848	MORTGAGE	EDITION 4
5/3/2010	AF354768	DISCHARGE OF MORTGAGE	EDITION 5
22/7/2011	AG375498	TRANSFER	
22/7/2011	AG375499	MORTGAGE	EDITION 6
30/9/2014	DP1200627	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 18/7/2023

97-01T

TRANSFER

Real Property Act, 1900



U
869094 M



50

Office of State Revenue use only

08/11/1995 \$2.00	994001068 44
63052	2/236223 TFR
ALBERTON RJ & J	WALKER GJ & LR
\$125000.00 \$0.00	265 028860

A) LAND TRANSFERRED

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

FOLIO IDENTIFIER 2/236223

B) LODGED BY

L.T.O. Box <i>23L</i>	Name, Address or DX and Telephone COMMONWEALTH BANK OF AUSTRALIA 120 PITT ST SYDNEY NSW PHONE: 312 2195 DX 434 REFERENCE (max. 15 characters): <i>293 173 602</i>
------------------------------	---

C) TRANSFEROR

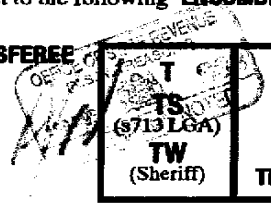
ROLAND JAMES ALDERTON and JACQUELIN ALDERTON

D) acknowledges receipt of the consideration of \$125,000.00

and as regards the land specified above transfers to the Transferee an estate in fee simple

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

F) TRANSFEEE



GLEN JAMES WALKER and
LEANNE ROBYN WALKER
of Etherington Drive, MILDURA

G) TENANCY: JOINT TENANTS *JT2*

H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED *14/11/95*

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

[Signature]
Signature of Witness
C.J. GALLAGHER.
Name of Witness (BLOCK LETTERS)
70 DEAKIN AVENUE, MILDURA.
Address of Witness

[Signature]
Signature of Transferor

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

[Signature]
Signature of Witness
55 RICHARDSON
Name of Witness (BLOCK LETTERS)
21 Elouera Drive, Frymple
Address of Witness

[Signature]
Signature of Transferee

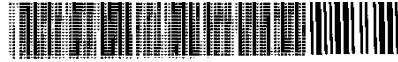
INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

[Signature]

Form: 01T
Releas. 4.2
www.lpma.nsw.gov.au

TRANSFER
New South Wales
Real Property Act 1900



AG375498P

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(1)

Office of State Revenue
NSW Treasury
Client No: 96445283 1913
Duty: \$10 Trans No: 6321427
Actual details:

(A) **TORRENS TITLE**

2/236223

(B) **LODGED BY**

Document Collection Box 25G	Name, Address or DX, Telephone and Customer Account Number if any	25 PIERSON ST LOCKLEYS SA 5032 TEL: 132558 LLPN: 123002H Reference: <u>Z 91297498</u>	CODES T JT TF TJ TK TW

(C) **TRANSFEROR**

THORELL NICHOLAS LEES AND JAYNE TIFFANY LEES

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 255,000.00 and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

FULL

(G)

Encumbrances (if applicable):

(H) **TRANSFeree**

DAVID MATTHEW MARTIN AND MEA LOUISE MARTIN

(I)

TENANCY: Joint Tenants

DATE 1.7.2011

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

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

Signature of witness:

Name of witness:
Address of witness:

Bryan Byrnes
18 Upland Drive
Mildura

Signature of transferor:

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

Signature:

Signatory's name:
Signatory's capacity:

GIOVANNI ROCCISANO
transferees' solicitor

(K) The transferee _____ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. _____ Full name: _____ Signature: _____

1101



LAND
REGISTRY Historical Search
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 2/1200627

First Title(s): VOL 6731 FOL 199
Prior Title(s): 1-2/236223

Recorded	Number	Type of Instrument	C.T. Issue
30/9/2014	DP1200627	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
30/9/2014	AI883947	DISCHARGE OF MORTGAGE	
30/9/2014	AI883948	DISCHARGE OF MORTGAGE	
30/9/2014	AI883949	TRANSFER	EDITION 1
24/12/2014	AJ139757	DUAL ENTITLEMENT TITLE ISSUED	EDITION 2
24/1/2015	AJ198523	DISCHARGE OF MORTGAGE	
24/1/2015	AJ198524	MORTGAGE	EDITION 3
15/7/2015	AJ654658	DISCHARGE OF MORTGAGE	
15/7/2015	AJ654659	MORTGAGE	EDITION 4
15/9/2018	AN713161	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

Form: 01T
Release: 6-1

TRANSFER
New South Wales
Real Property Act 1900



AI883949X

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Register. Section 30B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only	NEW SOUTH WALES DUTY
	16-07-2014 0007693414-001
	SECTION: 18(2)
	DUTY \$ *****10.00

- (A) **TORRENS TITLE** Lot 2 in DP 1200627 as regard to the part formerly contained in Certificate of Title Folio: 1/236223
- (B) **LOGGED BY**

Document Collection Box 323X	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: SAI GLOBAL Property 123211X DX 885 SYDNEY 02 9210 0700	CODES T TW
Reference: 41635036 - David M.		
- (C) **TRANSFEROR** ALINGA GROVE PTY LIMITED ACN 004 845 612
- (D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 4,400.00 and as regards
- (E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple
- (F) **SHARE TRANSFERRED** WHOLE
- (G) **ENCUMBRANCES** Encumbrances (if applicable):
- (H) **TRANSFeree** DAVID MATTHEW MARTIN and MEA LOUISE MARTIN
- (I) **TENANCY** Joint Tenants

DATE 26 / 08 / 2014

- (J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.
Company: ALINGA GROVE PTY LIMITED ACN 004 45 612
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:
Name of authorised person: Evans
Office held: Director
EVAN RONALD MORRISON

Signature of authorised person:
Name of authorised person: Morrison
Office held: Director
MARLENE DENISE MORRISON

I certify I am an eligible witness and that the transferee signed this dealing in my presence.
[See note* below]
Signature of witness: David Roellan Messenger
Name of witness: DAVID ROELLAN MESSENGER
Address of witness: 111 Lime Avenue Mildura Vic
An Australian Legal Practitioner
within the meaning of the
Legal Profession Act 2004

Certified correct for the purposes of the Real Property Act 1900 by the transferee.
Signature of transferee: Marty

- (K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. [] Full name: [] Signature: []

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 1 1303



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1200627

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	5	15/9/2018

LAND

LOT 2 IN DEPOSITED PLAN 1200627
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP1200627

FIRST SCHEDULE

DAVID MATTHEW MARTIN
MEA LOUISE MARTIN
AS JOINT TENANTS (T AI883949)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AJ654659 MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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



LAND REGISTRY SERVICES Historical Search



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

17/7/2023 2:22PM

FOLIO: 1/439084

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 7037 FOL 43

Table with 4 columns: Recorded, Number, Type of Instrument, C.T. Issue. Contains historical search results for folio 1/439084.

*** END OF SEARCH ***

97-01T

(2)

TRANSFER

Real Property Act, 1900



Office of Land Titles

02/10/1998 \$2.00 994004411 20
 63052 1/439084 (2) TFR
 VANNI M & AM ALINGA GROVE PTY L
 \$316000.00 \$0.00 11754082

LAND TRANSFERRED

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

1/439084
 1/236223

LODGED BY

L.T.O. Box	Name, Address or DX and Telephone
374	WBC
REFERENCE (max. 15 characters): 19126481-VLC.	

TRANSFEROR

Michelangelo VANNI and Annunziata Maria VANNI

- acknowledges receipt of the consideration of (\$316,000.00) three hundred and sixteen thousand dollars and as regards the land specified above transfers to the Transferee an estate in fee simple
- subject to the following ENCUMBRANCES 1. 2. 3.

TRANSFEEEE

T TS (s713 LGA) TW (Sheriff)	Alinga Grove Pty Ltd A.C.N. 004 845 612
TENANCY:	

We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED 22-10-1998 OFF AA 1/236223

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

Signature of Witness

SALVATORE EMILIO IAMARINO

Name of Witness (BLOCK LETTERS)

158 SEVENTH ST. MILDURA

Address of Witness

M. Vanni

Maria A. Vanni

Signature of Transferor

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

The Common Seal of Alinga Grove Pty Ltd ACN 004 845 612

Signature of Witness

was hereunto affixed in the presence of:

Name of Witness (BLOCK LETTERS)

Director: Sydney R. Morrison

Address of Witness

Secretary: [Signature]

Signature of Transferee



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

CHECKED BY (office use only)

[Signature]



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/439084

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
17/7/2023	2:17 PM	3	8/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 439084
AT GOL GOL
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF GOL GOL COUNTY OF WENTWORTH
TITLE DIAGRAM DP439084

FIRST SCHEDULE

ALINGA GROVE PTY LIMITED (T 5412565)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 G275522 EASEMENT FOR PIPELINE APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE PIECE OF LAND 1.205M WIDE
SHOWN SO BURDENED IN DP439084
3 5412567 MORTGAGE TO WESTPAC BANKING CORPORATION
4 AG896751 MORTGAGE TO NEW SOUTH WALES RURAL ASSISTANCE
AUTHORITY

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Gol Gol Redevelopment Parcel

PRINTED ON 17/7/2023

* 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 D: Search for Schedule 11 Hazardous Chemicals (Dangerous Goods)

From: [Licensing](#)
To: [Megan Ferguson](#)
Subject: SafeWork NSW: 00857837 –Site Search application – Result not found [ref:_00D281h16J._500Mn5ubjd:ref]
Date: Thursday, 13 July 2023 1:00:52 PM

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Megan

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises
Application – Result not found**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 29 June 2023 for the following site: Gol Gol North Road, Potters Drive, Kingfisher Road, Gol Gol NSW 2738.

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00857837

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Kim Brearley

Licensing Representative

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au

Level 3, 32 Mann Street, Gosford, NSW 2250



We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.



ref:_00D281h16J._500Mn5ubjd:ref



Appendix E: Section 10.7 Planning Certificates



Our Reference: DOC/23/13622
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
 PO Box 81 WENTWORTH NSW 2648 T 03 5027 5027
 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 114 Parry Street NEWCASTLE WEST 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-232

Subject land: 22 Potters Drive Gol Gol - Lot 1 DP 1259848

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

d) Not applicable.

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- 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)”)
- b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- d) the purposes for which the instrument provides that development is prohibited within the zone,
- 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,
- f) whether the land includes or comprises critical habitat,
- g) whether the land is in a conservation area (however described),
- h) whether an item of environmental heritage (however described) is situated on the land.

- a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots
- b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
- c) See Annexure 1.
- d) See Annexure 1.
- e) 10 Hectares
- f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.
- g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.
- h) No.

3. Complying development

- a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).
- b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.
- c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and

a): Yes, the land is land on which complying development may be carried out.

Not applicable.

Not applicable

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
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.	Yes, the land is bushfire prone Yes, part of the land is bush fire prone No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	
13. Orders under Trees (Disputes Between Neighbours) Act 2006	

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.

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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies:

- a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and
- b) A statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.

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

- a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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 valid, and
 - (ii) that a copy may be obtained from the head office of the Department.

Council is not aware of any site compatibility certificates for infrastructure applying to this land.

17. Site compatibility certificates and conditions for affordable rental housing

- a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department.
- b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) that have been imposed as a condition of consent to a development application in respect of the land.

Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
<p>1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.</p> <p>2) The date of any subdivision order that applies to the land.</p>	<p>Council is unaware of any development plan or subdivision order that applies to the land.</p>
3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
<p>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:</p> <p>a) The matter certified by the certificate, and Note: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>b) The date on which the certificate ceases to be current (if any), and</p> <p>c) That a copy may be obtained from the head office of the Department.</p>	<p>Council is not aware of any site verification certificates applying to this land.</p>
20. Loose-fill asbestos insulation	
<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>Not applicable</p>
21. Affected building notices and building product rectification orders	
<p>(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>Not applicable</p>
<p>(3) In this clause: Affected building notice has the same meaning as in Part 4 of the <i>Building Products (Safety) Act 2017</i>. Building product rectification order has the same meaning as in the <i>Building Products (Safety) Act 2017</i>.</p>	

CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	No *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact: T 03 5027 5027
E council@wentworth.nsw.gov.au
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26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648
ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective

introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13632
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

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 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-233

Subject land: Gol Gol North Road Gol Gol Lot 2 DP 1259848

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

d) Not applicable.

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- 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)")
- b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- d) the purposes for which the instrument provides that development is prohibited within the zone,
- 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,
- f) whether the land includes or comprises critical habitat,
- g) whether the land is in a conservation area (however described),
- h) whether an item of environmental heritage (however described) is situated on the land.

- a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots
- b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
- c) See Annexure 1.
- d) See Annexure 1.
- e) 10 Hectares
- f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.
- g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.
- h) No.

3. Complying development

- a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).
- b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.
- c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and

a): Yes, the land is land on which complying development may be carried out.

Not applicable.

Not applicable

<p>that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p>	
5. Mine subsidence	
<p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.</p>	<p>Not applicable.</p>
6. Road widening and road realignment	
<p>Whether or not the land is affected by any road widening or road realignment under:</p> <ol style="list-style-type: none"> Division 2 of Part 3 of the Roads Act 1993, or any environmental planning instrument, or any resolution of the council. 	<p>Not applicable.</p>
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
<p>Whether or not the land is affected by a policy:</p> <ol style="list-style-type: none"> adopted by the council, or 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. 	<p>Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.</p>
7A. Flood related development controls information	
<ol style="list-style-type: none"> 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. Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. Words and expressions in this clause have the same meanings as in the Standard Instrument. 	<ol style="list-style-type: none"> Not applicable. Not applicable.
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
<p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.</p>	<p>Not applicable</p>

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
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.	Yes, the land is bushfire prone Yes, part of the land is bush fire prone No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	
13. Orders under Trees (Disputes Between Neighbours) Act 2006	

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.

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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies:

- a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and
- b) A statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.

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

- a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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 valid, and
 - (ii) that a copy may be obtained from the head office of the Department.

Council is not aware of any site compatibility certificates for infrastructure applying to this land.

17. Site compatibility certificates and conditions for affordable rental housing

- a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department.
- b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) that have been imposed as a condition of consent to a development application in respect of the land.

Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
<p>1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.</p> <p>2) The date of any subdivision order that applies to the land.</p>	<p>Council is unaware of any development plan or subdivision order that applies to the land.</p>
3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
<p>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:</p> <p>a) The matter certified by the certificate, and Note: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>b) The date on which the certificate ceases to be current (if any), and</p> <p>c) That a copy may be obtained from the head office of the Department.</p>	<p>Council is not aware of any site verification certificates applying to this land.</p>
20. Loose-fill asbestos insulation	
<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>Not applicable</p>
21. Affected building notices and building product rectification orders	
<p>(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>Not applicable</p>
<p>(3) In this clause: Affected building notice has the same meaning as in Part 4 of the <i>Building Products (Safety) Act 2017</i>. Building product rectification order has the same meaning as in the <i>Building Products (Safety) Act 2017</i>.</p>	

**CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT
ACT 1979**

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	No. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact: T 03 5027 5027
E council@wentworth.nsw.gov.au
W wentworth.nsw.gov.au

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648
ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the

State by overriding competing provisions in other environmental planning instruments and development control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.

- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13638
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

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 PO Box 81 WENTWORTH NSW 2648 T 03 5027 5027
 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST NSW 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-234

Subject land: 21 Potters Drive Gol Gol Lot 1 DP 1152903

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

- | | |
|---|---------------------------|
| <p>d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p> | <p>d) Not applicable.</p> |
|---|---------------------------|

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- | | |
|--|---|
| <p>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)”)</p> <p>b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,</p> <p>c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,</p> <p>d) the purposes for which the instrument provides that development is prohibited within the zone,</p> <p>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,</p> <p>f) whether the land includes or comprises critical habitat,</p> <p>g) whether the land is in a conservation area (however described),</p> <p>h) whether an item of environmental heritage (however described) is situated on the land.</p> | <p>a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots</p> <p>b) In addition to the controls contained in the <i>Wentworth Local Environmental Plan 2011</i>, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the <i>Wentworth Local Environmental Plan 2011</i>.</p> <p>c) See Annexure 1.</p> <p>d) See Annexure 1.</p> <p>e) 10 Hectares.</p> <p>f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>h) No.</p> |
|--|---|

3. Complying development

- | | |
|---|--|
| <p>a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.</p> <p>c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and</p> | <p>a): Yes, the land is land on which complying development may be carried out.</p> <p>Not applicable.</p> <p>Not applicable</p> |
|---|--|

<p>that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p>	
5. Mine subsidence	
<p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.</p>	<p>Not applicable.</p>
6. Road widening and road realignment	
<p>Whether or not the land is affected by any road widening or road realignment under:</p> <ol style="list-style-type: none"> Division 2 of Part 3 of the Roads Act 1993, or any environmental planning instrument, or any resolution of the council. 	<p>Not applicable.</p>
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
<p>Whether or not the land is affected by a policy:</p> <ol style="list-style-type: none"> adopted by the council, or 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. 	<p>Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.</p>
7A. Flood related development controls information	
<ol style="list-style-type: none"> 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. Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. Words and expressions in this clause have the same meanings as in the Standard Instrument. 	<ol style="list-style-type: none"> Not applicable. Not applicable.
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
<p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.</p>	<p>Not applicable</p>

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	
13. Orders under Trees (Disputes Between Neighbours) Act 2006	

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.

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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies:

- a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and
- b) A statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.

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

- a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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 valid, and
 - (ii) that a copy may be obtained from the head office of the Department.

Council is not aware of any site compatibility certificates for infrastructure applying to this land.

17. Site compatibility certificates and conditions for affordable rental housing

- a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department.
- b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) that have been imposed as a condition of consent to a development application in respect of the land.

Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
<p>1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.</p> <p>2) The date of any subdivision order that applies to the land.</p>	<p>Council is unaware of any development plan or subdivision order that applies to the land.</p>
3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
<p>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:</p> <p>a) The matter certified by the certificate, and Note: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>b) The date on which the certificate ceases to be current (if any), and</p> <p>c) That a copy may be obtained from the head office of the Department.</p>	<p>Council is not aware of any site verification certificates applying to this land.</p>
20. Loose-fill asbestos insulation	
<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>Not applicable</p>
21. Affected building notices and building product rectification orders	
<p>(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>Not applicable</p>
<p>(3) In this clause: Affected building notice has the same meaning as in Part 4 of the <i>Building Products (Safety) Act 2017</i>. Building product rectification order has the same meaning as in the <i>Building Products (Safety) Act 2017</i>.</p>	

**CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT
ACT 1979**

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	<p>Yes</p> <p>*Mobile Garbage Bin No. S097278 has been issued to this property.</p> <p>*The comments and information contained in this certificate relate to the property described in the section "Description of Land".</p> <p>*The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.</p>

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact: T 03 5027 5027
E council@wentworth.nsw.gov.au
W wentworth.nsw.gov.au

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648
ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13649
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
 PO Box 81 WENTWORTH NSW 2648 T 03 5027 5027
 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST NSW 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-235

Subject land: 35 Kingfisher Road Gol Gol Lot 2 DP 236223

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

- | | |
|---|---------------------------|
| <p>d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p> | <p>d) Not applicable.</p> |
|---|---------------------------|

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- | | |
|--|--|
| <p>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)”)</p> <p>b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,</p> <p>c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,</p> <p>d) the purposes for which the instrument provides that development is prohibited within the zone,</p> <p>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,</p> <p>f) whether the land includes or comprises critical habitat,</p> <p>g) whether the land is in a conservation area (however described),</p> <p>h) whether an item of environmental heritage (however described) is situated on the land.</p> | <p>a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots</p> <p>b) In addition to the controls contained in the <i>Wentworth Local Environmental Plan 2011</i>, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the <i>Wentworth Local Environmental Plan 2011</i>.</p> <p>c) See Annexure 1.</p> <p>d) See Annexure 1.</p> <p>e) Not applicable.</p> <p>f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>h) No.</p> |
|--|--|

3. Complying development

- | | |
|---|--|
| <p>a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.</p> <p>c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and</p> | <p>a): Yes, the land is land on which complying development may be carried out.</p> <p>Not applicable.</p> <p>Not applicable</p> |
|---|--|

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan) Development Servicing Plan No 1 Development Servicing Plan No 2)
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	
13. Orders under Trees (Disputes Between Neighbours) Act 2006	

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.

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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies:

- a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and
- b) A statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.

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

- a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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 valid, and
 - (ii) that a copy may be obtained from the head office of the Department.

Council is not aware of any site compatibility certificates for infrastructure applying to this land.

17. Site compatibility certificates and conditions for affordable rental housing

- a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department.
- b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) that have been imposed as a condition of consent to a development application in respect of the land.

Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
<p>1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.</p> <p>2) The date of any subdivision order that applies to the land.</p>	<p>Council is unaware of any development plan or subdivision order that applies to the land.</p>
3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
<p>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:</p> <p>a) The matter certified by the certificate, and Note: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>b) The date on which the certificate ceases to be current (if any), and</p> <p>c) That a copy may be obtained from the head office of the Department.</p>	<p>Council is not aware of any site verification certificates applying to this land.</p>
20. Loose-fill asbestos insulation	
<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>Not applicable</p>
21. Affected building notices and building product rectification orders	
<p>(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>Not applicable</p>
<p>(3) In this clause: Affected building notice has the same meaning as in Part 4 of the <i>Building Products (Safety) Act 2017</i>. Building product rectification order has the same meaning as in the <i>Building Products (Safety) Act 2017</i>.</p>	

CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	<p>Yes</p> <p>*Mobile Garbage Bin No. 5621599437 has been issued to this property.</p> <p>*The following allotments also form part of this assessment – Licence No 489900.</p> <p>*The comments and information contained in this certificate relate to the property described in the section "Description of Land".</p> <p>*The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.</p>

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact: T 03 5027 5027
E council@wentworth.nsw.gov.au
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ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13665
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
 PO Box 81 WENTWORTH NSW 2648 T 03 5027 5027
 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST NSW 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-236

Subject land: 36 Gol Gol North Road Gol Gol Lot 1 DP 439084

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

- | | |
|---|---------------------------|
| <p>d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p> | <p>d) Not applicable.</p> |
|---|---------------------------|

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- | | |
|--|---|
| <p>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)”)</p> <p>b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,</p> <p>c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,</p> <p>d) the purposes for which the instrument provides that development is prohibited within the zone,</p> <p>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,</p> <p>f) whether the land includes or comprises critical habitat,</p> <p>g) whether the land is in a conservation area (however described),</p> <p>h) whether an item of environmental heritage (however described) is situated on the land.</p> | <p>a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots</p> <p>b) In addition to the controls contained in the <i>Wentworth Local Environmental Plan 2011</i>, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the <i>Wentworth Local Environmental Plan 2011</i>.</p> <p>c) See Annexure 1.</p> <p>d) See Annexure 1.</p> <p>e) 10 Hectares.</p> <p>f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>h) No.</p> |
|--|---|

3. Complying development

- | | |
|---|--|
| <p>a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.</p> <p>c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and</p> | <p>a): Yes, the land is land on which complying development may be carried out.</p> <p>Not applicable.</p> <p>Not applicable</p> |
|---|--|

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	

13. Orders under Trees (Disputes Between Neighbours) Act 2006	
Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council has not been notified of an Order under Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to any tree on the land.
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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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:	
<p>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:</p> <p>(i) the period for which the certificate is current, and</p> <p>(ii) that a copy may be obtained from the head office of the Department, and</p> <p>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.</p>	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
<p>a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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:</p> <p>(i) the period for which the certificate is valid, and</p> <p>(ii) that a copy may be obtained from the head office of the Department.</p>	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
<p>a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(i) the period for which the certificate is current, and</p> <p>(ii) that a copy may be obtained from the head office of the Department.</p> <p>b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a</p>	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

condition of consent to a development application in respect of the land.

18. Paper subdivision information

- 1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.
- 2) The date of any subdivision order that applies to the land.

Council is unaware of any development plan or subdivision order that applies to the land.

3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment 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 Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
- b) The date on which the certificate ceases to be current (if any), and
- c) That a copy may be obtained from the head office of the Department.

Council is not aware of any site verification certificates applying to this land.

20. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the [Home Building Act 1989](#)) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Not applicable

21. Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
 - a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Not applicable

(3) In this clause:
Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.
Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

**CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT
ACT 1979**

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	<p>Yes</p> <p>*Mobile Garbage Bin No. 0350250 has been issued to this property.</p> <p>*The following allotments also form part of this assessment – Lot 2 DP 1269246</p> <p>*The comments and information contained in this certificate relate to the property described in the section "Description of Land".</p> <p>*The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.</p>

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

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ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13671
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

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 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST NSW 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-237

Subject land: Gol Gol North Road Gol Gol Lot 2 DP 1269246

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

- | | |
|---|---------------------------|
| <p>d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p> | <p>d) Not applicable.</p> |
|---|---------------------------|

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- | | |
|--|--|
| <p>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)”)</p> <p>b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,</p> <p>c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,</p> <p>d) the purposes for which the instrument provides that development is prohibited within the zone,</p> <p>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,</p> <p>f) whether the land includes or comprises critical habitat,</p> <p>g) whether the land is in a conservation area (however described),</p> <p>h) whether an item of environmental heritage (however described) is situated on the land.</p> | <p>a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots</p> <p>b) In addition to the controls contained in the <i>Wentworth Local Environmental Plan 2011</i>, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the <i>Wentworth Local Environmental Plan 2011</i>.</p> <p>c) See Annexure 1.</p> <p>d) See Annexure 1.</p> <p>e) 10 Hectares</p> <p>f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>h) No.</p> |
|--|--|

3. Complying development

- | | |
|---|--|
| <p>a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.</p> <p>c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and</p> | <p>a): Yes, the land is land on which complying development may be carried out.</p> <p>Not applicable.</p> <p>Not applicable</p> |
|---|--|

<p>that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p>	
5. Mine subsidence	
<p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.</p>	<p>Not applicable.</p>
6. Road widening and road realignment	
<p>Whether or not the land is affected by any road widening or road realignment under:</p> <ol style="list-style-type: none"> Division 2 of Part 3 of the Roads Act 1993, or any environmental planning instrument, or any resolution of the council. 	<p>Not applicable.</p>
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
<p>Whether or not the land is affected by a policy:</p> <ol style="list-style-type: none"> adopted by the council, or 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. 	<p>Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.</p>
7A. Flood related development controls information	
<ol style="list-style-type: none"> 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. Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. Words and expressions in this clause have the same meanings as in the Standard Instrument. 	<ol style="list-style-type: none"> Not applicable. Not applicable.
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
<p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.</p>	<p>Not applicable</p>

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	

13. Orders under Trees (Disputes Between Neighbours) Act 2006	
Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council has not been notified of an Order under Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to any tree on the land.
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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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:	
<p>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:</p> <p>(i) the period for which the certificate is current, and</p> <p>(ii) that a copy may be obtained from the head office of the Department, and</p> <p>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.</p>	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
<p>a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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:</p> <p>(i) the period for which the certificate is valid, and</p> <p>(ii) that a copy may be obtained from the head office of the Department.</p>	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
<p>a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(i) the period for which the certificate is current, and</p> <p>(ii) that a copy may be obtained from the head office of the Department.</p> <p>b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a</p>	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

condition of consent to a development application in respect of the land.

18. Paper subdivision information

- 1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.
- 2) The date of any subdivision order that applies to the land.

Council is unaware of any development plan or subdivision order that applies to the land.

3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment 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 Secretary’s opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
- b) The date on which the certificate ceases to be current (if any), and
- c) That a copy may be obtained from the head office of the Department.

Council is not aware of any site verification certificates applying to this land.

20. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the [Home Building Act 1989](#)) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Not applicable

21. Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
 - a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Not applicable

(3) **In this clause:**
Affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
Building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

**CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT
ACT 1979**

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *The following allotments also form part of this assessment – Lot 1 DP 439084. *The comments and information contained in this certificate relate to the property described in the section “Description of Land”. *The information contained in this certificate has been compiled from Council’s records – no physical inspection of the property was carried out.

The above information has been taken from the Council’s records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

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ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) **LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.

- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13688
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
 PO Box 81 WENTWORTH NSW 2648 T 03 5027 5027
 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-238

Subject land: Potters Drive GOL GOL - Lot 2 DP 1152903

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

- | | |
|---|---------------------------|
| <p>d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p> | <p>d) Not applicable.</p> |
|---|---------------------------|

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- | | |
|--|---|
| <p>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)”)</p> <p>b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,</p> <p>c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,</p> <p>d) the purposes for which the instrument provides that development is prohibited within the zone,</p> <p>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,</p> <p>f) whether the land includes or comprises critical habitat,</p> <p>g) whether the land is in a conservation area (however described),</p> <p>h) whether an item of environmental heritage (however described) is situated on the land.</p> | <p>a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots</p> <p>b) In addition to the controls contained in the <i>Wentworth Local Environmental Plan 2011</i>, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the <i>Wentworth Local Environmental Plan 2011</i>.</p> <p>c) See Annexure 1.</p> <p>d) See Annexure 1.</p> <p>e) 10 Hectares.</p> <p>f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>h) No.</p> |
|--|---|

3. Complying development

- | | |
|---|--|
| <p>a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.</p> <p>c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and</p> | <p>a): Yes, the land is land on which complying development may be carried out.</p> <p>Not applicable.</p> <p>Not applicable</p> |
|---|--|

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	
13. Orders under Trees (Disputes Between Neighbours) Act 2006	

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.

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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies:

- a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and
- b) A statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.

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

- a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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 valid, and
 - (ii) that a copy may be obtained from the head office of the Department.

Council is not aware of any site compatibility certificates for infrastructure applying to this land.

17. Site compatibility certificates and conditions for affordable rental housing

- a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department.
- b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) that have been imposed as a condition of consent to a development application in respect of the land.

Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
<p>1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.</p> <p>2) The date of any subdivision order that applies to the land.</p>	<p>Council is unaware of any development plan or subdivision order that applies to the land.</p>
3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
<p>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:</p> <p>a) The matter certified by the certificate, and Note: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>b) The date on which the certificate ceases to be current (if any), and</p> <p>c) That a copy may be obtained from the head office of the Department.</p>	<p>Council is not aware of any site verification certificates applying to this land.</p>
20. Loose-fill asbestos insulation	
<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>Not applicable</p>
21. Affected building notices and building product rectification orders	
<p>(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>Not applicable</p>
<p>(3) In this clause: Affected building notice has the same meaning as in Part 4 of the <i>Building Products (Safety) Act 2017</i>. Building product rectification order has the same meaning as in the <i>Building Products (Safety) Act 2017</i>.</p>	

CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	Yes Development Application No DA2021/048 for Storage Shed was approved on 09/06/2021. S4/55/2022/034 Modify DA2021/048 amend farm shed offsets from boundary was approved on 06/09/2022.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	A final inspection has not been carried out on Farm Storage Shed the subject of Construction Certificate No. PC2021/210.
e) Any other known matter of which Council is aware that applies to the subject land?	No. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact: T 03 5027 5027
E council@wentworth.nsw.gov.au
W wentworth.nsw.gov.au

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648
ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

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Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

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SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13700
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
 PO Box 81 WENTWORTH NSW 2648 T 03 5027 5027
 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST NSW 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-239

Subject land: 56 Gol Gol North Road Gol Gol Lot 1 DP 1269246

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

d) Not applicable.

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- 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)")
- b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- d) the purposes for which the instrument provides that development is prohibited within the zone,
- 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,
- f) whether the land includes or comprises critical habitat,
- g) whether the land is in a conservation area (however described),
- h) whether an item of environmental heritage (however described) is situated on the land.

- a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots
- b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
- c) See Annexure 1.
- d) See Annexure 1.
- e) 10 Hectares.
- f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.
- g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.
- h) No.

3. Complying development

- a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).
- b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.
- c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and

a): Yes, the land is land on which complying development may be carried out.

Not applicable.

Not applicable

<p>that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.</p>	
5. Mine subsidence	
<p>Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.</p>	<p>Not applicable.</p>
6. Road widening and road realignment	
<p>Whether or not the land is affected by any road widening or road realignment under:</p> <ol style="list-style-type: none"> Division 2 of Part 3 of the Roads Act 1993, or any environmental planning instrument, or any resolution of the council. 	<p>Not applicable.</p>
7. Council and other public authority policies on hazard risk restrictions relating to land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)	
<p>Whether or not the land is affected by a policy:</p> <ol style="list-style-type: none"> adopted by the council, or 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. 	<p>Council has adopted by resolution a policy on contaminated land which may restrict the development of the land. This policy is implemented when zoning or land use changes are proposed on land which have been previously used for certain purposes. Council records do not have sufficient information about previous uses of this land to determine whether the land is contaminated. Consideration of Councils adopted policy and the application or provisions under relevant state legislation is warranted.</p>
7A. Flood related development controls information	
<ol style="list-style-type: none"> 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. Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls. Words and expressions in this clause have the same meanings as in the Standard Instrument. 	<ol style="list-style-type: none"> Not applicable. Not applicable.
Words and expressions in this clause have the same meanings as in the Standard Instrument.	
8. Land reserved for acquisition	
<p>Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.</p>	<p>Not applicable</p>

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	
13. Orders under Trees (Disputes Between Neighbours) Act 2006	

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.

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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies:

- a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and
- b) A statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.

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

- a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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 valid, and
 - (ii) that a copy may be obtained from the head office of the Department.

Council is not aware of any site compatibility certificates for infrastructure applying to this land.

17. Site compatibility certificates and conditions for affordable rental housing

- a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department.
- b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) that have been imposed as a condition of consent to a development application in respect of the land.

Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
<p>1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.</p> <p>2) The date of any subdivision order that applies to the land.</p>	<p>Council is unaware of any development plan or subdivision order that applies to the land.</p>
3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
<p>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:</p> <p>a) The matter certified by the certificate, and</p> <p>Note: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>b) The date on which the certificate ceases to be current (if any), and</p> <p>c) That a copy may be obtained from the head office of the Department.</p>	<p>Council is not aware of any site verification certificates applying to this land.</p>
20. Loose-fill asbestos insulation	
<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>Not applicable</p>
21. Affected building notices and building product rectification orders	
<p>(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>Not applicable</p>
<p>(3) In this clause: Affected building notice has the same meaning as in Part 4 of the <i>Building Products (Safety) Act 2017</i>. Building product rectification order has the same meaning as in the <i>Building Products (Safety) Act 2017</i>.</p>	

**CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT
ACT 1979**

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin No. 0324091 has been issued to this property. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact: T 03 5027 5027
E council@wentworth.nsw.gov.au
W wentworth.nsw.gov.au

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648
ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

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SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development

control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13718
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

26-28 Adelaide Street WENTWORTH NSW 2648
 PO Box 81 WENTWORTH NSW 2648 T 03 5027 5027
 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST NSW 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-240

Subject land: 38 Kingfisher Road Gol Gol Lot 3 DP 236223

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

d) Not applicable.

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- 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)”))
- b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,
- c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,
- d) the purposes for which the instrument provides that development is prohibited within the zone,
- 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,
- f) whether the land includes or comprises critical habitat,
- g) whether the land is in a conservation area (however described),
- h) whether an item of environmental heritage (however described) is situated on the land.

- a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots
- b) In addition to the controls contained in the *Wentworth Local Environmental Plan 2011*, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the *Wentworth Local Environmental Plan 2011*.
- c) See Annexure 1.
- d) See Annexure 1.
- e) 10 Hectares.
- f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.
- g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.
- h) No.

3. Complying development

- a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#).
- b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.
- c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and

a): Yes, the land is land on which complying development may be carried out subject to the disclaimer at 3c) below.

Note: please seek additional planning advice to determine which Complying Development Codes Apply to this land.

- (e) land identified by an environmental planning instrument as being—
 - (ii) within a river front area

Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land. This certificate only addresses matters raised in Clause 1.17A (1) (c) to (e),

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	

13. Orders under Trees (Disputes Between Neighbours) Act 2006	
Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	Council has not been notified of an Order under Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to any tree on the land.
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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.
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:	
<p>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:</p> <p>(i) the period for which the certificate is current, and</p> <p>(ii) that a copy may be obtained from the head office of the Department, and</p> <p>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.</p>	The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.
16. Site compatibility certificates for infrastructure, schools or TAFE establishments	
<p>a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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:</p> <p>(i) the period for which the certificate is valid, and</p> <p>(ii) that a copy may be obtained from the head office of the Department.</p>	Council is not aware of any site compatibility certificates for infrastructure applying to this land.
17. Site compatibility certificates and conditions for affordable rental housing	
<p>a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:</p> <p>(i) the period for which the certificate is current, and</p> <p>(ii) that a copy may be obtained from the head office of the Department.</p> <p>b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a</p>	Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

condition of consent to a development application in respect of the land.

18. Paper subdivision information

- 1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.
- 2) The date of any subdivision order that applies to the land.

Council is unaware of any development plan or subdivision order that applies to the land.

3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment 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 Secretary’s opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
- b) The date on which the certificate ceases to be current (if any), and
- c) That a copy may be obtained from the head office of the Department.

Council is not aware of any site verification certificates applying to this land.

20. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the [Home Building Act 1989](#)) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

Not applicable

21. Affected building notices and building product rectification orders

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
 - a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

Not applicable

(3) **In this clause:**
Affected building notice has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.
Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No.
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	A final inspection has not been carried out on Verandah / Pergola the subject of Construction Certificate No. CC11/105
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin No. 1621599458 has been issued to this property. *The following allotments also form part of this assessment –Licence 202350. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
 under delegation on behalf of the Shire of Wentworth

Contact: T 03 5027 5027
 E council@wentworth.nsw.gov.au
 W wentworth.nsw.gov.au

26-28 Adelaide Street WENTWORTH NSW 2648
 PO Box 81 WENTWORTH NSW 2648
 ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

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SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

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Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

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SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Our Reference: DOC/23/13725
 Your Reference: N/a
 Prepared By: Health & Planning Department
 Date: 3 July 2023

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 PO Box 81 WENTWORTH NSW 2648 T 03 5027 5027
 F 03 5027 5000 E council@wentworth.nsw.gov.au
 W www.wentworth.nsw.gov.au ABN 96 283 886 815

Your Reference: N/a

Applicant name: Megan Ferguson - Senversa PTY LTD

Applicant address: 144 Parry Street NEWCASTLE WEST NSW 2302

Applicant email: megan.ferguson@senversa.com.au

Certificate no: 2023-241

Subject land: 48B Potters Drive GOL GOL - Lot 5 DP 236223

Date of certificate: 3 July 2023

DISCLAIMER

Wentworth Shire Council gives notice and points out to all users of the information supplied herein, that the information herein has been compiled by Council from sources outside of Council's control. While the information herein is provided with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

Wentworth Shire Council also gives notice to all users of the information supplied herein, wherever any particular enquiry herein remains unanswered or has not been elaborated upon, such silence should not be interpreted as meaning or inferring either a negative or a positive response as the case may be.

ABOUT THIS CERTIFICATE – Information for Applicant

This certificate has been prepared pursuant to Section 10.7 of the Environmental Planning and Assessment Act 1979 (NSW) and the Environmental Planning and Assessment Regulation 2000 (NSW). The number system in this Certificate follows Schedule 4 of the Regulation. Please note that Council has omitted:

- 2A of this Schedule as the Wentworth Shire Council is not in a Sydney Region Growth Centre
- 4B of this Schedule as Wentworth Shire Council is not in a coastal region

CERTIFICATE 10.7(2) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

1. Names of relevant planning instruments and DCPs

- | | |
|--|--|
| <p>a) The name of each environmental planning instrument that applies to the carrying out of development on the land.</p> <p>b) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).</p> <p>c) The name of each development control plan that applies to the carrying out of development on the land.</p> | <p>a) <i>Wentworth Local Environmental Plan 2011</i> applies to this land.</p> <p>b) See Annexure 1.</p> <p>c) Wentworth Development Control Plan December 2011.</p> |
|--|--|

- | | |
|---|---------------------------|
| <p>d) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</p> | <p>d) Not applicable.</p> |
|---|---------------------------|

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):

The following information will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.

- | | |
|--|---|
| <p>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)”)</p> <p>b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,</p> <p>c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,</p> <p>d) the purposes for which the instrument provides that development is prohibited within the zone,</p> <p>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,</p> <p>f) whether the land includes or comprises critical habitat,</p> <p>g) whether the land is in a conservation area (however described),</p> <p>h) whether an item of environmental heritage (however described) is situated on the land.</p> | <p>a) Wentworth Local Environmental Plan (WLEP) 2011
ZONE: RU4 – Primary Production Small Lots</p> <p>b) In addition to the controls contained in the <i>Wentworth Local Environmental Plan 2011</i>, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 sets out further circumstances where development consent will be required for development involving certain types of buildings, the demolition of buildings or the subdivision of land. These circumstances may include development that does not require consent under the <i>Wentworth Local Environmental Plan 2011</i>.</p> <p>c) See Annexure 1.</p> <p>d) See Annexure 1.</p> <p>e) 10 Hectares.</p> <p>f) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>g) No.
This information has been sourced from mapping provided by NSW Environment & Heritage.</p> <p>h) No.</p> |
|--|---|

3. Complying development

- | | |
|---|---|
| <p>a) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p> <p>b) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under that clause.</p> <p>c) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and</p> | <p>a): Yes, the land is land on which complying development may be carried out subject to the disclaimer at 3c) below.</p> <p>Note: please seek additional planning advice to determine which Complying Development Codes Apply to this land.</p> <p>(e) land identified by an environmental planning instrument as being—
(ii) within a river front area</p> <p>Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land. This certificate only addresses matters raised in Clause 1.17A (1) (c) to (e), (2), (3) and (4) and 1.18 (1) (c3) and 1.19 of the Codes</p> |
|---|---|

9. Contribution plans	
The name of each contributions plan applying to the land.	Development Contribution Plan Development Servicing Plan No 1 Development Servicing Plan No 2
9A. Biodiversity certified land	
If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016 , a statement to that effect. Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016 .	Council has not been notified that this land has been determined to be biodiversity specified land.
10. Biodiversity stewardship sites	
If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016 , a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage). Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016 .	No, Wentworth Shire Council has not been notified of the existence of a biodiversity stewardship agreement by the Office of Environment & Heritage in relation to this property.
10A. Native vegetation clearing set asides	
If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013 , a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).	Council has not been notified of the existence of a set aside area by Local Land Services or that a set aside area has been registered.
11. Bush fire prone land	
If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	No, the land is not bushfire prone
This information has been sourced from mapping provided by the NSW Rural Fire Service.	
12. Property vegetation plans	
If the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	Council has not been notified of a Property Vegetation Plan under the Native Vegetation Act 2003 affecting this land. For further details please contact Local Land Services.
This information has been sourced from NSW Local Land Services.	
13. Orders under Trees (Disputes Between Neighbours) Act 2006	

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

Council **has not** been notified of an Order under *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to any tree on the land.

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, there is no direction in force from the Minister under Section 75P (2) (c1) in relation to this property.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies:

- a) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department, and
- b) A statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

The land is land to which the State Environmental Planning Policy (Housing for Seniors with a Disability) 2004 does apply. However, no current compatibility certificate exists of which Council is aware.

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

- a) A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate 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 valid, and
 - (ii) that a copy may be obtained from the head office of the Department.

Council is not aware of any site compatibility certificates for infrastructure applying to this land.

17. Site compatibility certificates and conditions for affordable rental housing

- a) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department.
- b) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) that have been imposed as a condition of consent to a development application in respect of the land.

Council is not aware of any site compatibility certificates for affordable rental housing applying to this land.

18. Paper subdivision information	
<p>1) The name of any development plan adopted by a relevant authority applies to the land or that is proposed to be subject to a consent ballot.</p> <p>2) The date of any subdivision order that applies to the land.</p>	<p>Council is unaware of any development plan or subdivision order that applies to the land.</p>
3. Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation.	
19. Site verification certificates	
<p>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:</p> <p>a) The matter certified by the certificate, and Note: A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.</p> <p>b) The date on which the certificate ceases to be current (if any), and</p> <p>c) That a copy may be obtained from the head office of the Department.</p>	<p>Council is not aware of any site verification certificates applying to this land.</p>
20. Loose-fill asbestos insulation	
<p>If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.</p>	<p>Not applicable</p>
21. Affected building notices and building product rectification orders	
<p>(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.</p> <p>(2) A statement of:</p> <p>a) Whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and</p> <p>b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.</p>	<p>Not applicable</p>
<p>(3) In this clause: Affected building notice has the same meaning as in Part 4 of the <i>Building Products (Safety) Act 2017</i>. Building product rectification order has the same meaning as in the <i>Building Products (Safety) Act 2017</i>.</p>	

**CERTIFICATE 10.7(5) ISSUED PURSUANT TO THE ENVIRONMENTAL PLANNING & ASSESSMENT
ACT 1979**

You are advised that at the date of this certificate the subject land is affected by the following matters:-

Information Requested	Reply
a) Is the land subject to a Tree Preservation Order?	No.
b) Has any development consent with respect to the land been granted within the previous five years?	No.
c) Any known non-compliance with matters relating to development approval?	No
d) Any known non-compliance on matters relating to, or delegated to Council and notices requiring work to be carried out in relation to building and/or health items?	No.
e) Any other known matter of which Council is aware that applies to the subject land?	Yes *Mobile Garbage Bin has been issued to this property. *The comments and information contained in this certificate relate to the property described in the section "Description of Land". *The information contained in this certificate has been compiled from Council's records – no physical inspection of the property was carried out.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.



Signed: **MATTHEW CARLIN**
DIRECTOR OF HEALTH AND PLANNING
under delegation on behalf of the Shire of Wentworth

Contact: T 03 5027 5027
E council@wentworth.nsw.gov.au
W wentworth.nsw.gov.au

26-28 Adelaide Street WENTWORTH NSW 2648
PO Box 81 WENTWORTH NSW 2648
ABN 96 283 886 815

ANNEXURE 1 TO CERTIFICATE PURSUANT TO SECTION 10.7(1) OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

RU4 Primary Production Small Lots Zone as at 16 December 2011

You are advised that as at the date of this Certificate the subject land is affected by the following matters:-

(a) **STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP (Housing) 2021

Affordable Rental Housing: Establishes a consistent planning regime for the provision of affordable rental housing. The SEPP facilitates the effective delivery of new affordable rental housing by providing planning control incentives and expanding the role for not-for-profit-providers of affordable rental housing. The SEPP also establishes approaches to facilitate the retention and mitigate the loss of existing affordable rental housing. The SEPP aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people.

Manufactured Home Estates: Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approve development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

Caravan Parks: Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

Housing for Seniors or People with a Disability) 2004: Encourages the provision of adequate, diverse and high-quality housing for aged persons and people with disabilities. The SEPP achieves its aims by overriding local planning controls that would prevent the development of housing for seniors or people with a disability and setting out design principles to achieving built form that is in keeping with the site and local neighbourhood.

SEPP (Resilience and Hazard) 2021

Hazardous and Offensive Development: Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

Remediation of Land: Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared [Managing Land Contamination: Planning Guidelines](#).

SEPP (Biodiversity) 2021

Canal Estate Development: Bans new canal estates from the date of gazettal (10th November 1997), to ensure coastal and aquatic environments are not affected by these developments.

Koala Habitat Protection: Encourages the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The policy provides the state-wide approach needed to enable appropriate development to continue, while ensuring there is ongoing protection of koalas and their habitat. Local councils must ensure approvals for development on a land affected by this policy is consistent with the approved koala plan of management for the land. If there is no approved koala plan of management for a land affected by the policy, local councils must consider requirements of the koala habitat protection guideline or information prepared by a suitably qualified and experienced person in accordance with the guideline before approving development on the land.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

Willandra Lakes World Heritage Property: Applies to the Willandra Lakes Region in the Shires of Wentworth and Balranald. The purpose of the plans is to protect, conserve and manage this World Heritage Property in accordance with any strategic plan of management. The plan also aims to provide a process of consultation with stakeholders on development and related decisions.

Riverine Land: Ensures the river and its floodplain are able to support a range of productive land uses. The plan coordinates planning along the Murray River and the implementation of planning related aspects of the Murray Darling Basin Commission strategies. It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

Vegetation in Non-Rural Areas: Protects the biodiversity values of trees and other vegetation in non-rural areas of the State. The SEPP aims to preserve the amenity of non-rural areas through the preservation of trees and other vegetation. The policy establishes the approval pathways for clearing in non-rural areas.

SEPP (Industry and Employment) 2021

Advertising and Signage: Aims to ensure that outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The SEPP was amended in August 2007 to permit and regulate outdoor advertising in transport corridors (e.g. freeways, tollways and rail corridors). The amended SEPP also aims to ensure that public benefits may be derived from advertising along and adjacent to transport corridors. [Transport Corridor Outdoor Advertising and Signage Guidelines](#) (DOP July 2007) provides information on design criteria, road safety and public benefit requirements for SEPP 64 development applications.

SEPP (Design and Place) 2021

Design Quality of Residential Apartment Development: Improves the design quality of residential apartment development across the state through the application of a series of design principles. The SEPP recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high-quality design. The SEPP operates to ensure that residential apartment development contributes to sustainable development of the state, achieves better built form and aesthetics of buildings and streetscapes, supports housing affordability for wide range of people, better satisfies the increasing demand, the changing social and demographic profile of the community, and maximises amenity, safety and security for the benefit of its occupants and the wider community. The SEPP facilitates timely and efficient assessment of applications for residential apartment development by providing a consistent policy framework and mechanism across the State. The policy provides for the establishment of design Review Panels to provide independent expert advice to councils on the merit of residential flat development.

Building Sustainability Index (BASIX) 2004: This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective

introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX.

SEPP (Exempt and Complying Development Codes) 2008 - Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the [Environmental Planning and Assessment Act 1979](#).

SEPP (Transport and Infrastructure) 2021

Infrastructure: Provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency. More details about the SEPP, including a guide, are available at www.planning.nsw.gov.au

Educational Establishments and Child Care Facilities: Facilitates the effective delivery of educational establishments and early education and care facilities across the State. The SEPP improves regulatory certainty and efficiency for educational establishments and early education and care facilities through a consistent planning regime that simplifies and standardises planning approval pathways and establishes consistent State-wide assessment requirements and design considerations for these developments. The policy provides for the consultation with relevant public authorities during the assessment process or prior to development commencing for educational establishments and early education and care facilities. The SEPP also aligns the NSW planning framework with the National Quality Framework for early education and care services to enable proponents and consent authorities ensure that new developments or modified premises meet the applicable requirements of the National Quality Framework for the services. The policy supports joint and shared use of the facilities of educational establishments with the community through appropriate design.

SEPP (Planning Systems) 2021

Concurrences: Authorises the Planning Secretary to elect to act in place of a concurrence authority for the purposes of deciding whether to grant concurrence to a development if the concurrence authority fails to inform a consent authority of the decision concerning concurrence within the time allowed for doing so.

State and Regional Development: Identifies and declares development as a State significant development, State significant infrastructure, critical State significant infrastructure or regionally significant development based on a number of factors including location, purpose and capital investment value etc.

SEPP (Resources and Energy) 2021

Mining, Petroleum Production and Extractive Industries: Provides for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. This Policy establishes appropriate planning controls to encourage ecologically sustainable development.

SEPP (Primary Production) 2021

Facilitates the orderly and economic use and development of lands for primary production. The aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources. The SEPP encourages sustainable aquaculture and outlines the criteria for categorising aquaculture as designated development. The SEPP identifies State significant agricultural land, simplifies the regulatory process for water supply in irrigation areas and districts and sets out the considerations for assessing the impact of all proposed development oyster aquaculture.

(b) LOCAL ENVIRONMENTAL PLANS – RU4 PRIMARY PRODUCTION SMALL LOTS ZONE**1 Objectives of zone**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm stay accommodation; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home industries; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Landscaping material supplies; Local distribution premises; Moorings; Offensive industries; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Dual occupancies (detached); Any other development not specified in item 2 or 3



Appendix F: Photo Log



Photo 1. Lot 1 DP125848 Diesel AST (in use)



Photo 2. Lot 1 DP125848 Former chemical storage shed and water tank (both now disused)



Photo 3. Lot 1 DP125848 Inside former chemical storage shed (minor chemical and currently used for pottery)



Photo 4. Lot 1 DP125848 Incinerator (not in use)



Photo 5. Lot 1 DP439084 Former heating oil tank (now disused)



Photo 6. Lot 1 DP439084 View of vineyards



Photo 7. Lot 1 DP1152903 View of one of two septic tanks located at the rear of the land parcel



Photo 8. Lot 1 DP1152903 View of rear of the land parcel and large storage shed (minor welding)



Photo 9. Lot 1 DP1152903 Minor machinery storage at rear of land parcel



Photo 10. Lot 1 DP1152903 Water storage tanks



Photo 11. Lot 1 DP1269246 Septic Tank



Photo 12. Lot 1 DP1269246 Suspected UST (TBC)



Photo 13. Lot 1 DP1269246 Zinc phosphate drum and general storage



Photo 14. Lot 1 DP1269246 Vehicle storage



Photo 15. Lot 1 DP1269246 Vehicle storage and general storage



Photo 16. Lot 1 DP1269246 Former pump and chemical storage shed



Photo 17. Lot 1 DP1269246 Inside former pump and chemical storage shed



Photo 18. Lot 1 DP1269246 Inside former pump and chemical storage shed



Photo 19. Lot 2 DP1152903 Large vehicle, chemical and general storage shed



Photo 20. Lot 2 DP1152903 Inside view of shed



Photo 21. Lot 2 DP1152903 Inside view of shed



Photo 22. Lot 2 DP1152903 View of trailer and stockpiling of materials (timber posts)



Photo 23. Lot 2 DP1152903 View of stockpiled irrigation tubing and 44 gallon drums (disused)



Photo 24. Lot 2 DP1152903 View of stockpiled timber pallets



Photo 25. Lot 2 DP1152903 View of general rubbish stockpiling (concrete, pavers, timber, metal etc)





Photo 26. Lot 2 DP1152903 View of general stockpiled rubbish (including disused IBC)



Photo 27. Lot 2 DP1200627 View of residence



Photo 28. Lot 3 DP236223 View of residential dwelling, shed and carport





Photo 29. Lot 3 DP236223 View of sheep on the land parcel



Photo 30. Lot 3 DP236223 View inside dilapidated storage shed



Photo 31. Lot 3 DP236223 Disused batteries



Photo 32. Lot 3 DP236223 Old rainwater tank purposed for storage of generators and pesticides



Photo 33. Lot 3 DP236223 Old rainwater tank purposed for storage of generators and pesticides



Photo 34. Lot 3 DP236223 General storage/stockpiling



Photo 35. Lot 3 DP236223 Stockpiling of general waste



Photo 36.: Lot 3 DP236223 Shed unable to be accessed



Photo 37. Lot 5 DP236223 View of residential dwelling





Photo 38.: Lot 5 DP236223 Stockpiled soils



Photo 39. Lot 5 DP236223 Former heating oil tank converted to diesel (now disused)



Photo 40. Lot 5 DP236223 View of general waste within dilapidated dwelling

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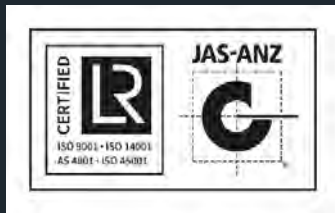
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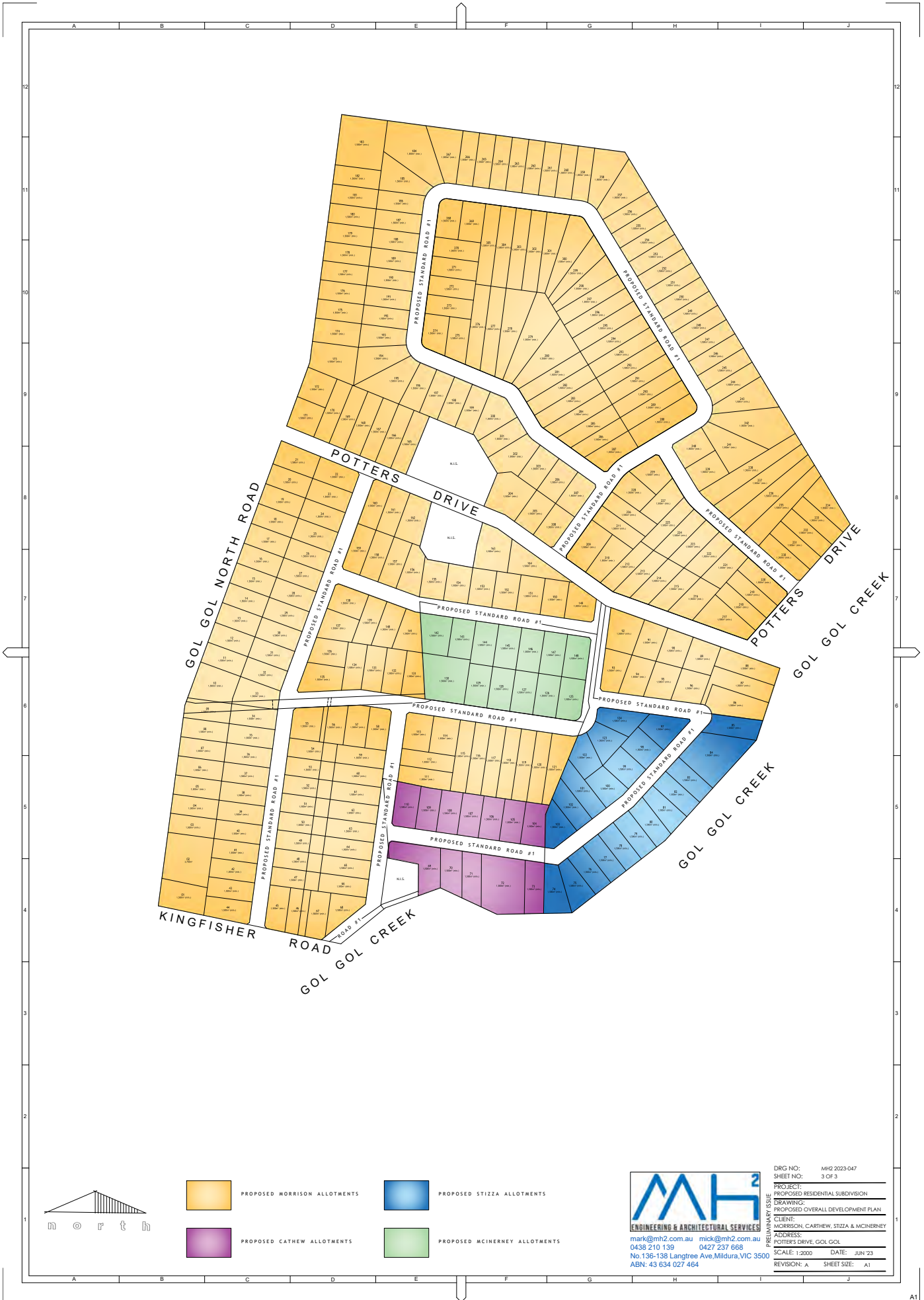
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 ABN: 43 634 027 464

DRG NO: MH2 2023-047
 SHEET NO: 1 OF 3
 PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
 DRAWING: PROPOSED OVERALL DEVELOPMENT PLAN
 CLIENT: HOBSON, CARTHEW, STIZZA & MCINERNEY
 ADDRESS: POTTERS DRIVE, GOL GOL
 SCALE: 1:2000 DATE: JUN '23
 REVISION: A SHEET SIZE: A1



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DRG NO:	MH2 2023-047
SHEET NO:	2 OF 3
PROJECT:	PROPOSED RESIDENTIAL SUBDIVISION
DRAWING:	PROPOSED OVERALL DEVELOPMENT PLAN
CLIENT:	MICROBSON, CARTHEW, STIZZA & MCINERNEY
ADDRESS:	POTTERS DRIVE, GOL GOL
SCALE:	1:2000
DATE:	JUN '23
REVISION:	A
SHEET SIZE:	A1



- PROPOSED MORRISON ALLOTMENTS
 - PROPOSED CATHEW ALLOTMENTS
- PROPOSED STIZZA ALLOTMENTS
 - PROPOSED MCINERNEY ALLOTMENTS

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DRG NO:	MH2 2023-047
SHEET NO:	3 OF 3
PROJECT:	PROPOSED RESIDENTIAL SUBDIVISION
DRAWING:	PROPOSED OVERALL DEVELOPMENT PLAN
PRELIMINARY ISSUE:	
CLIENT:	MORRISON, CARTHUE, STIZZA & MCINERNEY
ADDRESS:	POTTERS DRIVE, GOL GOL
SCALE:	1:2000
DATE:	JUN '23
REVISION:	A
SHEET SIZE:	A1



Our Reference:
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 Date:

PLANNING PROPOSAL ASSESSMENT REPORT

Application Details

Application No: L1/100, PP-2023-2156

Applicant: Cadell Consulting Services

Proposal Summary: Rezone subject land from RU4 Primary Production Small Lots to R5 Large Lot Residential and Amend minimum lot size (MLS) from 10 ha to 1,500 sqm

Assessment Officer: George Kenende, Acting Director Health and Planning

Site and Locality Details

Subject Land: Lot 1 DP1152903, Lot 2 DP1152903, Lot 1 DP1259848, Lot 2 DP1259848, Lot 1 DP1269246, Lot 2 DP1269246, Lot 3 DP236223, Lot 5 DP236223, Lot 2 DP1200627, Lot 1 DP439084

Current LEP provisions: Subject land is zoned RU4 Primary Production Small Lots with a Minimum Lot Size of 10 ha

Current DCP Provisions: Chapter 3 & 4

Proposed amendment controls: Rezone from RU4 to R5 and Reduce MLS from 10 ha to 1500 sqm

Existing Character and Use: The subject site is located within Gol Gol area, east of Gol Gol North Road with access from Gol Gol North Road, Potter Drive and Kingfisher Road. The east of the subject land mainly fronts the Gol Gol creek. The subject land is a blend of horticultural and rural residential uses (7 dwellings), the majority of the site, approximately 41 hectares, is under horticulture crop.

The vegetation on the subject site includes some native species along the Gol Gol Creek boundary, with the balance of vegetation being ornamental and introduced species.

Locality: The subject site is located in a semi-rural area on the north eastern fringe of Gol Gol. To the north and west is land under active horticultural production. A small area of rural living development is occurring on the north eastern boundary along the Gol Gol Creek.

On the south western boundary is the RU5 Village zone where vacant lots are in the process of being developed for residential purposes. Further to the south west is the township of Gol Gol. (Figure 1 & Figure 2)

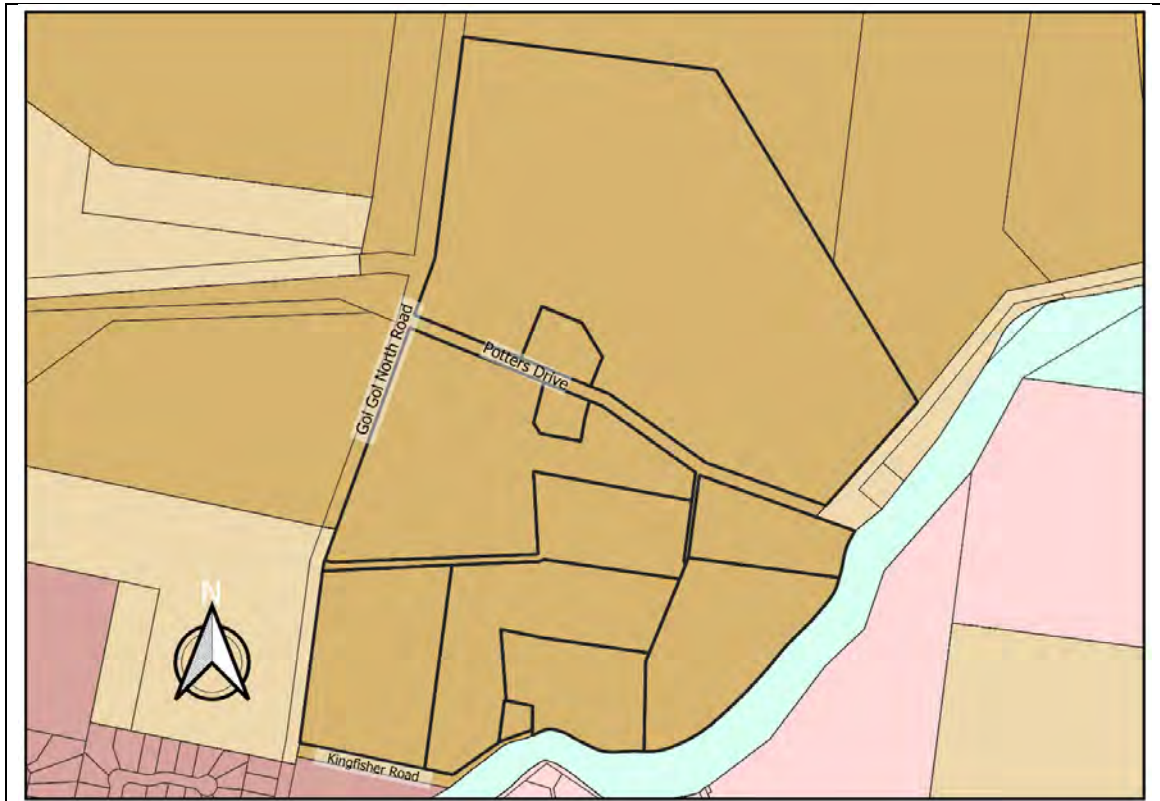


Figure 1: Subject site location



Figure 2: Surrounding land use

Planning Proposal

Council is in receipt of an application to amend the Wentworth Local Environmental Plan 2011 (WLEP) to:

1. Rezone subject land from RU4 Primary Production Small Lots to R5 Large Lot Residential
2. Amend the Minimum Lot Size of the subject land from 10 ha to 1500 sqm

The intended outcomes of the proposal identified in the planning proposal are to:

- Take advantage of and satisfy the current and growing demand for large residential lots in Gol Go,

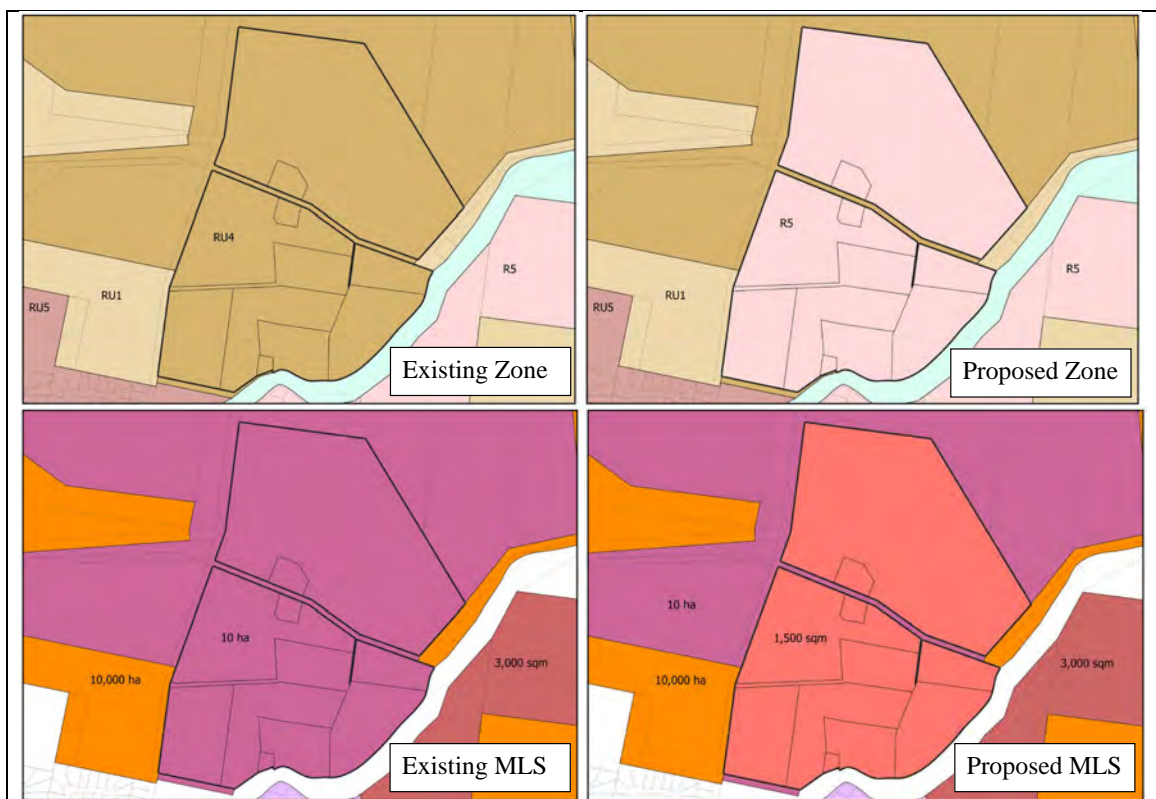


Figure 3: Current and Proposed MLS

The applicant’s description of the proposal, including supporting information and conceptual plans are provided within the Planning Proposal.

Strategic Assessment

1. Consistency with WSC Community Strategic Plan 2022-2032

The planning proposal seeks to rezone subject land from RU4 to R5 and reduce the MLS from 10 ha to 1500 sqm to provide for more larger sized residential land with access to all main services that is in demand. The subject land is approximately 62 ha, with a lot yield of approximately 266 with the new 1500 sqm MLS. This number is based on removal of 30% for services (roads, easements, open space etc) and 4 ha which is already developed. Refer to the concept subdivision plan.

The planning proposal is in line with the four key strategies of the WSC Community Strategic Plan 2022-2032.

Consistent

2. Consistency with WSC Local Strategic Planning Statement

Page 13 and 17 of the Planning Proposal addresses how the proposed amendments to the planning instrument are inline with *Planning Priority 6 of the Local Strategic Planning Statement (LSPS)*. The subject land:

- Is within the settlement boundary
- Leverages the demand for larger residential lots which will facilitate population growth.
- Facilitates population growth, which will inevitably increase the economic activity and social opportunities and capacity of the Gol Gol and Buronga townships.



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- Ensures that the proposed development will be well planned, with adequate services and infrastructure within close proximity to Gol Gol's economic and community services.

In addition to the response to the Local Strategic Planning Statement (LSPS), *Planning Priority 4 – Efficient transport and connectivity networks* and *Planning Priority 7 – Infrastructure Services* is applicable to the amendment to ensure all development within the Shire are appropriately serviced by well-designed roads/footpaths and infrastructure (water, sewer, stormwater etc). Services are anticipated to be extended from the current subdivision occurring south of Kingfisher Road to the subject land. These services include water, sewerage, electricity.

Consistent

3. Consistency with any other relevant strategy/study/report

The Buronga Gol Gol Structure Plan 2020 (BGGSP) aims to facilitate quality and sustainable urban development in the localities of Buronga and Gol Gol with short, medium and long-term strategies. The subject land is identified in recommendation 14 of the BGGSP for rezoning to R5 Large Lot Residential zone.

The land was identified for development in stage two and three within Figure 4.4 of the BGGSP and with an anticipated commencement of 2024-2028 and 2028-2032 respectively (Figure 4). Part of the subject land is inline with the timeline of residential land release within the BGGSP for 2024-2028. The planning proposal has included the stage three land timed for 2028-2032 release. As indicated on page 15 of the planning proposal, this anticipated commencement of stage three in the BGGSP no longer reflects current situation due to the sharp increase demand in diverse residential allotments. The subdivision of the land is anticipated to be similar to the BGGSP staging with land immediately north of Kingfisher Drive being subdivided first.

Land to the south of Kingfisher Road is in the process of being subdivided with connection to main services (water, sewerage, electricity). This allows these services to be extended to service the subject land.

R5 zoned land to the east of the Gol Gol creek on Wilga Road was previous marked for short-term stage two development. However, the owner has indicated the land will continue to be used for agricultural activities in the short to medium term (Figure 5). This creates a short fall in the land supply for larger residential allotments considering the increased demand for residential land.

Based on an overall view of the surrounding area in terms of servicing, residential land demand and development timeframe, the subject site is the most appropriate location for short-term provision of larger sized residential land.

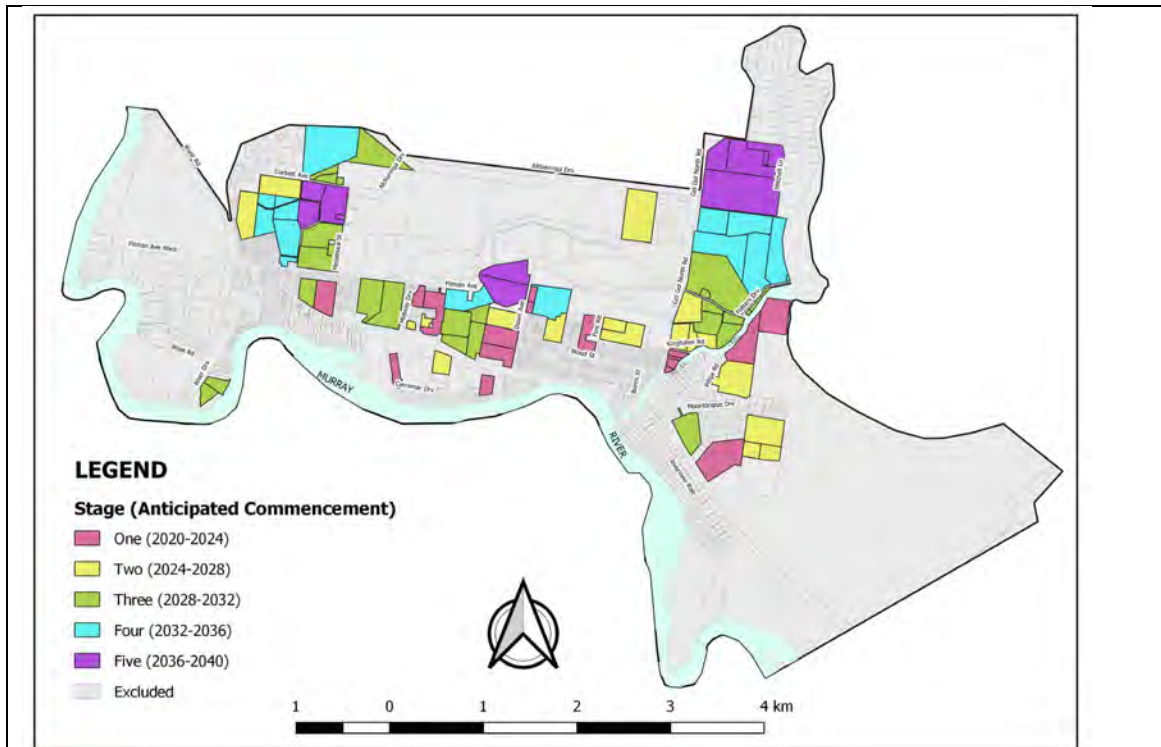


Figure 4: Staging of development (Source: BGGSP)

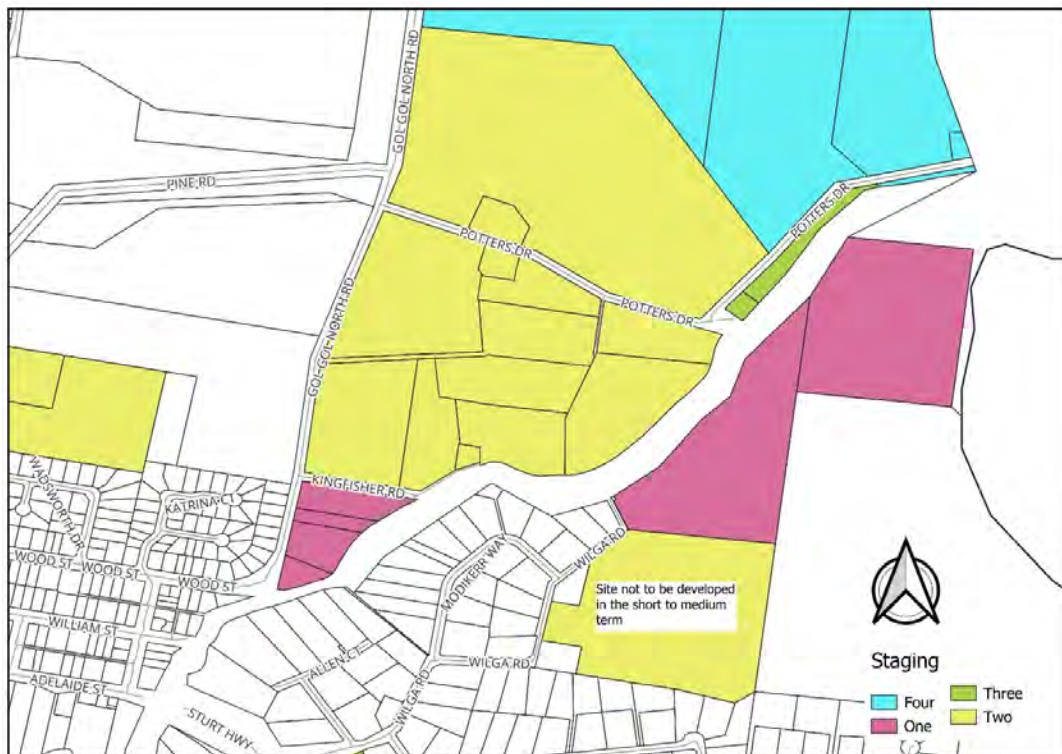


Figure 5: Staging of development changes due to current data

Consistent



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<p>4. <i>Consistency with Far West Regional Plan 2036</i></p> <p>The planning proposal addresses and shows consistency with <i>Direction 21: Strengthen communities of interest and cross-regional relationships</i> and <i>Direction 27: Provide greater housing choice</i> as shown on page 16 of the planning proposal.</p> <p>The planning proposal seeks to rezone and reduce the MLS of the subject land for residential purposes, which will provide more diverse residential lot sizes in the area.</p> <p>Consistent</p>
<p>5. <i>Consistency with Draft Far West Regional Plan 2041</i></p> <p>The planning proposal addresses and shows consistency with <i>Objective 6: Plan for housing supply, diversity, affordability and resilience</i> on page 16-17 by:</p> <ul style="list-style-type: none"> - Providing housing diversity to the R5 zoned lands - Showing that all new allotment will be connected to services <p>Consistent</p>
<p>6. <i>Consistency with applicable State Environmental Planning Policies.</i></p> <p>Refer to Table 1 below.</p>
<p>7. <i>Consistency with applicable Section 9.1 Ministerial Directions.</i></p> <p>Refer to Table 2 below.</p>

Table 1: State Environmental Planning Policies consistency assessment

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Assessment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	<p>The majority of the subject land is devoid of native vegetation due to its previous use for horticulture. There will be no removal of vegetation required.</p> <p>There are some native vegetation along the Gol Gol Creek, however this vegetation will be protected from impacts of any development.</p> <p>Due to the lack of native vegetation impact, it is considered that the site is not potential or core koala habitat.</p> <p>The site is setback from the Murray River, with minimal potential impacts to it.</p>
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	N		
State Environmental Planning Policy (Exempt and Complying	N		

Development Codes) 2008			
State Environmental Planning Policy (Housing) 2021	Y	Y	The planning proposal is consistent with the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	N		No signage proposed for the PP
State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development	N		
State Environmental Planning Policy (Planning Systems) 2021	N		The PP is not regionally or state significant and the subject land is not owned by an Aboriginal Land Council.
State Environmental Planning Policy (Precincts – Central River City) 2021	N		
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	N		
State Environmental Planning Policy (Regional) 2021	N		
State Environmental Planning Policy (Western Parkland City) 2021	N		
State Environmental Planning Policy (Primary Production) 2021	Y	Y	The subject land is not identified as state significant agricultural land and has been identified as a suitable location for rezoning to the R5 zone in the BGGSP. The BGGSP was referred to DPI-Agriculture who had not objection to the recommendations.
State Environmental Planning Policy (Resilience and Hazards) 2021	Y	Y	The site is currently used for horticulture and is proposed for rezoning to residential. Agriculture is identified as a contaminating activity. A Preliminary Site Investigation was provided which recommended further targeted investigation. A detailed investigation as a condition of the gateway will make the PP consistent with the SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	N		



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 Prepared By: George Kenende
 Date:

State Environmental Planning Policy (Transport and Infrastructure) 2021	Y Y	The application is inline with the objectives of the SEPP. Infrastructure is to be made available to the subject land.
State Environmental Planning Policy (Sustainable Buildings) 2022	N	

Table 2: Ministerial Directions consistency assessment

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Planning Systems			
1.1 Implementation of Regional Plans	Y	Y	Based on the objective of this planning proposal the following Directions of the <i>Far West Regional Plan 2036</i> are relevant and consistent: <i>Direction 21: Strengthen communities of interest and cross-regional relationships</i> <i>Direction 27: Provide greater housing choice and</i> Based on the objective of this planning proposal the following Objectives of the <i>Draft Far West Regional Plan 2041</i> are relevant and consistent: <i>Objective 6: Plan for housing supply, diversity, affordability and resilience</i>
1.2 Development of Aboriginal Land Council land	N		
1.3 Approval and Referral Requirements	Y	Y	The planning proposal is consistent with direction.
1.4 Site Specific Provisions	N		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N		
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N		
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.8 Implementation of Wilton Priority Growth	N		

Area Interim Land Use and Infrastructure Implementation Plan			
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N		
1.10 Implementation of the western Sydney Aerotropolis Plan	N		
1.11 Implementation of Bayside West Precincts 2036 Plan	N		
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N		
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N		
1.14 Implementation of Greater Macarthur 2040	N		
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N		
1.16 North West Rail Link Corridor Strategy	N		
1.17 Implementation of the Bays West Place Strategy	N		
1.18 Implementation of the Macquarie Park Innovation Precinct	N		
1.19 Implementation of the Westmead Place Strategy	N		
1.20 Implementation of the Camellia-Rosehill Place Strategy	N		
1.21 Implementation of South West Growth Area Structure Plan	N		
1.22 Implementation of the Cherrybrook Station Place Strategy	N		
2. Design and Place			
2.1 Not yet applied			
3. Biodiversity and Conservation			
3.1 Conservation Zones	Y	Y	The majority of the subject land is already cleared for horticulture. Native vegetation along the Gol Gol creek will not be damaged. The PP does not involve land identified as environmentally sensitive and does not seek



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 Date:

			to reduce any environmental protect standards.
3.2 Heritage Conservation	N		Not in a heritage area and no heritage items on the land
3.3 Sydney Drinking Water Catchments	N		
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N		
3.5 Recreation Vehicle Areas	Y	Y	The Planning Proposal does not enable the land to be developed for the purposes of a recreation vehicle area, as defined by the <i>Recreation Vehicles Act 1983</i> .
3.6 Strategic Conservation Planning	N		The subject site is not identified as avoided land or a strategic conservation area.
3.7 Public Bushland	N		
3.8 Willandra Lakes Region	N		Not located within the Willandra Lakes area
3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
4. Resilience and Hazards			
4.1 Flooding	N		The subject site is not identified as flood prone
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	N		The subject site is not bushfire mapped.
4.4 Remediation of Contaminated Land	Y	Y	PSI provided as land has historically been used for agriculture which is a land use identified as causing contamination. The results of the PSI recommend further investigation of several specific areas, particularly around the existing buildings. To ensure the site is suitable for residential development, further investigation will be undertaken in compliance with a condition of the Gateway Determination, if issued to proceed.
4.5 Acid Sulfate Soils	N		
4.6 Mine Subsidence and Unstable Land	N		
5. Transport and Infrastructure			

5.1 Integrating Land Use and Transport	Y	Y	The planning proposal is considered consistent with direction as the subject site has access to connector road, has access to services and infrastructure.
5.2 Reserving Land for Public Purposes	Y	Y	The Planning Proposal does not propose to remove or propose any land to be dedicated for public purposes. This will be identified at the development stage
5.3 Development Near Regulated Airports and Defence Airfields	N		
5.4 Shooting Ranges	N		
6. Housing			
6.1 Residential Zones	Y	Y	The subject land is to be rezoned to residential. Planning proposal consistent as the subject land will have access to relevant infrastructure. This planning proposal is considered consistent with this direction.
6.2 Caravan Parks and Manufactured Home Estates	Y	Y	The Planning Proposal does not reduce the opportunities for caravan parks and manufactured homes estates.
7. Industry and Employment			
7.1 Employment zones	N		
7.2 Reduction in Non-Hosted Short-term Rental Accommodation period	N		
7.3 Commercial and Retail Development along the Pacific Highway North Coast	N		
8. Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N		
9. Primary Production			
9.1 Rural Zones	Y	N	The Planning Proposal is inconsistent with this Direction, in that it proposes to rezone land from a rural zone to a residential zone. The inconsistency is justified, in that the rezoning is recommended in the Buronga Gol Gol Structure Plan 2020 and is a consequence of Recommendation 14 of that Plan. The BGGSP was referred to DPI-Agriculture during



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			<p>drafting and is an endorsed plan by DPE (now DPHI).</p> <p>Additionally, the inconsistency is also justified through consistency with the Wentworth Shire Local Strategic Planning Statement, Community Strategic Plan 2022-2032, Far West Regional Plan 2036 and the draft Far West Regional Plan 2041.</p>
9.2 Rural Lands	Y	N	<p>The Planning Proposal is inconsistent with this Direction, in that it affects land in an existing rural zone.</p> <p>The inconsistency is justified, for the following reasons:</p> <ul style="list-style-type: none"> - The planning proposal is consistent with all relevant local, regional and state strategic documents - The need for financial sustainable larger rural holdings, and modern techniques allowing horticulture to be located on larger lots away from the historical irrigation areas - Minimal threat to biodiversity on and around the subject land - No constraints to residential development - Existing farms in the surrounding area still continue to farm exercising their right to farm. - Due to the staging of the subdivision, parts of the subject land will continue to be farmed until developed - Land is not identified as State Significant Agricultural Land
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		

Site Assessment

Suitability of site for proposal

The site is deemed suitable for the proposal because:

- No impediments on the land for residential use were identified
- The subject land will have access to infrastructure (water, sewerage, electricity)
- Located close to services (shops, banks etc)
- of the demand for more diverse housing lands.

The surrounding area is a mixture of residential and rural land. Larger allotments will complement this mixed land use.

Infrastructure

There is adequate infrastructure to support the outcomes of the planning proposal. Power, filtered and raw water, sewerage and stormwater infrastructure is located in the vicinity of the land.

Consultation

Internal consultation

Roads and Engineering Department

External consultation

- Department of Planning & Environment (now Department of Planning Housing and Infrastructure)
- Department of Primary Industries – Agriculture

Financial Implications

Council's 2023/2024 Fees and Charges include a fee for planning proposals which is \$7,885.90. This lodgement fee to be paid by the proponent.

Should the planning proposal proceed and an amendment to the LEP be made, the following will apply to future development on the subject site:

- Section 7.12 Development Contribution Plan
- Servicing Plan No 1 (water and sewerage)
- Servicing Plan No 2 (stormwater)

Recommended Amendments

No amendments proposed to the planning proposal.

Conclusion and Recommendation

That Council:

1. Support the planning proposal to amend the Wentworth LEP 2011 by:
 - a. Rezoning the subject land from RU4 Primary Production Small Lots to R5 Large Lot Residential
 - b. Reduce the Minimum Lot Size 10 ha to 1,500 square metres
2. Submit the planning proposal to the NSW Department of Planning Housing and Infrastructure for Gateway Determination

9.6 PROJECT & WORKS UPDATE - APRIL 2024

File Number: RPT/24/159
Responsible Officer: Geoff Gunn - Director Roads and Engineering
Responsible Division: Roads and Engineering
Reporting Officer: Jamie-Lee Kelly - Administration Officer
Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

Summary

This report provides a summary of the projects and major works undertaken by the Roads and Engineering Department which have been completed during the months of March 2024 and the planned activities for April 2024.

Recommendation

That Council receives and notes the major works undertaken in March 2024 and the scheduled works for the following month.

Detailed Report

Refer below for updates of the works completed in March 2024, and the planned activities for April 2024.

Project and Works Update for March 2024

Table with 2 columns: Roads, and a list of road works including Red Hill Road, Heavy Grading, Arumpo Road, and Keenans Drive.

	<p>sight from Keenans Drive intersection, stabilization of existing sub-base to cater for increased heavy vehicle use, bitumen seal 7.2m wide. Line marking will be completed with Old Wentworth Road once design is received.</p> <p><u>TfNSW Highway Heavy Patching</u></p> <ul style="list-style-type: none"> Scheduled maintenance works were completed on the Silver City and Sturt Highways to repair damaged sections.
<p>Projects</p>	<p><u>District Bulk Metering</u></p> <ul style="list-style-type: none"> Installation planning underway. <p><u>3G to 4G Upgrade for Water and Wastewater Infrastructure</u></p> <ul style="list-style-type: none"> Contractor engaged to upgrade 44 sites from 3G to 4G and standardise the installations. <p><u>Junction Island Bridge</u></p> <ul style="list-style-type: none"> Successfully crossed by an All-Terrain Vehicle Complete. <p><u>Junction Island Footpath</u></p> <ul style="list-style-type: none"> Vegetation removed from all but the last 200m (dense reeds). Crusher dust and stone delivered to site. Contractor pricing received. <p><u>Wentworth Jockey Changerooms</u></p> <ul style="list-style-type: none"> Building complete at the Builder’s depot and Building approvals received. Delivery and placement adjacent to the Secretary’s office pending in May. <p><u>Wentworth and Pooncarie Camp Kitchens</u></p> <ul style="list-style-type: none"> Wentworth Camp Kitchen. <ul style="list-style-type: none"> Requests for Quotation sent to the district Building Surveyors to ensure building complies with the Building Code of Australia. Plan to be progressed with Users for completion following the 2024 Wentworth Show and Cup Day Races. Pooncarie Camp Kitchen <ul style="list-style-type: none"> Concept forwarded to community stakeholders following User Group meeting. Requests for Quotation sent to the district Building Surveyors to ensure building complies with the Building Code of Australia. Construction proposed to Commence directly following the Pooncarie Races. <p><u>Pink Lake</u></p> <ul style="list-style-type: none"> Quote for REF to be prepared. Land tenure issues progressing. <p><u>Wentworth Effluent Disposal System (EDS)</u></p> <ul style="list-style-type: none"> Commissioned using houseboats. Operational over the Easter Period. <p><u>Willow Bend Caravan Park</u></p> <ul style="list-style-type: none"> Western end.

<p>Projects</p>	<ul style="list-style-type: none"> ○ Asphalt installed. ○ Roll out grass to “large” island complete. ○ Retaining Wall installed. ● Eastern end <ul style="list-style-type: none"> ○ Continuation of water / fire water / irrigation installation. <p><u>Amenities Blocks</u></p> <ul style="list-style-type: none"> ● Pooncarie and Buronga Amenities ready for delivery <p><u>Rose Street Stormwater – Stage 1</u></p> <ul style="list-style-type: none"> ● Technical specification and detailed design complete. ● REF part way complete <p><u>Buronga Toilet Block</u></p> <ul style="list-style-type: none"> ● Application to arrange permanent power to site underway. ● Civil works tender document in preparation. <p><u>Pooncarie Toilet Block</u></p> <ul style="list-style-type: none"> ● Quotes being sought for installation of Amenities block. <p><u>James King Park Retaining Wall and Footpath</u></p> <ul style="list-style-type: none"> ● Quotes for retaining wall timber and steel work under evaluation. <p><u>Dareton Toilet Block</u></p> <ul style="list-style-type: none"> ● External doors installed ● External and internal perforated screens installed. ● Painting undercoat complete. ● Sewer and water installed across Library carpark. <p><u>Wentworth Rowing Club Building</u></p> <ul style="list-style-type: none"> ● Bar reinstatement completed and Women’s toilets refurbished prior to the 2024 Rowing Regatta. ● Further rectification and improvement work dependent on grant approval. <p><u>Dareton to Namatjira Sharedway</u></p> <ul style="list-style-type: none"> ● Concrete widening section complete. ● Tender document for solar lighting prepared. <p><u>George Gordon Sporting Complex Netball Court Upgrade</u></p> <ul style="list-style-type: none"> ● Area around netball courts upgraded (grass and concrete). ● Netball courts in use for netball training. <p><u>Buronga Shared Path</u></p> <ul style="list-style-type: none"> ● Redesigned section near Buronga Slipway under construction. <p><u>Wentworth Cadell Street Kerb Upgrade</u></p> <ul style="list-style-type: none"> ● Kerb & Channel works awarded.
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<p>Projects and Works scheduled for April 2024</p>	
	<p><u>Arumpo Road 24.5km</u></p>

<p>Roads</p>	<ul style="list-style-type: none"> • Investigation and procurement of culverts. • Pushing up of material in the new gravel pits in readiness for the contractor to commence crushing and pugging for the entire project. • Signing of contracts with successful tenderers. <p><u>Maintenance Grading</u></p> <ul style="list-style-type: none"> • Works scheduled to be completed on the Karpa Kora and Wilkurra Roads <p><u>TfNSW Highway Heavy Patching</u></p> <ul style="list-style-type: none"> • Scheduled maintenance works to continue on the Silver City and Sturt Highways to repair damaged sections, and due to be completed 10th of April. <p><u>Pooncarie Road Heavy Patching</u></p> <ul style="list-style-type: none"> • Scheduled maintenance is due to commence mid April to repair damaged sections south of the township, following the major 26.5km project completed late last year.
<p>Projects</p>	<p><u>District Bulk Metering</u></p> <ul style="list-style-type: none"> • Installation of straight replacement flow meter (Pooncarie). • Procurement of contractors to undertake installation to commence. <p><u>3G to 4G Upgrade for Water and Wastewater Infrastructure</u></p> <ul style="list-style-type: none"> • New modems to be delivered. • Installation program planned. <p><u>Junction Island Footpath</u></p> <ul style="list-style-type: none"> • Contract for path construction to be awarded. • Remaining vegetation to be removed. • Footpath construction to be commence. <p><u>Wentworth Effluent Disposal System (EDS)</u></p> <ul style="list-style-type: none"> • Contract completion. <p><u>Willow Bend Caravan Park</u></p> <ul style="list-style-type: none"> • Western end to be completed. <ul style="list-style-type: none"> ○ Roll out grass to “small” island installed. ○ Power bollards to be installed. ○ Amenities block operational. • Eastern end works: <ul style="list-style-type: none"> ○ All service lines (water/fire/irrigation/electrical) complete. ○ Office and Managers Residence to be installed. ○ Retaining wall to be completed. ○ Works to commence on road and car park sub base. ○ Plith kerbing to commence. ○ Reinstatement of Levee path and perimeter fencing. <p><u>Amenities Blocks</u></p> <ul style="list-style-type: none"> • Pooncarie Toilet Block delivery in April. <p><u>Rose Street Stormwater – Stage 1</u></p> <ul style="list-style-type: none"> • Tender documentation to be prepared and out to tender. • REF to be completed. <p><u>Buronga Toilet Block</u></p>

<p>Projects</p>	<ul style="list-style-type: none"> • Civil works package to be advertised. • Continue application for permanent electricity to site. <p><u>Pooncarie Toilet Block</u></p> <ul style="list-style-type: none"> • Building foundations to be installed. • Procurement documentation for reln drain to be issued to contractors. <p><u>Pink Lake</u></p> <ul style="list-style-type: none"> • Tender documentation to be prepared and out to tender. • REF progressing. • Land tenure issues progressing. <p><u>Dareton to Namatjira Sharedway</u></p> <ul style="list-style-type: none"> • Construction of asphalt section from Coomealla High School to Namatjira to be completed. • Solar lighting tender to close on VendorPanel. <p><u>Dareton Toilet Block</u></p> <ul style="list-style-type: none"> • Fit off of internal plumbing fixtures and fittings. • Sealing of concrete floor. • Fit off of all electrical items including hand dryers, light fittings and GPO's. • Project on schedule to be completed prior to Coomealla Centenary Celebrations. <p><u>James King Park Retaining Wall and Footpath</u></p> <ul style="list-style-type: none"> • Materials to be delivered for retaining wall. • Procurement of construction contractor for retaining wall to commence. <p><u>George Gordon Sporting Complex Netball Court Upgrade</u></p> <ul style="list-style-type: none"> • Practical completion to be issued. <p><u>Buronga Shared Path</u></p> <ul style="list-style-type: none"> • Shared path to be completed. • Signage to be installed. <p><u>Wentworth Cadell Street Kerb Upgrade</u></p> <ul style="list-style-type: none"> • Contractor to continue woks on kerb upgrade. <p><u>Wentworth Jockey Changerooms</u></p> <ul style="list-style-type: none"> • Delivery and placement adjacent to the Secretary's office pending in April.
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<p>Flood Recovery Works</p>	
<p>Flood Recovery</p>	<p><u>Junction Park</u></p> <ul style="list-style-type: none"> • Works awarded. • 12-week lead time on supply of the lamp post light heads. Providing no delays with the lights, works will be completed for the Junction Rally. <p><u>Wentworth Wharf & Riverfront</u></p> <ul style="list-style-type: none"> • RFQ awarded.

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| | <ul style="list-style-type: none"> • 12-Week lead time on supply of the lamp posts light heads. Provided no delays with the lights, works should be completed by Mid-late July. |
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Attachments

1. Keenans Drive Before & After [↓](#)
2. Red Hill Road Before & After [↓](#)
3. TfNSW Heavy Patching [↓](#)
4. Burronga Shared Path [↓](#)
5. Dareton to Namatjira Sharedway [↓](#)
6. George Gordon Sporting Complex Netball Court Upgrade [↓](#)
7. Junction Island Bridge & Tapio Park Sewer & Water Install [↓](#)
8. Tapio Park Toilet Block [↓](#)
9. Rowing Club Bar & Jockey Changerooms [↓](#)
10. Wentworth EDS [↓](#)
11. Willowbend Caravan Park 1 [↓](#)
12. Willowbend Caravan Park 2 [↓](#)











28/03/2024 8:15



28/03/2024 8:16













05/04/2024 14:04



05/04/2024 14:02



10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE

Nil

11 CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION

Despite the right of members of the public to attend meetings of a council, the council may choose to close to the public, parts of the meeting that involve the discussion or receipt of certain matters as prescribed under section 10A(2) of the Local Government Act.

With the exception of matters concerning particular individuals (other than councillors) (10A(2)(a)), matters involving the personal hardship of a resident or ratepayer (10A(2)(b)) or matters that would disclose a trade secret (10A(2)(d)(iii)), council must be satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

The Act requires council to close the meeting for only so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security being protected. (section 10B(1)(a))

Section 10A(4) of the Act provides that a council may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Section 10B(4) of the Act stipulates that for the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:-

- (a) a person may misinterpret or misunderstand the discussion, or
- (b) the discussion of the matter may -
 - (i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
 - (ii) cause a loss of confidence in the council or committee.

Recommendation

That Council adjourns into Closed Session, the recording of the meeting be suspended, and members of the press and public be excluded from the Closed Session, and that access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld unless declassified by separate resolution.

This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:

· Low Darling Road Resheeting Works - PT2324/13. (RPT/24/163)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

· Lease of Council Administration Building and Town Hall. (RPT/24/186)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d) (iii) information that would, if disclosed, reveal a trade secret. On balance, the public interest in preserving the confidentiality of information about the item outweighs the public interest in maintaining openness and transparency in council

decision-making.

12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL

12.1 LOW DARLING ROAD RESHEETING WORKS - PT2324/13

File Number: RPT/24/163

Responsible Officer: Geoff Gunn - Director Roads and Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Samantha Wall - Projects Administration

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Ensure that community assets and public infrastructure are well maintained

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

12.2 LEASE OF COUNCIL ADMINISTRATION BUILDING AND TOWN HALL

File Number: RPT/24/186

Responsible Officer: Ken Ross - General Manager

Responsible Division: Office of the General Manager

Reporting Officer: Ken Ross - General Manager

Objective: 2.0 Wentworth Shire is a great place to live

Strategy: 2.2 Work together to solve a range of social and health issues that impact community wellbeing and vulnerable people

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d) (iii) information that would, if disclosed, reveal a trade secret. On balance, the public interest in preserving the confidentiality of information about the item outweighs the public interest in maintaining openness and transparency in council decision-making.

13 CONCLUSION OF THE MEETING

NEXT MEETING

15 May 2024