
Preliminary Site
Investigation

16 Denton Close and 10
River Road, Windella NSW

NEW23P-0243-AA
6 December 2023



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Executive Summary

Qualtest Laboratory NSW Pty Ltd (Qualtest) has carried out a Preliminary Site Investigation (PSI) on behalf of Sable Point Pty Ltd C/- Mavid Developments Pty Ltd (Mavid), for the site located at 16 Denton Close and 10 River Road, Windella NSW (the site).

The site comprises Lot 1 DP245953, and Lot 9 DP552872 and is about 14.2ha in area.

The site is currently zoned RU2 Rural Landscape and is proposed to be developed as a Manufactured Homes Estate (MHE). It is understood that the PSI will be submitted to Maitland City Council (Council) as part of the proposed development application.

The objectives of the PSI were to provide an assessment of the likelihood for contamination to be present on the site from past uses and activities, and provide recommendations on the need for further assessment (if required).

In order to achieve the above objective, Qualtest carried out the following scope:

- Desktop study and site history review;
- Site walkover; and
- Data assessment and preparation of a Preliminary Site Investigation Report.

The site history indicates that the site has been used as a mixture of rural residential land and farming grazing land from at least the 1890s to 2021. Anecdotal evidence indicated Lot 1 DP245953 operated as a produce wholesaler from 1984 to 2019, selling and transporting various fruit and vegetables. Since 2019 Lot 1 DP245953 has remained rural residential land. Anecdotal evidence indicated Lot 9 DP55372 was used as a horse stud from the early 2000s to 2021 when it was purchased by the current owner who now uses the site as an Air Bed and Breakfast.

Waste materials and equipment are currently stored in and around onsite sheds and dwellings and areas of fill and waste stockpiles were also observed across the site. Buildings constructed of potential ACM were observed on the site, including the eaves of the residential dwelling at 10 River Road and/or cladding of residential dwelling at 16 Denton Close.

Four Areas of Environmental Concern (AECs) were identified based on the site history and site observations. The AECs related to:

1. Current and former buildings across the site - Weathering of potentially hazardous materials (asbestos, lead paint, galvanised metals); Use of pesticides around buildings; Demolition of structures over time; Oil Staining around Shed 4.
2. Filling and stockpiling on the site - Potential use of imported fill of unknown quality and origin; Burnt stockpiles of waste including car batteries, potential ACM, etc.
3. Storage of vehicles, equipment/waste materials in site sheds and across the site - Stored equipment/waste including 44 gallon oil drum, oil filters, fruit bins, battery, cemented sheeting, furniture, pallets, bricks, cinder blocks, concrete, metal and timber fence posts.
4. Septic tanks located on the site - Septic tanks, soak aways and adsorption trenches, potential leaks of effluent

The Preliminary Conceptual Site Model (CSM) indicated that there was a potential for soil and surface water contamination, to exist on the site and potentially complete exposure pathways could exist to current and future site users and the environment.

Based on the above, it is recommended that a Detailed Site Investigation (DSI), comprising intrusive investigations in the AECs identified be carried out. Given the age of the buildings on

site it is also recommended that a Hazardous Materials Survey (HMS) is carried out by a suitably qualified consultant, prior to refurbishment and/or demolition of the structures.

Based on the AECs identified, it is unlikely that the recommended additional assessment would identify contamination that would preclude the development of the site (i.e. was not able to be remediated or managed). Therefore, it is considered that the recommended additional assessment could be carried out prior to construction certificate being issued, e.g. made a condition of the DA.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013)*, NEPC 2013, Canberra (referred to as ASC NEPM 2013). The report comprises a Preliminary Contamination Assessment in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4, Stage 1 assessment.

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Appendix A - Figures: Figure 1 - Site Location Plan

Figure 2 – Lot Location Plan

Figure 3A – Site Features Plan – 10 River Road, Windella

Figure 3B – Site Features Plan – 16 Denton Close – Southern Portion

Figure 3C – Site Features Plan – 16 Denton Close – Northern Portion

Appendix B: Groundwater Bore Search

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1.0 Introduction

Qualtest Laboratory NSW Pty Ltd (Qualtest) has carried out a Preliminary Site Investigation (PSI) on behalf of Sable Point Pty Ltd C/- Mavid Developments Pty Ltd (Mavid), for the site located at 16 Denton Close and 10 River Road, Windella NSW (the site). The location of the site is shown on Figure 1, Appendix A.

The site comprises Lot 1 DP245953, and Lot 9 DP552872 and is about 14.2ha in area. The existing lot layout is shown on Figure 2, Appendix A.

The site is currently zoned RU2 Rural Landscape and is proposed to be developed as a Manufactured Homes Estate (MHE).

It is understood that the PSI will be submitted to Maitland City Council (Council) as part of the proposed development application.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013)*, NEPC 2013, Canberra (referred to as ASC NEPM 2013). This report comprises a stage 1 preliminary site investigation as described by State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4.

1.1 Objectives

The objectives of the PSI were to provide an assessment of the likelihood for contamination to be present on the site from past uses and activities, and provide recommendations on the need for further assessment (if required).

1.2 Scope of Works

In order to achieve the above objective, Qualtest carried out the following scope:

- Desktop study and site history review;
- Site walkover; and
- Data assessment and preparation of a Preliminary Site Investigation Report.

2.0 Site Description

2.1 Site Identification

General site information is provided below in Table 2.1. The site location is shown in Figure 1, Appendix A.

Table 2.1: Summary of Site Details

Site Address:	16 Denton Close and 10 River Road, Windella NSW
Approximate site area and dimensions:	Approx. 14.2 ha Approx. 490m wide (east to west) by 580m long (north to south) at its widest and longest points
Title Identification Details:	Lot 1 DP245953 and Lot 9 DP55372 within the Maitland local government area.
Current Zoning	RU2 Rural Landscape
Current Ownership:	Private Individuals
Current Occupier:	Rural Residential Land use
Previous and Current Landuse:	Farming/Horse Stud/Produce Wholesaler, now Rural Residential Land use
Proposed Landuse:	Proposed Manufactured Homes Estate
Adjoining Site Uses:	North – Mixture of low density residential and rural residential East – Maitland Airport (Royal Newcastle Aero Club) South – Rural residential West – Mixture of low density residential and rural residential
Site Coordinates for approx. centre of site:	32°42'11.89"S 151°29'3.25"E

2.2 Topography and Drainage

Reference to the NSW Land and Property Information Spatial Information Exchange website (<https://six.nsw.gov.au/wps/portal/>) indicated the elevation of the site was between 30m and 40m AHD.

The site was observed to be relatively flat, with gentle to mid slopes towards the south and south east. The northern portion of Lot 9 DP55372 was observed to slope north towards a neighbouring dam.

Rain falling on the site would be expected to infiltrate into the site soils. Excess surface water which falls on the southern portion of Lot 9 DP55372 and Lot 1 DP245953 is expected to flow towards onsite dams located in the southern and south eastern portions of the site. The dam overflow is expected to flow south, into municipal storm water drains located along the New England Highway.

Excess surface water falling on the northern portion of Lot 9 DP55372 is expected to flow into a neighbouring dam located approximately 35m north of the site boundary. The storm water drain along the New England Highway is expected to discharge to Stony Creek, located 550m to the south east of the site. Stony Creek is expected to discharge to an unnamed Wetland, approximately 5km south east of the site.

2.3 Regional Geology

The 1:100,000 Hunter Coalfield Regional Geology Map indicates that the site is underlain Permian aged, Rutherford Formation of the Dalwood group, comprising siltstone, minor sandstone and marlstone.

2.4 Hydrogeology

Groundwater beneath the site is anticipated to be present in a semi-confined aquifer within residual soils/weathered rock at depths greater than 2m below ground surface (bgs). Groundwater flow direction is anticipated to follow surface topography and flow towards the south east discharging to an unnamed Wetland, approximately 5km south east of the site.

It should be noted that groundwater conditions can vary due to rainfall and other influences including regional groundwater flow, temperature, permeability, recharge areas, surface condition, and subsoil drainage.

A search of the NSW Department of Primary Industries (Office of Water) registered groundwater bores located within a 500m radius of the site was undertaken. The search revealed that there was no bores within this radius. A copy of the search is provided in Appendix B.

2.5 Acid Sulfate Soils

Reference to the Acid Sulfate Soil online database from State of NSW and Department of Planning, Industry and Environment, 2021 (espa.de.environment.nsw.gov.au) indicates that the site is located in an area of no known occurrence.

3.0 Site History Review

A site history review was undertaken as part of the PSI, and included:

- A review of historical ownership of the site (Lot 1 DP245953 and Lot 9 DP55372);
- A review of aerial photography from the past 62 years;
- A review of Section 10.7 Certificate for Lot 9 DP55372 from Maitland City Council;
- Search of the NSW EPA's list of contaminated sites relevant to the site and nearby properties;
- Interview with the current tenants of 10 River Road and 16 Denton Close, Windella; and,
- A site walkover to help identify current and previous activities carried out on the site, identify surrounding land uses, and assess Areas of Environmental Concern (AECs) and Chemicals of Potential Concern (COPCs).

The information provided from the above reviews is summarised in the sections below.

3.1 Historical Titles Search

A search of historical titles for the site was undertaken by Advanced Legal Searchers Pty Ltd. A list of past registered proprietors dating back to 1893 was obtained. The results of the search are included in Appendix C and a summary is presented below in Tables 3.1.1, and 3.1.2 below.

Table 3.1.1: Summary of Historical Titles – 10 River Road (Lot 1 DP245953)

Date	Owner
22 Feb 1984 todate	Gregory John Mead Llonda Rae Mead
19 Jun 1974	The Commissioner for Main Roads
26 Oct 1973	Atha Pty Limited
05 Sep 1972	Peter Aquin Leehy, dairy farmer Jeremiah Anthony Leehy, dairy farmer
24 Mar 1972	Jeremiah Anthony Leehy, farmer
27 Sep 1966	Jeremiah Vincent Leehy, farmer
18 Jun 1948	Jeremiah Vincent Leehy, dairy farmer William Hooke Mackay, dairy farmer
31 Aug 1943	William Hooke Mackay, grazier John Julian Augustus Mackay, grazier Francis Keith Mackay, grazier
01 Feb 1893	William Hooke Mackay, grazier

The historical title search indicated that Lot 1 DP245953 has mainly been owned by private individuals (farmer, grazier, dairy farmer) from 1893 to 1973. Atha Pty Limited owned the site from 1973 to 1974 and The Commissioner for Main Roads owned the site until 1984. The current site owners purchased the site in 1984.

Table 3.1.2: Summary of Historical Titles – 16 Denton Close (Lot 9 DP553872)

Date	Owner
02 Feb 2021 todate	Nour Finance Pty Limited (ACN 113 109 327)
12 Jul 2011	Joel Raymond Leppien
13 Nov 2002	Krisanda Lee Holland
20 Jun 1996	Lot 9 Denton Close Pty. Limited (ACN 073 818 498)
10 Sep 1992	Mark Joseph Bailey Kerrie Anne Bailey
26 Nov 1987	Marijan Dugac Silvana Dugac

Date	Owner
04 Feb 1980	Desmond Joseph Poole, company director June Agnis Poole, his wife
04 Mar 1974	Jones Nominees Pty. Limited
17 Oct 1973	Jill Carmichael, married woman Winifred Mary Bynes, married woman
24 Jan 1973	Thomas Henry Hellmann, poultry farmer Valerie Helen Hellmann, his wife
05 Sep 1972	Peter Aquin Leehy, dairy farmer Jerimiah Anthony Leehy, dairy farmer
27 Sep 1966	Jeremiah Vincent Leehy, farmer
18 Jun 1948	Jeremiah Vincent Leehy, dairy farmer William Hooke Mackay, dairy farmer
31 Aug 1943	William Hooke Mackay, grazier John Julian Augustus Mackay, grazier Francis Keith Mackay, grazier
09 Jan 1931	The Union Trustee Company of Australia Limited William Hooke Mackay (snr), grazier William Hooke Mackay (jnr), grazier
01 Feb 1893	William Hooke Mackay, grazier

The historical title search indicated Lot 9 DP553872 has been owned by private individuals (grazier, dairy farmer, farmer, poultry farmer) from 1893 to 2021, with the exception of The Union Trustee Company of Australia Limited who owned the site with private individuals from 1931 to 1948, Jones Nominees Pty who owned the site in 1974 and Lot 9 Denton Close Pty Limited owned the site from 1996 to 2002. The current site owner Nour Finance Pty Limited purchased the site in 2021.

Based on the historical titles, it appears Lot 1 DP245953 and Lot 9 DP553872 were previously one lot, before being subdivided in 1973.

3.2 Aerial Photograph Review

Aerial photographs of the site from 1961, 1970, 1984, 1993 and 2001 were obtained from the NSW Government Spatial Portal (<https://portal.spatial.nsw.gov.au/>), and satellite images from Google Earth for 2011 and 2023, were assessed by a Qualitest Environmental Scientist. The results of the aerial photograph review are summarised below in Table 3.2. The aerial photographs are presented in Appendix D.

Table 3.2: Aerial Photograph Review

Year	16 Denton Close (Lot 1 DP245953)	10 River Road (Lot 9 DP553872)	Surrounding Land
1961	<p>The lot appears to be used as rural farmland.</p> <p>The northern portion of the lot appears to be mostly cleared land. An access track appears across the centre of the lot running south west to north east.</p> <p>The southern portion of the lot appears to be vegetated with trees/shrubs.</p>	<p>The lot appears to be used as rural farmland.</p> <p>The western portion of the lot appears to be cleared land.</p> <p>The north eastern and eastern portion appears vegetated with trees/shrubs.</p> <p>An access track appears to enter the lot from the southern boundary (off New England Highway) running north to south where it splits into two separate tracks. One track appears to run north east towards the access track on 16 Denton Close and the other to the north west towards disturbed land located on the northern boundary and off site to the north.</p>	<p>The surrounding land uses appear to consist of mostly farming (crops and grazing). The New England Highway is present along the southern boundary of the site.</p> <p>Maitland Airport is observed east of the site and some commercial/industrial land appears further south east of the site.</p> <p>A township (likely Lochinvar) comprising residential/commercial properties appear further west of the site.</p>
1970	<p>With the exception of some trees/shrubs removed from the southern portion, the lot appears similar to the 1961 photograph.</p>	<p>The land disturbance along the northern boundary appears to be more significant.</p> <p>The remainder of the lot appears similar to the 1961 photograph.</p>	<p>Rural residential properties appear to the south, south west and north west of the site.</p> <p>The airport to the east of the site appears to have additional infrastructure.</p> <p>The remaining surrounding area appears similar to the 1961 photograph.</p>
1984	<p>There appears to be an increase in vegetation throughout the southern portion of the lot.</p> <p>A faint circular trail (potentially used for recreational purposes)</p>	<p>The western portion appears to be split into two separate paddocks.</p> <p>The land disturbance along the northern boundary appears to have ceased and grass covering the area.</p>	<p>Rural residential properties appear directly north of the site and additional dwellings are observed south, south west and west of the site.</p> <p>There appears to be an increase in commercial/industrial</p>

Year	16 Denton Close (Lot 1 DP245953)	10 River Road (Lot 9 DP553872)	Surrounding Land
	<p>appears in the northern portion of the lot.</p> <p>The access trails mentioned previously are no longer visible across the lot.</p> <p>The remainder of the lot appears similar to the 1970 photograph.</p>	<p>The eastern portion appears similar to the 1970 photograph.</p>	<p>infrastructure further south east and east of the site.</p> <p>The remaining surrounding area appears similar to the 1970 photograph</p>
1993	<p>A residential dwelling appears in the central western portion of the lot.</p> <p>A dam appears in the south eastern portion of the lot.</p> <p>Possible stockpiles (tree trunks or excess material from dam construction) appears to the west, east, and south of the dam.</p> <p>The majority of the vegetation across the southern portion of the lot appears to have been removed.</p>	<p>A residential dwelling with associated driveways, pool and grassed areas appears in the central eastern portion of the lot.</p> <p>A dam appears south east of the residential dwelling.</p> <p>A gravel hardstand area and shed appear north east of the residential dwelling.</p> <p>The lot appears to be used for rural residential land use.</p>	<p>There appears to be further increase in rural residential properties, mostly north west and south east of the site.</p> <p>Multiple sheds (appear to be hangers) and other airport related infrastructure appear east of the site.</p> <p>The remaining surrounding area appears relatively unchanged from the 1984 aerial photograph.</p>
2001	<p>The dwelling in the central western portion of the site appears to be renovated/rebuilt. Small sheds appear south west of the main dwelling and a swimming pool is present to the south.</p> <p>The stockpiles mentioned previously appear to remain, now mostly covered by vegetation.</p> <p>Various tracks appear across the lot in all directions.</p> <p>The remainder of the lot appears similar to the 1993 photograph.</p>	<p>The lot appears similar to the 1993 photograph.</p>	<p>Continued residential development has occurred further north west, south east of the site</p> <p>The remaining surrounding area appears relatively unchanged from the 1993 aerial photograph.</p>

Year	16 Denton Close (Lot 1 DP245953)	10 River Road (Lot 9 DP553872)	Surrounding Land
2011	<p>Multiple sheds/structures appear to be present around the dwelling.</p> <p>Various horse riding arenas and training yards appear directly north, east and further north east of the residential dwelling.</p> <p>Unidentifiable materials/structures appear in the central eastern and south eastern portions of the lot.</p> <p>The foot print of the stockpiles, in the southern portion of the lot are no longer visible.</p>	<p>The site appears similar to the 2001 photograph.</p>	<p>There appears to be further increase in residential properties, mostly north, north west and further south east of the site.</p> <p>The remaining surrounding area appears relatively unchanged since the 2001 aerial photograph.</p>
2023	<p>The horse riding arenas and training yards appear to be removed from the site.</p> <p>The site appears to be divided into multiple rectangular shaped paddocks.</p> <p>An additional shed appears further south of the main residential dwelling.</p> <p>The unidentifiable materials/structures in the central eastern and south eastern portions of the lot appear to have been removed.</p> <p>The remaining site appears similar to the previous aerial photograph.</p>	<p>An additional shed appears directly north of the residential dwelling.</p> <p>The swimming pool previously observed is no longer present.</p> <p>The remainder of the lot appears relatively unchanged from the 2011 aerial photograph.</p>	<p>There appears to be further increase in residential properties, mostly north, north west and further south east of the site.</p> <p>The remaining surrounding area appears relatively unchanged since the 2011 aerial photograph.</p>

3.3 Site Observations

A Qualtest Environmental Scientist visited the site on 24 November 2023. Selected site photographs are presented in Appendix E. The location of site features is shown on Figure 3A to 3C, Appendix A. A summary of the site features is outlined below:

10 River Road (Lot 1 DP245953)

- A residential dwelling (Dwelling 1) was observed in the central eastern portion of the lot. The dwelling was observed to have been constructed with brick walls, terracotta roof tiles, potential asbestos containing materials within the eaves and a concrete veranda made with timber posts surrounding the southern and northern portions of the house. Gardens was observed to surround the residential dwelling. An air conditioning unit and grease trap were observed along the eastern wall of the dwelling (see Photographs 1 and 2).
- A pool was observed north of the residential dwelling. The pool surroundings were paved and a small gazebo structure, constructed with timber and tile roof, was observed directly west of the pool. Natural rock features were observed along the central portion of the pool (see Photograph 3).
- Multiple garden beds were observed around Dwelling 1 to the north, east and south east. Paved walkways and a timber structure were observed between the garden beds (see Photographs 4 to 6).
- Trees/vegetation was observed around the garden beds, mostly east and west of Dwelling 1 (see Photograph 7 and 8).
- An aviary was observed north of the pool area and was constructed with corrugated tin walls and wire mesh seated on a concrete slab observed to be in good condition with no major cracks or staining (see Photograph 9).
- A row of rectangular timber raised garden beds were observed north of the pool area. The garden beds were no longer in use (see Photograph 10).
- A garage (Shed 1) and carport area (Carport 1) was observed north west of the residential dwelling. The carport and garage was constructed with brick walls, terracotta roofing tiles, and the carport had a gravel floor and timber support beams. Shed 1 was inaccessible during the site walkover however anecdotal evidence indicated it was mostly gardening maintenance tools. Shed 1 appeared to have a concrete floor. Three 25L bags of soil and soil amendments (i.e. manure) were observed within the car port area (see Photograph 11 and 12).
- A small shed (Shed 2) was observed north of the carport area which was also inaccessible during the site walkover. The shed was constructed with corrugated metal roofing/walls, gravel floor and was assumed to store more gardening equipment (see Photograph 13).
- A pool pump shed (Shed 3) was observed west of the main pool area. The pump shed was constructed with timber and corrugated tin. Two bins, various pot plants and a 20L container of hydrochloric acid was observed in the pump shed area (see Photograph 14).
- A septic tank was observed east of the residential dwelling. The tank appeared to still be in use and was half covered by vegetation/fence posts. A fenced off transpiration area was observed further east of the septic tank (see Photograph 15 and 16).
- A green house was observed north of the pool area. The green house was constructed with shaded cloth and metal scaffolding and comprised a variety of plants (see Photograph 17).
- Three small soil storage bins were observed west of the green house. The storage bins were constructed with cinder blocks. Two of the bins were observed to store leaf litter and topsoil/compost and the third stored sand. Multiple pot plants, a ladder and shovel were observed around the soil storage bins (see photograph 18 and 19).
- A gravel driveway was observed across the northern portion of the site running east to west. The driveway split into two lanes, one travelling to Dwelling 1 in the south eastern portion of

the site and the other towards the large shed (Shed 4) in the north eastern portion of the site (see photograph 20 and 21).

- A stockpile (SP1) was observed north east of the green house. The stockpile comprised of burnt batteries, old carpet, timber cupboards/wardrobes, burnt mattresses, rusted metal, potential asbestos containing materials (ACM), gravel, concrete, soil, vegetation, chairs, plastic bags, old boxes and charcoal from previous burns (see Photograph 22 and 23).
- A blue truck trailer was observed east of the stockpile (see Photograph 24).
- A waste storage area (Waste Area 1) was observed east of the truck trailer. The waste area comprised a 44 gallon drum of 15W40 diesel engine oil, wooden pallets, plastic fruit bins, timber posts, tyres, engine oil filters, old cool room, plastic bottles, toy scooter, timber planks, animal troughs, star pickets, bailing twine, grease canisters, garden hose, car batteries, inflatable devices, tarp and concrete waste. It is noted that oil staining was observed within surface soils of the waste area (see Photograph 25 to 28).
- A large shed (Shed 4) was observed in the north eastern corner of the site. Shed 4 was constructed with corrugated sheet metal and consisted of one large roller door and a smaller regular door and was likely constructed on concrete flooring. The shed was inaccessible during the site walkover however, anecdotal evidence indicated it was used as a workshop for truck maintenance. Old oil filters and surface soil staining was observed on the southern wall of the shed (see Photograph 29 and 30).
- A rainwater tank (estimated to hold 2000L), two IBC storage containers (appeared to be empty), five plastic 44 gallon drums (partially empty, unknown contents), cargo shipping container and multiple timber pallets were observed along the northern wall of the large shed. The rainwater tank was observed on a concrete slab that appeared to have no cracks and or staining (see Photograph 31 and 32).
- A livestock truck was observed north of the large shed. The truck appeared to be in poor condition and was no longer in use. Oil staining was observed below the truck in several locations (see Photograph 33 and 34).
- A drainage mound was observed south of the large shed running east to west. A portion of the mound had been removed for a small livestock ramp and holding yard (see Photograph 35 to 37).
- A dam was observed in the south eastern portion of the site. The dam appeared to be empty and anecdotal evidence indicated it had been unable to hold water for some time (see Photograph 38).
- A sewer line was observed along the southern boundary of the site, running east to west. Inspection holes were observed at 95m intervals across the sewer line (see Photograph 39 and 40).
- A rainwater overflow/discharge pipe was observed in the central portion of the site, west of the residential dwelling (see Photograph 41)
- The remainder of the site was observed to be mostly used for light cattle grazing (see Photograph 42 to 44).

16 Denton Close (Lot 9 DP55372)

- A residential dwelling (Dwelling 2) was observed in the central western portion of the lot. Dwelling 2 was observed to have been constructed with timber cladding, corrugated metal roofing and potential ACM in the eaves of the building. The dwelling appeared to have recent paint work across the timber cladding and a hedge/garden was observed along the north eastern side of the dwelling. A veranda/deck was observed across the eastern portion of the dwelling and was constructed with a timber base and metal framework (see Photograph 45 and 46).
- A carport (Carport 2) was observed west of Dwelling 2 and was constructed with a paved floor, metal framework and corrugated roofing. The pavers appeared recent with no major cracking or staining (see Photograph 47 and 48).

- A carport (Carport 3) was observed north west of Dwelling 2. The carport was observed to have been constructed with metal framework, corrugated metal roofing and a gravel floor, with no staining (see Photograph 49).
- A garden bed was observed north west of Dwelling 2. The garden bed was irregular in shape and comprised a mixture of trees and shrubs (see Photograph 50 and 51).
- A quadbike, old wheels, timber chair, horse float, statues and other ornaments were observed across the eastern portion of the garden bed (see Photograph 52).
- A Granny flat (Dwelling 3) was observed west of Dwelling 2. Dwelling 3 was constructed with corrugated metal walls and roofing. A small wooden veranda comprising timber chairs, wine barrel and a BBQ was observed on the eastern side of Dwelling 3. A small pump shed/dog kennel was observed along the northern wall of the dwelling (see Photograph 53 and 54).
- A wooden table and chairs were observed east of Dwelling 3 (see Photograph 57).
- Two small sheds (Shed 5 and Shed 6) were observed south of Dwelling 3. Both sheds were constructed with timber framework, corrugated metal walls/roofing and wooden pallets/cemented sheeting as the base. Both sheds contained firewood that appeared to be a mixture of scrap and gathered timber from across the site (see Photograph 58 and 59).
- Two shelves were observed along the southern wall of Shed 6. The shelves held pot plants, chemical spray bottles, ice cream containers, timber, buckets and plastic/metal brackets (see Photograph 60).
- A shed (shed 7) was observed south of Sheds 5 and 6. Shed 7 was constructed with metal framework, metal sheeting for roof/walls, and timber pallets as the base. The shed stored miscellaneous items such as mower, chemical spray bottles, slug bait, fertilisers (<10L), vacuum, ladder, hay, tarp, buckets, egg cartons, timber blocks and cast iron cooking equipment. The ground surface could not be observed (see Photograph 61).
- A garden area was observed south of Shed 7 (see Photograph 62).
- An old water tank used as a fire bucket (containing timber) was observed south of the garden area (see Photograph 63).
- Two small plastic green houses were observed east of the old water tank (see Photograph 64).
- A shed (Shed 8) was observed south of the small green houses. Shed 8 was constructed with metal framework, metal walls/roof and timber pallet base. The shed was used to store a variety of feed for the animals onsite which included, alpaca feed, camel feed, donkey feed, any additives for the animals feed, grain drums, hay and a trolley jack (see Photograph 65 and 66).
- A septic tank was observed south of Dwelling 2, with the transpiration area further south east of the tank (see Photograph 67).
- Chicken sheds (Shed 9) were observed south west of the feed shed. Shed 9 was constructed with a mixture of timber posts, chicken wire, metal sheeting and metal framework (see Photograph 68).
- A posthole digger with auger attachment and wire spindle wheel was observed south of the feed shed (see Photograph 69).
- A small fill mound (<1m³) was observed south of the chicken shed. Anecdotal evidence indicated the mound was excess spoil excavated from an irrigation trench close by (see Photograph 70).
- Two stables were observed south east of the chicken sheds. The stables were constructed with metal sheeting, timber/metal doors, corrugated metal roofing and gravel base. The stables were used to house two donkeys and was inaccessible during the walkover (see Photograph 71).

- Four shipping containers (SC1 to SC4) were observed south, south west of the stables. The shipping containers were used to store various office supplies including chairs, tables, white boards, electrical plugs, draws and computers. Work benches and wheelbarrows were observed in-between the two most southern containers (see Photograph 72 and 73).
- Two shipping containers (SC1 and SC2) were connected with a roof, creating a storage area/semi covered shed area, with earth floor and no staining visible on the surface. The area stored a ride on mower, vehicle recovery tracks, hose reels, plastic buckets, tech screws, timber screws, engine oil (5L), rat poison, metal brackets, irrigation parts, fencing tools, potential ACM, jack, and motorbike(see Photograph 74 and 75).
- A storage area was observed along the southern wall of SC1. The area comprised car tyres, bicycle, wire mesh, wire, timber mesh, timber posts, metal trolley, plastic buckets (see Photograph 76).
- An additional shed (Shed 10) was observed west of the shipping container SC1. The area was constructed using metal posts, corrugated iron roofing/walls and earth floor. The area stored retro airline seats, fencing equipment, wire and irrigation piping (see Photograph 77).
- A single axle trailer was observed west of the SC3. The trailer was used to store mostly broken tables and chairs (see Photograph 78).
- A tractor with slasher attachment was observed south of the single axle trailer (see Photograph 79).
- Livestock yards and a rotary tiller were observed east of the shipping container SC4 (see Photograph 80 and 81).
- A stockpile (SP2) 5m x 5m x 1.3m high was observed in the south western portion of the site. The stockpile comprised mostly of concrete, brick and timber (see Photograph 82).
- A stockpile (SP3) 2m x 1m x 0.5m high was observed west of SP2. The stockpile comprised mostly terracotta pipe, cinderblock, concrete, brick and reo (see Photograph 83).
- A pile of corrugated sheet metal, cinderblocks and old sprinkler was observed west of SP3 (see Photograph 84).
- A pile of pallets and car suspension was observed south west of SP3 (see Photograph 85).
- A stockpile of cut timber was observed west of SP3 (see Photograph 86).
- A row of old tyres were observed in the central portion of the site. The tyres were used for feeding livestock onsite (see Photograph 87).
- A dam was observed in the central southern portion of the site (see Photograph 88).
- A small boat was observed on the eastern wall of the dam (see Photograph 89).
- The southern portion of the site (south of the dam) was fenced off from livestock, and observed to be highly vegetated grassland (see Photograph 90).
- A stockpile (SP4) of pavers, rock, chicken wire, sticks and concrete were observed in the central eastern portion of the site (see Photograph 91).
- A pallet of new star posts was observed north east of SP4 in the central portion of the site (see Photograph 92).
- An old horse arena was observed in the central portion of the site (east of Dwelling 2). The arena was no longer in use, however the cut out was still visible (see Photograph 93).
- Three IBCs, a blue grain bin and some wire mesh was observed in the north western portion of the site. Anecdotal evidence indicated the IBCs were used to hold water for livestock (see Photograph 94).
- The majority of the northern and southern portions (excluding the residential dwelling, shed area and vacant grassland along the southern boundary) was fenced off in rectangular to triangular shaped paddocks, holding various livestock ranging from sheep, alpacas, donkeys, and camels. A total of 25 paddocks were observed across the site, ranging from about 0.05ha to 1.03ha (See Photograph 95 to 100).

3.4 NSW EPA Records & Environment Protection Licenses

Contaminated Land Records

A search of the NSW EPA database of notices issued under the Contaminated Land Management Act, 1997 (CLM Act) revealed there were three properties within Maitland City Council local government area:

- Former Gasworks Site, Corner Melbourne Street and Brisbane Street, East Maitland. Located about 10km south-east and down-gradient of the site;
- Maitland Gasworks, Charles Street, Maitland. Located about 8km south-east and down-gradient of the site; and
- Former Anambah Landfill, Anambah Road, Rutherford. Located about 2.3km east and down gradient of the site.

Based on the distance and gradient of the properties from the site, it is considered that contamination on the properties would be unlikely to impact the site.

A search of sites that have been notified to NSW EPA as contaminated (as of 9 November 2023) was also carried out. The search identified no properties within the suburb of Windella which had been notified to the NSW EPA as being contaminated. A second search for surrounding suburbs (i.e Lochinvar, Anambah and Rutherford) was undertaken, which revealed five properties in Rutherford as being notified to the EPA. As the properties were located greater than 1.5km from the site in down/cross gradient locations, it is considered that contamination from the properties would be unlikely to impact the site.

A copy of the above searches is provided in Appendix F.

Environment Protection Licenses (EPLs)

The Protection of the Environment Operations (POEO) register under Section 308 of the POEO Act 1997, was searched for Environment Protection Licenses (EPLs) for the suburb of Windella NSW. The search revealed no properties within the suburb of Windella which had current and/or former EPLs. A second search within Maitland City Council revealed seven properties within 2km of the site listed as having current and/or former EPLs. As the properties were located greater than 1.5km from the site in down/cross gradient locations, it is considered that contamination from the properties (if any) would be unlikely to impact the site.

NSW EPA PFAS Investigation Program

Based on a review of the NSW EPA Government PFAS Investigation Program ([ref: https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program](https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program)), there are no properties in the suburb of Windella that have been identified as a site that is likely to have used large quantities of PFAS.

It is noted that one property located 1.5km south east of the site is listed as likely to have used large quantities of PFAS.

- Trugain Pty. Limited, 62 Kyle Street, Rutherford, approximately 1.5km south east of the site.

As the Trugain property is 1.5km from the site, in a down gradient location, it is considered that PFAS contamination from the property would be unlikely to impact the site.

NSW EPA Former Gasworks Sites

Based on a review of the NSW EPA website ([ref: https://www.epa.nsw.gov.au/your-environment/contaminated-land/other-contamination-issues/former-gasworks-sites](https://www.epa.nsw.gov.au/your-environment/contaminated-land/other-contamination-issues/former-gasworks-sites)), no former gas works have been identified in the suburb of Windella. A second search within Maitland City Council revealed two former gas works. As the properties were located greater than 1.5km from the site in a down gradient location, it is considered that contamination from the properties (if any) would be unlikely to impact the site.

3.5 Anecdotal Information

An interview was held with the site owner of 10 River Road, Windella, Mrs Mead and the owner of 16 Denton Close, Mr Nour. Information obtained from Mrs Mead and Mr Nour is summarised below:

10 River Road

- 10 River Road has been used for both residential and commercial purposes over the last 37 years.
- 10 River Road operated as a produce wholesaler, selling fruit and vegetables which ceased in 2019. It is understood that the fruit and vegetables were not grown on the site.
- The previous owner of 10 River Road was unknown, however it was assumed the land use was mostly farming (grazing land).
- The Mead family built the home after purchasing the land 37 years ago.
- It was advised that the septic system had recently been inspected by council.

16 Denton Close

- 16 Denton Close was currently being used as a Bed and Breakfast facility, open to guests for weekends.
- Mr Nour had purchased the property 2.5 years ago as an investment. Mr Nour recently rebuilt/replaced a large portion of the fencing across the site, to accommodate/house various livestock.
- The previous owner of 16 Denton Close used the property as a horse stud, owning it for roughly 10 years.
- While operating as a horse stud, various types of dressage, jumping and round arenas were observed across the site.
- It was advised that the septic system had recently been inspected by council.

3.6 Section 10.7 Certificate

A Section 10.7 Certificate for 16 Denton Close, Windella was obtained from Maitland City Council, and is presented in Appendix G.

Item	Lot 9 DP55372 (16 Denton Road, Windella)
Land Zoning	<i>RU2 Rural Landscape</i>
Acid Sulfate Soils	<i>"All land within the Maitland Local Government Area has the potential to contain acid sulfate soils. Clause 7.1 of the Maitland Local Environmental Plan 2011 generally applies. Development consent is required where works described in the Table to this clause are proposed on land shown on the Maitland LEP 2011 Acid Sulfate Soils Map as being of the class specified for those works."</i>
Loose-Fill Asbestos Insulation	<i>"If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect."</i> There are no premises on the subject land listed on the register.

Contaminated Land Management Act 1997	<p><i>"The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:</i></p> <p><i>a) The land to which this certificate relates is NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.</i></p> <p><i>b) The land to which this certificate relates is NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997.</i></p> <p><i>c) The land to which this certificate relates is NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.</i></p> <p><i>d) The land to which this certificate relates is NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.</i></p> <p><i>e) Council has NOT been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for the land to which this Certificate relates."</i></p>
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3.7 Previous Reports

Qualtest has not been provided with, or been made aware of any previous contamination assessments conducted on the site.

3.8 Summary of Site History

The site history review showed:

- The historical title search indicated that Lot 1 DP245953 has mainly been owned by private individuals (farmer, grazier, dairy farmer) from 1893 to 1973. Atha Pty Limited owned the site from 1973 to 1974 and The Commissioner for Main Roads owned the site until 1984. The current site owners purchased the site in 1984. The historical title search for Lot 9 DP553872 indicated that the lot has been owned by private individuals (grazier, dairy farmer, farmer, poultry farmer) from 1893 to 2021. The current site owner Nour Finance Pty Limited purchased the site in 2021.
- Anecdotal evidence indicates that 10 River Road was used for both residential and commercial purposes over the last 37 years. The lot operated as a produce wholesaler, selling fruit and vegetables to various clients throughout the Hunter Region. The business was sold in 2019 and has been used for residential purposes since. Prior to 1986 the lot was likely used for farming (grazing) land.
- Anecdotal evidence indicates that 16 Denton Close was previously used as a horse stud, with multiple horse arenas, horse stables and paddocks across the lot. The current owner purchased the lot two and half years ago, renovating the lot into a Bed and Breakfast (B&B). While renovating, the current owner painted the main dwelling, built additional fencing, sheds and associated infrastructure to house/accommodate sheep, donkeys, alpacas and camels. The main dwelling also had some minor renovations.
- Based on historical titles and historical aerial photos, prior to 1973, both Lot 1 DP245953 and Lot 9 DP553872 were part of the same lot, with the main land use being rural residential farm (grazing) land. Land use has primarily remained rural residential with the exception of the produce wholesale business on Lot 1 DP245953. It is noted that no produce was grown on the site.

- Some general materials/equipment was observed stored in and around onsite sheds and dwellings on the site. The materials/equipment included; tractor with slasher, auger attachment and tiller, ride on mower, push mower, horse float, motorbike, fencing equipment, trailers, old trucks, truck trailers, 44 gallon drum of engine oil, used oil filters, pallets, fruit bins, grain bins, timbers, gardening equipment, fertilisers/pesticides/insecticides, batteries, bath tubs, old furniture, cinder blocks, concrete, potential ACM, IBCS, plastic drums (empty), metal, plastic, bricks, tyres, trailers and small quantities of paints, fuels, degreasers etc.
- Stockpiles of tiles, concrete, cinderblocks, bricks, fibre board, burnt batteries, old furniture, carpet, plastic, potential ACM and metal were also observed.
- Buildings constructed of potential ACM were observed on the site, including the eaves of the residential dwelling at 10 River Road and/or cladding of residential dwelling at 16 Denton Close.

3.9 Potential Offsite Sources of Contamination

No potential offsite sources of contamination have been identified for the site.

3.10 Gaps in the Site History

Whilst the site history is reasonably comprehensive there are some gaps identified in the review as follows:

- The source and quality of the fill used on the site (i.e. to backfill the pool) is unknown.
- It is not known if hazardous building materials (i.e. asbestos, lead paint) were used to construct the current and/or former buildings on site. Based on the age of the structures and site observations, portions of the current buildings may have been constructed with asbestos containing materials (ACM).
- The operational process of the produce wholesale business is not known, i.e. how produce was stored/transported, the kind of machinery used onsite etc.
- Site access was restricted for some sheds due to being locked and so the items stored in these sheds could not be observed.

4.0 Preliminary Conceptual Site Model

Based on the results of the preliminary contamination assessment carried out on the site, a preliminary Conceptual Site Model (CSM) has been developed.

Table 4.0 – Preliminary Conceptual Site Model

AEC	COPC	Likelihood of Contamination	Mechanism of Contamination	Potentially Affected Media	Human & Ecological Receptors	Potential mechanisms of exposure	Potential & Complete Exposure Pathways	Comments
<p>1. Current and former buildings across the site.</p> <ul style="list-style-type: none"> Weathering of potentially hazardous materials (asbestos, lead paint, galvanised metals) Use of pesticides around building Demolition of structures over time Oil Staining around Shed 4 	Metals, Asbestos, OCPs, TRH, BTEX, PAH	Medium to High	<ul style="list-style-type: none"> Top-down leaks/spills, flakes/fibres onto soil. Leaching of soil contaminants to surface water and groundwater. 	<ul style="list-style-type: none"> Surface Soils Surface water Groundwater Sediments 	<ul style="list-style-type: none"> Current site visitors Future construction workers & site users Soil biota/plants and transitory wildlife Surface and ground water depended ecosystems Onsite and offsite surface water – Two dams located in the south eastern portion of the site and Stony Creek, located 550m to the south east of the site 	<ul style="list-style-type: none"> Direct dermal contact with contaminated soil and/or surface water Ingestion of contaminated soil and/or surface water Inhalation of asbestos fibres, or contaminated soil (as dust) Inhalation of hydrocarbon vapours Leaching of soil contaminants to surface water and/or groundwater Surface water discharge to onsite Dams and Stony Creek, located 550m to the south east of the site Groundwater discharge to unnamed wetland, 5km south east of the site 	<ul style="list-style-type: none"> Potentially complete exposure pathway for current site visitors, future construction workers and site users. Potentially complete exposure pathway for ecological receptors. Potentially complete exposure pathway for soil contaminants to leach to surface water Likely incomplete exposure pathway for soil contaminants to leach to groundwater due to depth of groundwater (>2m bgs and likely clayey subsoils). 	<p>Exposure pathways would be incomplete if soils are found to not be contaminated via sampling & analysis.</p> <p>It is recommended that a Hazardous Materials Survey is carried out on the existing site building.</p>
<p>2. Filling and stockpiling on the site</p> <ul style="list-style-type: none"> Potential use of imported fill of unknown quality and origin. Burnt stockpiles of waste including car batteries, potential ACM, etc 	TRH, BTEX, PAH, OCPs, Metals, Asbestos	Low to medium	<ul style="list-style-type: none"> Importation of potentially contaminated fill. Leaching of soil contaminants to underlying soils, surface water and groundwater. 	<ul style="list-style-type: none"> Fill soils Aesthetics Underlying soils Surface water Groundwater Sediments 	<ul style="list-style-type: none"> Offsite groundwater – Unnamed wetland, located 5km to the south east of the site 	<ul style="list-style-type: none"> Groundwater discharge to unnamed wetland, 5km south east of the site 	<ul style="list-style-type: none"> Potentially complete exposure pathway for soil contaminants to leach to groundwater due to depth of groundwater (>2m bgs and likely clayey subsoils). 	<p>Exposure pathway (excluding aesthetics) would be incomplete if soils are found to not be contaminated via sampling & analysis.</p> <p>Waste needs to be removed for aesthetics.</p>
<p>3. Storage of vehicles, equipment/waste materials in site sheds and across the site</p> <ul style="list-style-type: none"> Stored equipment/waste including 44 gallon oil drum, oil filters, fruit bins, battery, cemented sheeting, furniture, pallets, bricks, cinder blocks, concrete, metal and timber fence posts. 	TRH, BTEX, PAH, Metals, Asbestos, OCPs (CoPCs dependent on material/waste type)	Medium to high	<ul style="list-style-type: none"> Top-down leaks/spills, flakes/fibres onto soil. Leaching of soil contaminants to surface water and groundwater. 	<ul style="list-style-type: none"> Aesthetics Surface soils Surface water Groundwater Sediments 				

AEC	COPC	Likelihood of Contamination	Mechanism of Contamination	Potentially Affected Media	Human & Ecological Receptors	Potential mechanisms of exposure	Potential & Complete Exposure Pathways	Comments
<p>4. Septic tanks located on the site</p> <ul style="list-style-type: none"> Septic tanks, soak aways and adsorption trenches, potential leaks of effluent 	<p>Microbiological, heavy metals, TRH, BTEX and PAH</p>	<p>Low to medium</p>	<ul style="list-style-type: none"> Subsurface leaks from tank Subsurface & surface leaks from pipes and/or trenches 	<ul style="list-style-type: none"> Soil Surface water Sediment Groundwater 	<ul style="list-style-type: none"> Current site visitors Future construction workers & site users Surface and ground water depended ecosystems Onsite and offsite surface water – Two dams located in the south eastern portion of the site and Stony Creek, located 550m to the south east of the site Offsite groundwater – Unnamed wetland, located 5km to the south east of the site 	<ul style="list-style-type: none"> Direct dermal contact with contaminated soil and/or surface water Ingestion of contaminated soil and/or surface water Leaching of soil contaminants to surface water and/or groundwater Surface water discharge to onsite dams and Stony Creek, located 550m to the south east of the site Groundwater discharge to unnamed wetland, 5km south east of the site. 	<ul style="list-style-type: none"> Potentially complete exposure pathway for current site visitors, future construction workers and site users. Potentially complete exposure pathway for soil contaminants to leach to surface water. Likely incomplete exposure pathway for soil contaminates to leach to groundwater due to depth of groundwater (>2m bgs and likely clayey subsoils). 	<p>It is recommended that assessment of Septic tanks, soak aways and adsorption trenches is not carried out while system is in use.</p> <p>Appropriate decommissioning of the system will be required, once system is no longer in use.</p>

5.0 Conclusions and Recommendations

The site history indicates that the site has been used as a mixture of rural residential land and farming grazing land from at least the 1890s to 2021. Anecdotal evidence indicated Lot 1 DP245953 operated as a produce wholesaler from 1984 to 2019, selling and transporting various fruit and vegetables. Since 2019 Lot 1 DP245953 has remained rural residential land. Anecdotal evidence indicated Lot 9 DP55372 was used as a horse stud from the early 2000s to 2021 when it was purchased by the current owner who now uses the site as an Air Bed and Breakfast.

Waste materials and equipment are currently stored in and around onsite sheds and dwellings and areas of fill and waste stockpiles were also observed across the site. Buildings constructed of potential ACM were observed on the site, including the eaves of the residential dwelling at 10 River Road and/or cladding of residential dwelling at 16 Denton Close.

Four Areas of Environmental Concern (AECs) were identified based on the site history and site observations. The AECs related to:

1. Current and former buildings across the site - Weathering of potentially hazardous materials (asbestos, lead paint, galvanised metals); Use of pesticides around buildings; Demolition of structures over time; Oil Staining around Shed 4.
2. Filling and stockpiling on the site - Potential use of imported fill of unknown quality and origin; Burnt stockpiles of waste including car batteries, potential ACM, etc.
3. Storage of vehicles, equipment/waste materials in site sheds and across the site - Stored equipment/waste including 44 gallon oil drum, oil filters, fruit bins, battery, cemented sheeting, furniture, pallets, bricks, cinder blocks, concrete, metal and timber fence posts.
4. Septic tanks located on the site - Septic tanks, soak aways and adsorption trenches, potential leaks of effluent

The Preliminary Conceptual Site Model (CSM) indicated that there was a potential for soil and surface water contamination, to exist on the site and potentially complete exposure pathways could exist to current and future site users and the environment.

Based on the above, it is recommended that a Detailed Site Investigation (DSI), comprising intrusive investigations in the AECs identified be carried out. Given the age of the buildings on site it is also recommended that a Hazardous Materials Survey (HMS) is carried out by a suitably qualified consultant, prior to refurbishment and/or demolition of the structures.

Based on the AECs identified, it is unlikely that the recommended additional assessment would identify contamination that would preclude the development of the site (i.e. was not able to be remediated or managed). Therefore, it is considered that the recommended additional assessment could be carried out prior to construction certificate being issued, e.g. made a condition of the DA.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013)*, NEPC 2013, Canberra (referred to as ASC NEPM 2013). The report comprises a Preliminary Contamination Assessment in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4, Stage 1 assessment.

6.0 Limitations

This report has been prepared by Qualtest for Sable Point Pty Ltd C/- Mavid Development Pty based on the objectives and scope of work listed in Sections 1.1 and 1.2. No warranty, expressed or implied, is made as to the information and professional advice included in this report. Anyone using this document does so at their own risk and should satisfy themselves concerning its applicability and, where necessary, should seek expert advice in relation to their particular situation.

The opinions, conclusions and recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. Qualtest has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

In preparing this report Qualtest has relied on information contained in searches of government websites and has not independently verified or checked the data contained on these websites.

In preparing this report, current guidelines for assessment and management of contaminated land were followed.

Site conditions may change after the date of this Report. Qualtest does not accept responsibility arising from, or in connection with, any change to the site conditions.

7.0 References

NSW Department of Primary Industries (Office of Water) Registered Groundwater Bore Map, accessed from <http://allwaterdata.water.nsw.gov.au/water.stm>.

NSW Land and Property Information, Spatial Information eXchange (SIX) Maps - Topographic Map, accessed from <https://maps.six.nsw.gov.au/>.

State of NSW and Department of Planning, Industry and Environment, 2022, Acid Sulfate Soil online database (<https://espade.environment.nsw.gov.au>)

NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land.

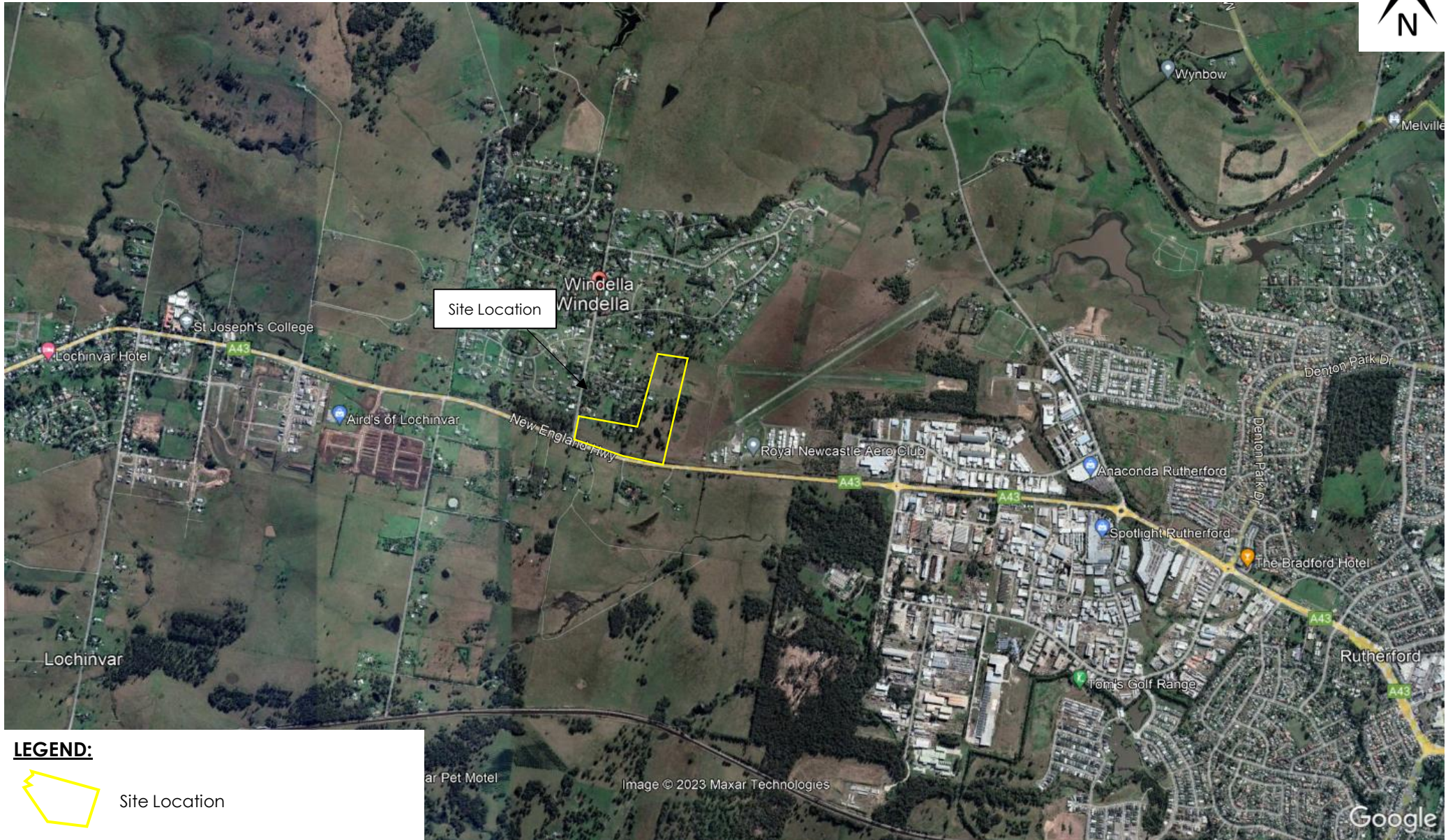
NEPC (2013) National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013), Canberra (ASC NEPM 2013).

NSW ePlanning Spatial Viewer Portal (<https://www.planningportal.nsw.gov.au/spatialviewer/>)

NSW Spatial Portal - Historical Imagery (<https://portal.spatial.nsw.gov.au/portal/apps/>)

APPENDIX A:

Figures



LEGEND:

 Site Location

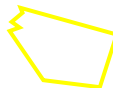
Image obtained from Google Earth



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Drawing No:	FIGURE 1
Project:	Preliminary Site Investigation	Project No:	NEW23P-0243-AA
Location:	16 Denton Close and 10 River Road, Windella	Scale:	N.T.S.
Title:	Site Location Plan	Date:	30/11/2023



LEGEND:



Approximate Site/Lot Boundary

Image sourced from Google Eearth



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Drawing No:	FIGURE 2
Project:	Preliminary Site Investigation	Project No:	NEW23P-0243-AA
Location:	16 Denton Close and 10 River Road, Windella	Scale:	N.T.S.
Title:	Lot Location Plan	Date:	30/11/2023



Image sourced from Six Maps

LEGEND:

- - - Main Sewer Line
- General Slope Direction
- Approximate Lot Boundary



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Drawing No:	FIGURE 3A
Project:	Preliminary Site Investigation	Project No:	NEW23P-0243-AA
Location:	16 Denton Close and 10 River Road, Windella	Scale:	N.T.S.
Title:	Site Features Plan - 10 River Road, Windella	Date:	30/11/2023



LEGEND:



- General Slope Direction
- Approximate Lot Boundary



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Drawing No:	FIGURE 3B
Project:	Preliminary Site Investigation	Project No:	NEW22P-0243-AA
Location:	16 Denton Close and 10 River Road, Windella	Scale:	N.T.S.
Title:	Site Features Plan - 16 Denton Close Southern Portion	Date:	30/11/2023



LEGEND:

-  General Slope Direction
-  Approximate Lot Boundary



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Drawing No:	FIGURE 3C
Project:	Preliminary Site Investigation	Project No:	NEW22P-0243-AA
Location:	16 Denton Close and 10 River Road, Windella	Scale:	N.T.S.
Title:	Site Features Plan - 16 Denton Close Northern Portion	Date:	30/11/2023

APPENDIX B:

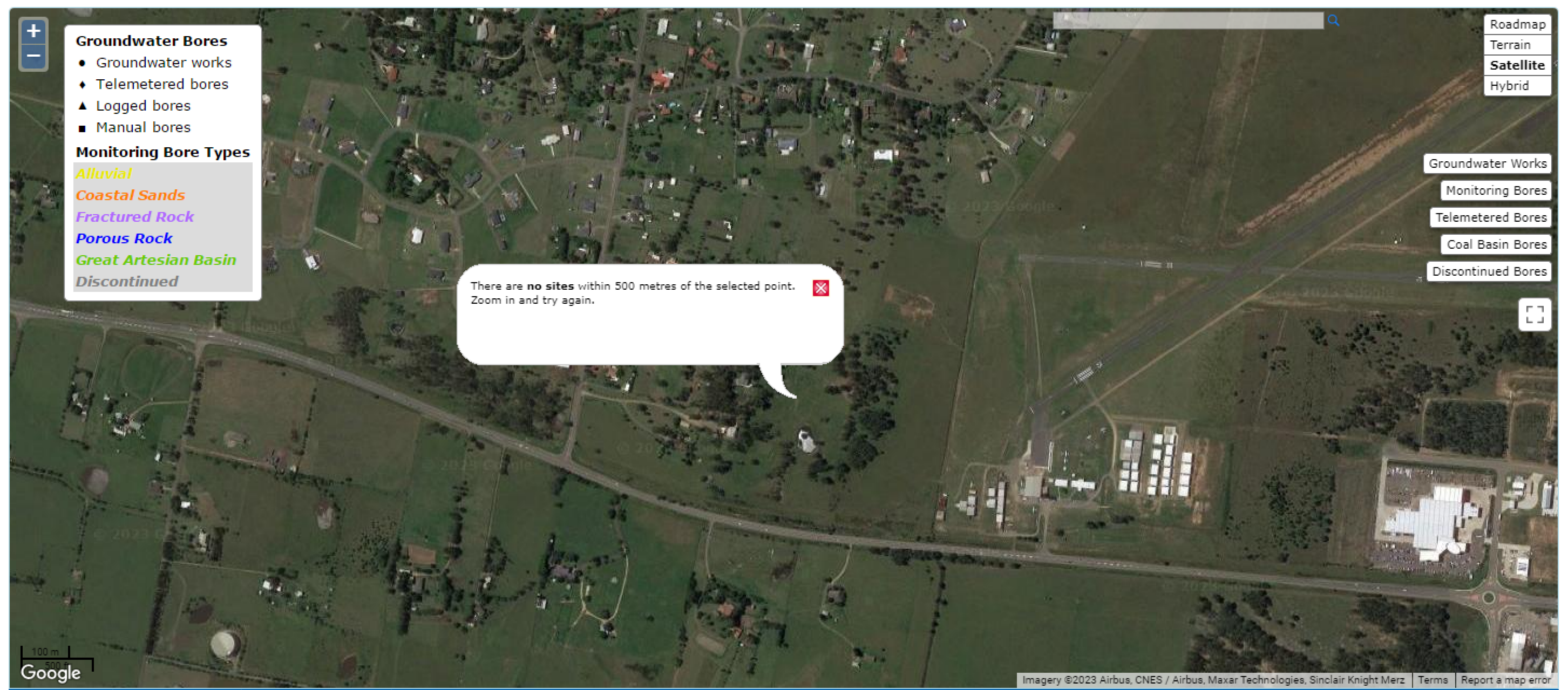
Groundwater Bore Search

ALL GROUNDWATER MAP

[bookmark this page](#)

All data times are Eastern Standard Time

Map Info



APPENDIX C:

Historical Titles

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Mobile: +61412 169 809

Email: search@alsearchers.com.au

23rd November, 2023

QUALTEST PTY LTD

**2 Murray Dwyer Circuit,
MAYFIELD WEST, NSW 2304**

Attention Tom Hall,

RE:

**10 River Road,
Windella
Purchase Order NEW23P-Windella**

Current Search

Folio Identifier 1/245953 (title attached)

DP 245953 (plan attached)

Dated 23rd November, 2023

Registered Proprietor:

GREGORY JOHN MEAD

LLONDA RAE MEAD

Title Tree
Lot 1 DP 245953

Folio Identifier 1/245953

Certificate of Title Volume 12297 Folio 226

Certificate of Title Volume 11806 Folio 180

Certificate of Title Volume 10459 Folio 133

Certificate of Title Volume 10411 Folio 187

Certificate of Title Volume 5839 Folio's 187 & 188

PA 34901

Conveyance Book 509 No 619

Index

T – Transfer

TA – Transmission Application

C – Conveyance

**Summary of proprietor(s)
Lot 1 DP 245953**

Year	Proprietor	
	(Lot 1 DP 245953)	
17 Jun 1987 todate	Gregory John Mead Llonda Rae Mead	T
	(Lot 1 DP 245953 – CTVol 12297 Fol 226)	
22 Feb 1984	Gregory John Mead Llonda Rae Mead	T
19 Jun 1974	The Commissioner for Main Roads	T
19 Dec 1973	Atha Pty Limited	
	(Lot 10 DP 553872 – CTVol 11806 Fol 180)	
26 Oct 1973	Atha Pty Limited	T
05 Sep 1972	Peter Aquin Leehy, dairy farmer Jeremiah Anthony Leehy, dairy farmer	TA
24 Mar 1972	Jeremiah Anthony Leehy, farmer	
	(Lot 6 DP 521989 – CTVol 10459 Fol 133)	
16 Dec 1966	Jerimiah Vincent Leehy, farmer	
	(Lot 1 DP105230 – CTVol 10411 Fol 196)	
27 Sep 1966	Jeremiah Vincent Leehy, farmer	T
	(Portion 61 & Part Portions 59 & 72 Parish Gosforth – Area 127 Acres 3 Roods – CTVol 5839 Fol’s 187 & 188)	
18 Jun 1948	Jeremiah Vincent Leehy, dairy farmer William Hooke Mackay, dairy farmer	T
	(Part Portion 72 Parish Gosforth and other lands – Area 453 Acres 2 Roods 32 Perches – CTVol 5390 Fol’s 125, 126 & 127)	
31 Aug 1943	William Hooke Mackay, grazier John Julian Augustus Mackay, grazier Francis Keith Mackay, grazier	TA
	(Part Portion 72 Parish Gosforth – Area 41 Acres 2 Roods 10 Perches – Conv Bk 509 No 619)	
01 Feb 1893	William Hooke Mackay, grazier	C

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)

ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Mobile: +61412 169 809

Email: search@alsearchers.com.au

23rd November, 2023

QUALTEST PTY LTD

**2 Murray Dwyer Circuit,
MAYFIELD WEST, NSW 2304**

Attention Tom Hall,

RE:

**16 Denton Close,
Windella
Purchase Order NEW23P-Windella**

Current Search

Folio Identifier 9/553872 (title attached)

DP 553872 (plan attached)

Dated 23rd November, 2023

Registered Proprietor:

NOUR FINANCE PTY LIMITED (ACN 113 109 327)

Title Tree
Lot 9 DP 553872

Folio Identifier 9/553872

Certificate of Title Volume 11806 Folio 179

Certificate of Title Volume 10459 Folio 133

(a)

(b)

CTVol 10411 Folio 187

CTVol 10411 Folio 188

CTVol 5839 Folio's 187 & 188

CTVol 5839 Folio's 215 & 216

PA 34901

CTVol 192 Folio 163

Conveyance Book 509 No 619

Index

T – Transfer

ND – Notice of Death

TA – Transmission Application

C – Conveyance

**Summary of proprietor(s)
Lot 9 DP 553872**

Year	Proprietor	
	(Lot 9 DP 553872)	
02 Feb 2021 todate	Nour Finance Pty Limited <i>(ACN 113 109 327)</i>	T
12 Jul 2011	Joel Raymond Leppien	T
13 Nov 2002	Krisanda Lee Holland	T
20 Jun 1996	Lot 9 Denton Close Pty. Limited <i>(ACN 073 818 498)</i>	T
10 Sep 1992	Mark Joseph Bailey Kerrie Anne Bailey	T
25 Jul 1988	Marijan Dugac Silvana Dugac	
	(Lot 9 DP 553872 – CTVol 11806 Fol 179)	
26 Nov 1987	Marijan Dugac Silvana Dugac	T
04 Feb 1980	Desmond Joseph Poole, company director June Agnis Poole, his wife	T
04 Mar 1974	Jones Nominees Pty. Limited	T
17 Oct 1973	Jill Carmichael, married woman Winifred Mary Bynes, married woman	T
24 Jan 1973	Thomas Henry Hellmann, poultry farmer Valerie Helen Hellmann, his wife	T
05 Sep 1972	Peter Aquin Leehy, dairy farmer Jerimiah Anthony Leehy, dairy farmer	TA
24 Mar 1972	Jerimiah Vincent Leehy, farmer	
	(Lot 6 DP 521989 – CTVol 10459 Fol 133)	
16 Dec 1966	Jerimiah Vincent Leehy, farmer	

See Notes (a) & (b)










Note (a)

	(Lot 1 DP105230 – CTVol 10411 Fol 196)	
27 Sep 1966	Jeremiah Vincent Leehy, farmer	T
	(Portion 61 & Part Portions 59 & 72 Parish Gosforth – Area 127 Acres 3 Roods – CTVol 5839 Fol’s 187 & 188)	
18 Jun 1948	Jeremiah Vincent Leehy, dairy farmer William Hooke Mackay, dairy farmer	T
	(Part Portion 72 Parish Gosforth and other lands – Area 453 Acres 2 Roods 32 Perches – CTVol 5390 Fol’s 125, 126 & 127)	
31 Aug 1943	William Hooke Mackay, grazier John Julian Augustus Mackay, grazier Francis Keith Mackay, grazier	TA
	(Part Portion 72 Parish Gosforth – Area 41 Acres 2 Roods 10 Perches – Conv Bk 509 No 619)	
01 Feb 1893	William Hooke Mackay, grazier	C




















Note (b)

	(Lot 1 DP105231 – CTVol 10411 Fol 197)	
27 Sep 1966	Jeremiah Vincent Leehy, farmer	T
	(Lot 1 DP 105231 – Area 148 Acres 3 Roods 37 Perches – CTVol 5839 Fol’s 215 & 216)	
18 Jun 1948	Jeremiah Vincent Leehy, dairy farmer William Hooke Mackay, dairy farmer	T
	(Portion 60 Parish Gosforth – Area 112 Acres 3 Roods – CTVol 192 Fol 163)	
18 Apr 1941	The Union Trustee Company of Australia Limited William Hooke Mackay (jnr), grazier	ND
09 Jan 1931	The Union Trustee Company of Australia Limited William Hooke Mackay (snr), grazier William Hooke Mackay (jnr), grazier	TA
12 Feb 1914	Kenneth McKenzie Mackay, grazier	T



	Status	Surv/Comp	Purpose
DP239754 Lot(s): 6	 DP1192352	REGISTERED	SURVEY
			EASEMENT
DP245953 Lot(s): 1	 DP1137872	REGISTERED	SURVEY
			EASEMENT
DP246447 Lot(s): 224	 DP1137872	REGISTERED	SURVEY
			EASEMENT
DP542920 Lot(s): 141	 DP1171595	REGISTERED	SURVEY
			RESUMPTION OR ACQUISITION
DP553872 Lot(s): 8, 9	 DP1137872	REGISTERED	SURVEY
			EASEMENT
DP857747 Lot(s): 84	 DP1052758	REGISTERED	COMPILATION
			EASEMENT
DP1028299 Lot(s): 102	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1040647 Lot(s): 111, 112	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1085809 Lot(s): 122	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1104576 Lot(s): 4	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1121957 Lot(s): 6871	 DP1137872	REGISTERED	SURVEY
	 CA100413 - LOT 6870 DP1121932 AND LOT 6871 DP1121957		EASEMENT
DP1141534 Lot(s): 1413	 DP1121932	HISTORICAL	COMPILATION
	 DP1192352	REGISTERED	SURVEY
	 CA100413 - LOT 6870 DP1121932 AND LOT 6871 DP1121957		LIMITED FOLIO CREATION
			EASEMENT
DP1147220 Lot(s): 2	 DP136187	HISTORICAL	COMPILATION
	 DP550026	HISTORICAL	SURVEY
			DEPARTMENTAL
			SUBDIVISION
DP1154165 Lot(s): 31, 32, 33	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1159523 Lot(s): 10	 DP1178574	REGISTERED	SURVEY
			SUBDIVISION
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8	 DP1147220	HISTORICAL	SURVEY
			SUBDIVISION
Lot(s): 1, 2	 DP248728	HISTORICAL	COMPILATION
			CROWN FOLIO CREATION
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8, 10	 DP136187	HISTORICAL	COMPILATION
	 DP550026	HISTORICAL	SURVEY
			DEPARTMENTAL
			SUBDIVISION
DP1178574 Lot(s): 204, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216	 DP1127197	HISTORICAL	SURVEY
			CROWN FOLIO CREATION

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

	Status	Surv/Comp	Purpose
Lot(s): 201, 207, 208, 209, 210, 211, 212, 213			
 DP248728	HISTORICAL	COMPILATION	CROWN FOLIO CREATION
 DP1147220	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 201, 204, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216			
 DP136187	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP550026	HISTORICAL	SURVEY	SUBDIVISION
 DP1159523	HISTORICAL	SURVEY	SUBDIVISION
DP1182211			
Lot(s): 816			
 DP544478	HISTORICAL	SURVEY	SUBDIVISION
 DP1018518	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 DP1113319	HISTORICAL	SURVEY	SUBDIVISION
 DP1157392	HISTORICAL	SURVEY	SUBDIVISION
 DP1270343	REGISTERED	SURVEY	SUBDIVISION
DP1195506			
Lot(s): 301, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 332, 333			
 DP1127197	HISTORICAL	SURVEY	CROWN FOLIO CREATION
Lot(s): 301, 302, 303, 304			
 DP248728	HISTORICAL	COMPILATION	CROWN FOLIO CREATION
 DP1147220	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 332, 333			
 DP136187	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP550026	HISTORICAL	SURVEY	SUBDIVISION
 DP1159523	HISTORICAL	SURVEY	SUBDIVISION
 DP1178574	HISTORICAL	SURVEY	SUBDIVISION
DP1204088			
Lot(s): 1421, 1422			
 DP542920	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 1422			
 NSW GAZ.		26-02-2016	Folio : 358
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993			
LOT 1422 DP1204088			
DP1274415			
Lot(s): 141, 142			
 DP245953	HISTORICAL	SURVEY	SUBDIVISION
Road			
Polygon Id(s): 105038319, 105121814			
 DP1257525	REGISTERED	SURVEY	SURVEY INFORMATION ONLY

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

Plan	Surv/Comp	Purpose
DP136186	COMPILATION	DEPARTMENTAL
DP239754	SURVEY	SUBDIVISION
DP245953	SURVEY	SUBDIVISION
DP246447	SURVEY	SUBDIVISION
DP503777	SURVEY	SUBDIVISION
DP521141	SURVEY	SUBDIVISION
DP542920	SURVEY	SUBDIVISION
DP553872	SURVEY	SUBDIVISION
DP749144	SURVEY	SUBDIVISION
DP772028	SURVEY	SUBDIVISION
DP842661	SURVEY	SUBDIVISION
DP846960	SURVEY	RESUMPTION OR ACQUISITION
DP849652	SURVEY	SUBDIVISION
DP854217	SURVEY	SUBDIVISION
DP857747	SURVEY	SUBDIVISION
DP858138	SURVEY	SUBDIVISION
DP858278	SURVEY	SUBDIVISION
DP861371	SURVEY	SUBDIVISION
DP862295	SURVEY	SUBDIVISION
DP883250	SURVEY	SUBDIVISION
DP1028299	SURVEY	SUBDIVISION
DP1040647	SURVEY	SUBDIVISION
DP1085809	SURVEY	SUBDIVISION
DP1104576	SURVEY	SUBDIVISION
DP1121957	COMPILATION	LIMITED FOLIO CREATION
DP1141534	SURVEY	RESUMPTION OR ACQUISITION
DP1141534	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1147220	SURVEY	SUBDIVISION
DP1154165	SURVEY	SUBDIVISION
DP1159523	SURVEY	SUBDIVISION
DP1171595	SURVEY	RESUMPTION OR ACQUISITION
DP1178574	SURVEY	SUBDIVISION
DP1182211	SURVEY	SUBDIVISION
DP1195506	SURVEY	SUBDIVISION
DP1204088	SURVEY	SUBDIVISION
DP1274415	SURVEY	SUBDIVISION

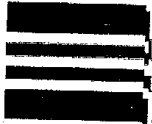
Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer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



1041196

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 10411 Fol. 196

Edition issued 27-9-1966

DM. K406756

Fol. 196

Vol. 10411

(Page 1) Vol.

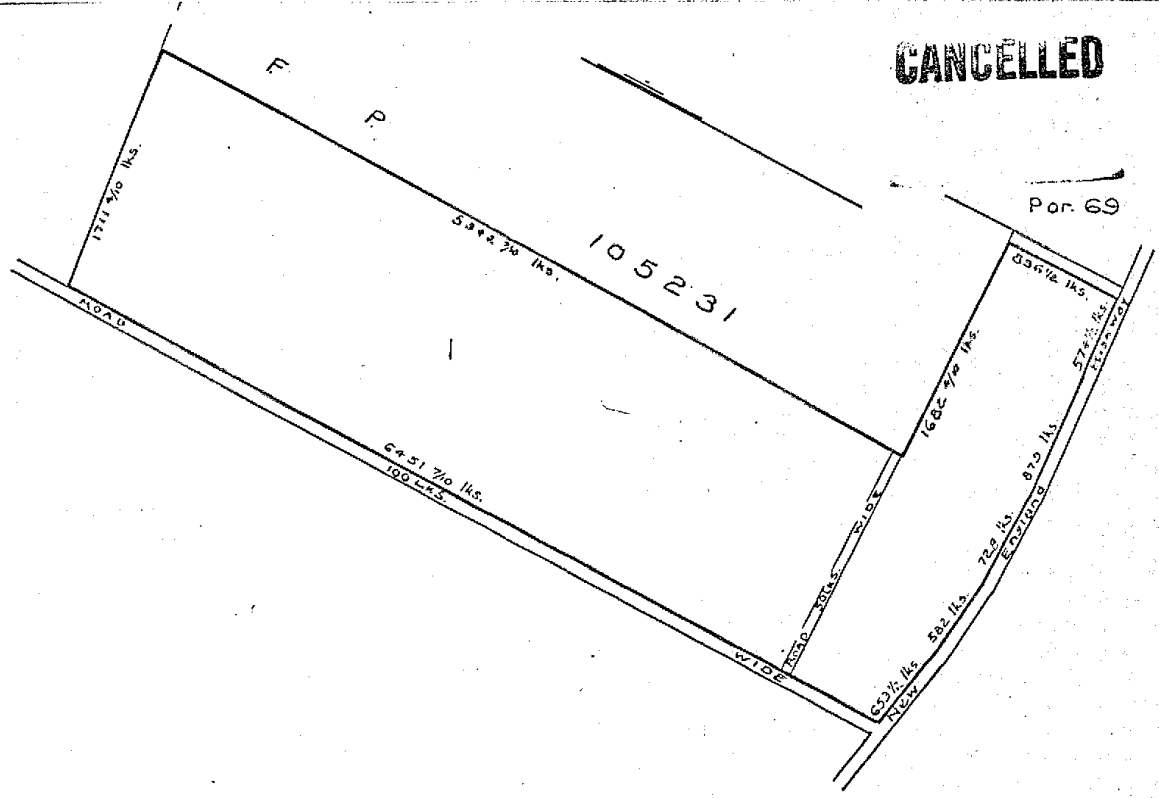
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *S Vandine*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



K406756.A.P.
28

Area: 127 ac. 3rd.
This area does not include the area of the road shown in the plan hereon.
Scale: 10 chains to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in plan lodged with Transfer No. D628210 (filed as F.P. 105230) in the City of Maitland, Parish of Gosforth and County of Northumberland being part of Portion 72 granted to Tom White Melville Winder on 19-10-1831, part of Portion 59 and the whole of Portion 61 granted on 26-5-1874. by Crown Grants Volume 185 Folios 157 and 158 respectively, excepting thereout the road shown in the plan hereon.

FIRST SCHEDULE (continued overleaf).

JEREMIAH VINCENT LEEHY of Lochinvar, Farmer.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf).

1. Reservations and conditions, if any, contained in the Crown Grants above referred to
2. Mortgage No. F747164 to Australia and New Zealand Bank Limited. Entered 17-10-1952.

Jawatson
Registrar General.

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

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10459133

NEW SOUTH WALES

Applications Nos. 34901 and 350...
Prior Titles Vol. 10411 Fols. 196 and 197
36060 (Parts)

Vol. **10459** Fol. **133**



EH Edition issued 16-12-1966

CANCELLED

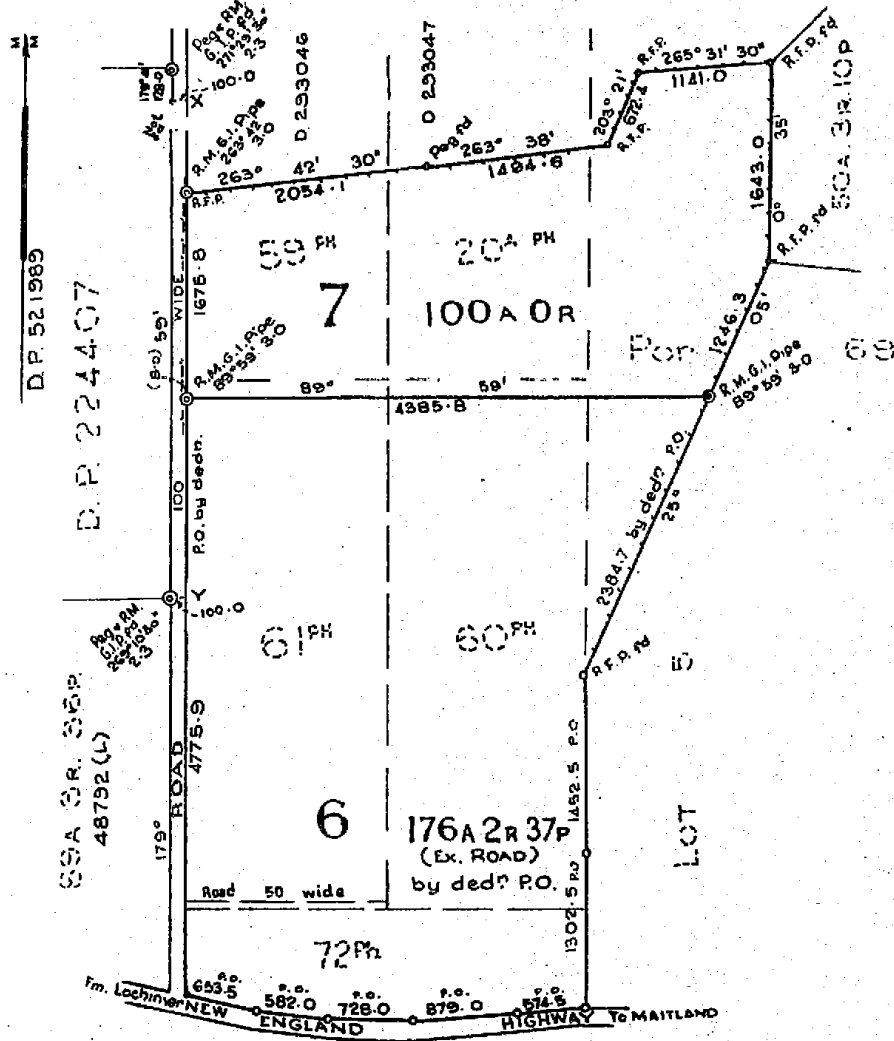
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *J. Offlick*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 521989 at Rutherford in the City of Maitland Parish of Gosforth and County of Northumberland being part of Portion 69 granted to George Cobb on 30-6-1823, part of Portion 72 granted to Tom White Melville Winder on 19-10-1831, part of Portion 61 granted on 26-5-1874 by Crown Grant Volume 185 Folio 158 and part of Portion 60 granted on 29-8-1874 by Crown Grant Volume 192 Folio 163. Excepting thereout the road shown in the plan hereon.

FIRST SCHEDULE (continued overleaf)

JEREMIAH VINCENT LEEHY, of Lochinvar, Farmer.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
- 2. Mortgage No.F747164, to Australia and New Zealand Bank Limited. Entered 17-10-1952.

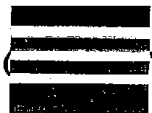
Jawatson
Registrar General.

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

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

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

10459 Fol. 133
(Page 1) Vol.



STATE OF NEW SOUTH WALES
REGISTRAR GENERAL'S OFFICE
OFFICE OF THE REGISTRAR GENERAL
REGISTRY OF LANDS



11806 180

NEW SOUTH WALES

PROPERTY ACT, 1900

Vol. **11806** Fol. **180**

Applns. Nos. 34901 & 35060(part)

Prior Title Vol. 10459 Fol. 133

Edition issued 24-3-1972.



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

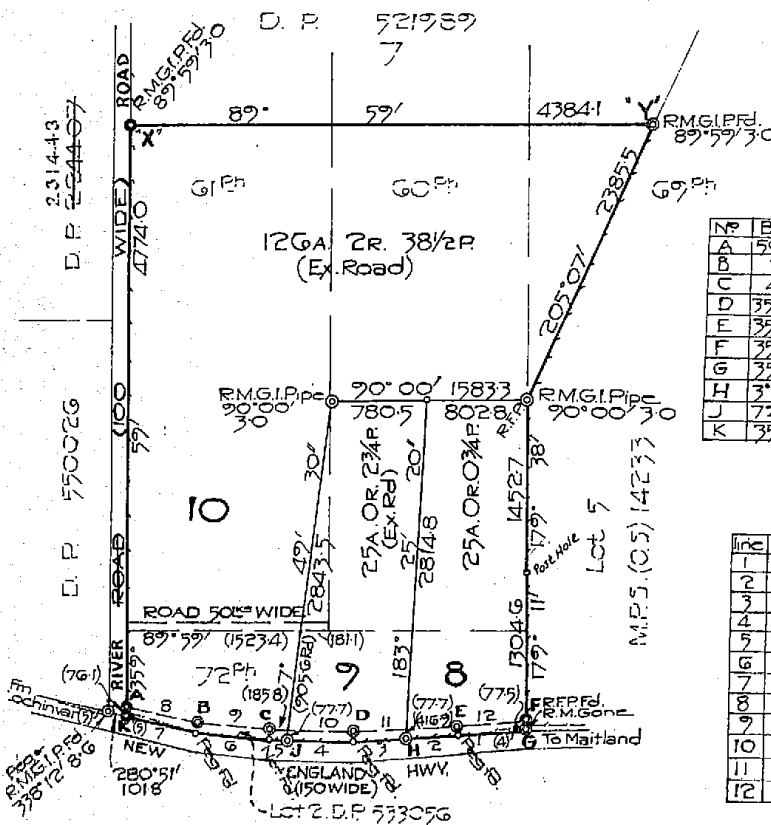
Jawatson
 Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED

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



REFERENCE MARKS

Nº	Bearing	Distance	From
A	50°19'40"	2.95	RM. Conc. Blk. Fd.
B	9°08'	2.27	RM. Conc. Blk. Fd.
C	4°17'	2.27	RM. Conc. Blk. Fd.
D	359°24'30"	2.27	RM. Conc. Blk. Fd.
E	357°04'40"	2.27	RM. Conc. Blk. Fd.
F	359°12'	2.27	RM. Conc. Blk. Fd.
G	359°11'	3.2	RM.G.I. Pipe
H	3°25'20"	3.0	RM.G.I. Pipe
J	749°30'	3.0	RM.G.I. Pipe
K	359°59'	3.6	RM.G.I. Pipe

TRAVERSE

Line	Bearing	Distance
1	266°29'	574.3
2	267°41'	425.8
3	267°41'	453.2
4	271°09'	546.8
5	271°09'	180.9
6	277°26'	582.0
7	280°51'	653.5
8	100°39'	665.3
9	97°25'30"	575.5
10	91°08'30"	721.3
11	87°40'30"	875.7
12	86°28'50"	577.4

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 10 in Deposited Plan 553872 at Lochinvar in the City of Maitland Parish of Gosforth and County of Northumberland being part of Portion 69 granted to George Cobb on 30-6-1823, part of Portion 72 granted to Tom White Melville Winder on 19-10-1831, part of Portion 61 granted by Crown Grant Volume 185 Folio 158 and part of Portion 60 granted by Crown Grant Volume 192 Folio 163. EXCEPTING THEREOUT the road shown in the plan hereon.

FIRST SCHEDULE

~~JEREMIAH VINCENT LEBHY~~ Lochinvar, Farmer.

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grants above referred to.
- Mortgage No. F747464 to Australia and New Zealand Bank Limited. Entered 17-10-1952. *See copy 472359*
- Restriction on user No. M47697 of Lot 2 in Deposited Plan 533056 - See Section 27E(6) Main Roads Act 1924. Entered 3-12-1970.

Jawatson
 Registrar General

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

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

11806 180 Fol.

(Page 1) Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		NATURE	INSTRUMENT NUMBER	DATE	ENTERED	Signature of Registrar General
Peter Agius Leahy of Lismore and Terence Anthony Leahy of Richmond both being Farmers and Teresa John Leahy of East Maitland being Operator as joint tenants Altha City Limited This deed is cancelled as to the whole ex. road. New Certificates of Title have issued on 19-12-1973 for lots in Deposited Plan No. 245953 as follows: lots 1 to 22 Vol. 12297 Fol. 236 to 247 respectively.		Transfer	1978-1973	1-5-1972	5-9-1972	Jaworski
The residue of land in this folio comprises road Entered 27th December 1973.		Transfer	1978-1973	8-2-1973	26-10-1973	Jaworski

11806 Fol. 180



Jaworski
REGISTRAR GENERAL

Jaworski
REGISTRAR GENERAL

59979377
 N 37655
 OP 245 915
 N 1479 1370
 N 549749
 N 55988
 PT of LOT
 PT of Lot 22
 D.P. 533
 Declared Road
 Road Ctr.
 21-8-51
 Fax: 11806

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
Deed	N 37655	13-6-1973	The interest of the General of the City of Maitland in the road was added in addition to existing road shown on D.P. 245953.	28-10-1973	Jaworski	withdrawn N 549744
Mortgage	N 603059	15-6-1973	Interests created pursuant to Section 88B Conveyancing Act 1919 by the registration of Deposited Plan 245953 to Commonwealth Bank of Australia Limited.	28-11-1973	Jaworski	
	N 55988	15-6-1973		7-12-1973	Jaworski	

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



12297/226

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

Appln. No.34901

Vol. 12297 Fol. 226

Prior Title Vol.11806 Fol.180

Edition issued 19-12-1973



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

CANCELLED
Joubertson

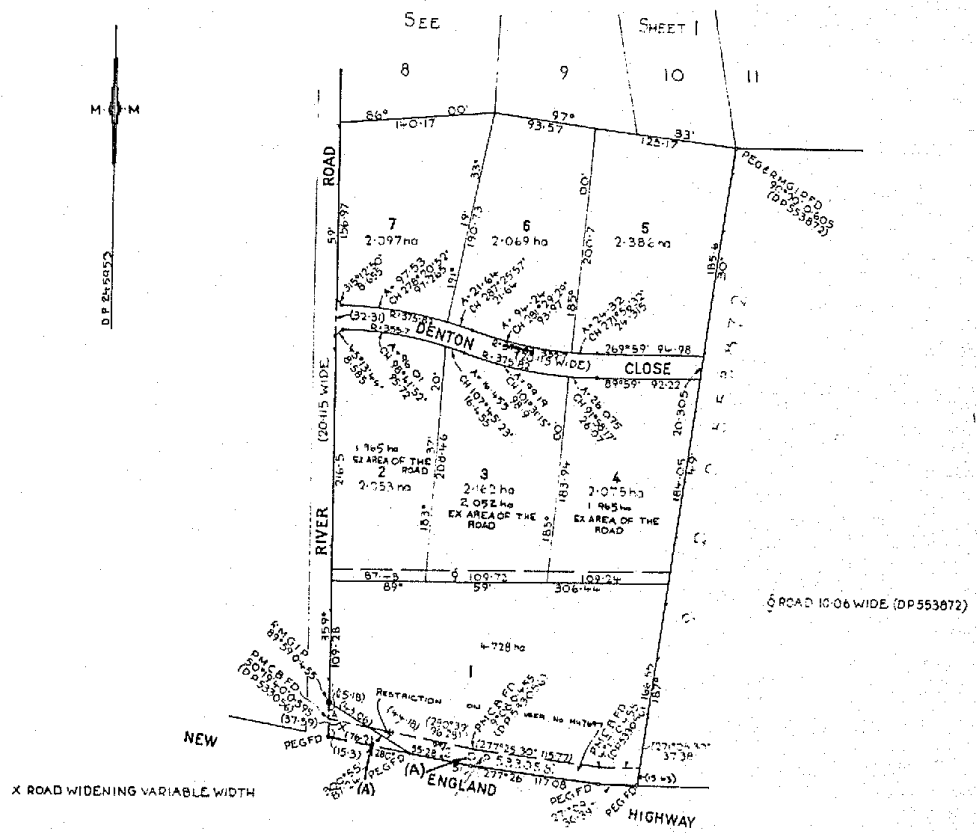


Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



(A) NOW PUBLIC ROAD SEE 5806000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 245953 at Lochinvar in the City of Maitland Parish of Gosforth and County of Northumberland being part of Portion 72 granted to Tom White Melville Winder on 19-10-1831.

FIRST SCHEDULE

~~ATHA PTY. LIMITED.~~

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- ~~Restriction on user No.M47697 of Lot 2 in Deposited Plan 533056 See Section 27E(6) Main Roads Act, 1924. Entered 3-12-1970. Cancelled 2-12-1973 R181433~~
- ~~Mortgage No.N574199 to Commercial and General Acceptance Limited. Entered 7-12-1970. Discharged N973406~~

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

(Page 1) Vol. 12297, Fol. 226

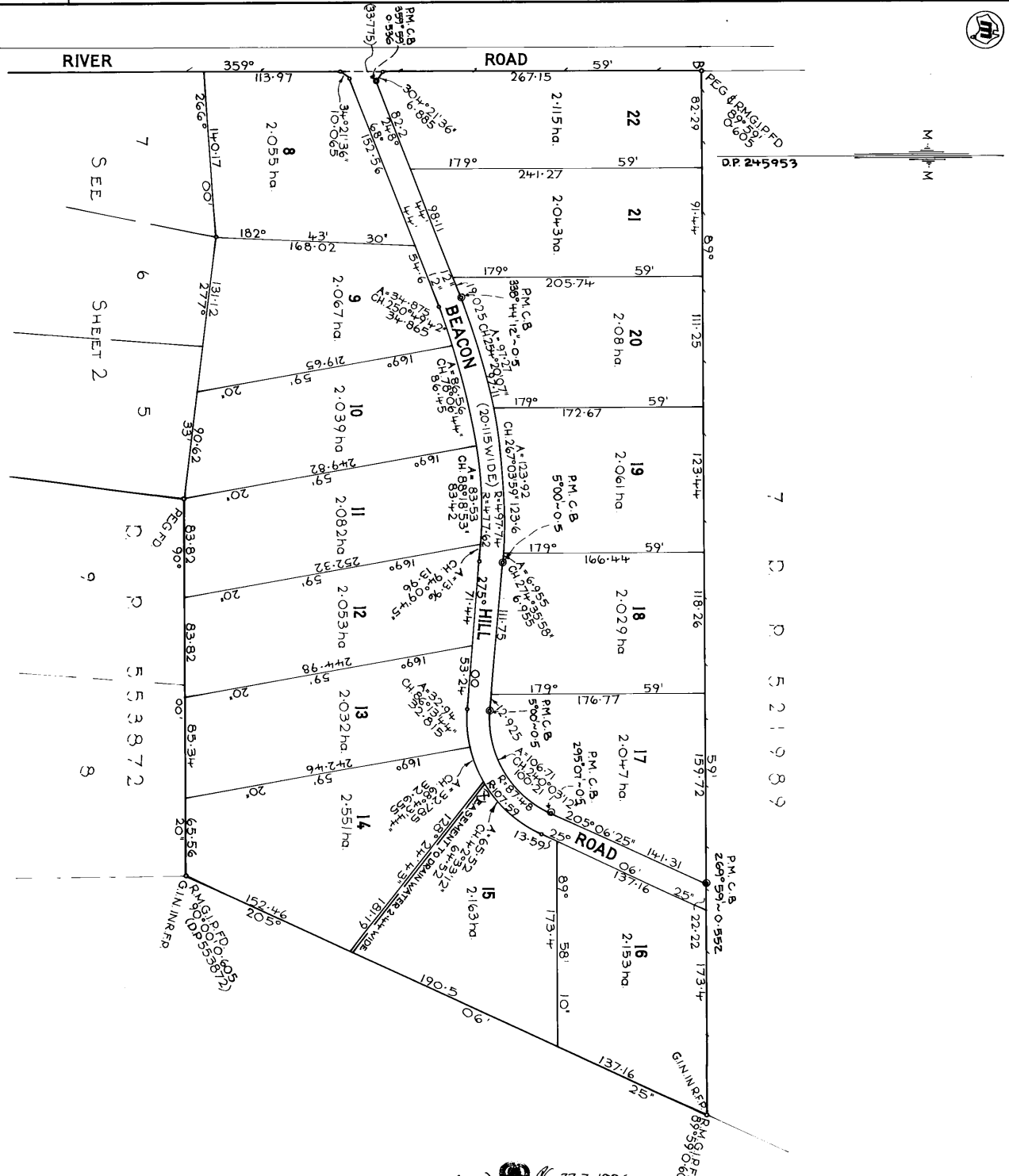
WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

Subdivision No. 46173
 Date 27.7.1995
 Registrar-General
 Maitland
 Maitland

Council Clerk's Certificate

I hereby certify that:
 (a) the requirements of the Local Government Act, 1928
 have been complied with in relation to the registration of
 this plan, and
 (b) the requirements of section 348 of the Metropolitan
 Water, Drainage and Sewerage Act, 1928, as amended
 have been complied with by the applicant in relation to the
 proposed "new road", "subdivision" or "consolidated lot" set out herein
 in the "insert" "new road", "subdivision" or "consolidated lot" set out herein
 in the "insert".

Date 27.7.1995
 Signature: [Signature]
 Council Clerk
 M.F.P.



10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360
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PLAN 245953
 Registered: R.S. 28-11-1973
 C.A. No. 46173 of 10.9.1973
 Title System: TORRENS
 Purpose: SUBDIVISION
 Ref. Map: MAITLAND SHS 2 & 12
 Last Plan: D.P. 5539872

Reduction Ratio: 1:2500
 Lengths are in metres.

Municipality: MAITLAND
 City: MAITLAND
 Locality: LOCHINVAR
 Parish: GOSFORTH
 County: NORTHUMBERLAND

This is sheet 1 of my plan in 2 sheets.
 (Delete if inapplicable).

I, PHILIP RAYMOND BLACKLEY, of
 RIVERVIEW, being the Surveyor, do hereby certify that the Survey
 is accurate and has been made in accordance with the Survey
 Practice Regulations 1973 and has been completed on 1
 13th SEP 1973.

Signature: [Signature]
 Date: 27.7.1995

Panel for use only for statements of intention.
 The Registrar-General will not be responsible for the
 revocation of the plan or for the creation of public
 easements, drainage reserves, easements or restrictions
 as to user.

IT IS INTENDED TO DEDICATE THE
 NEW ROADS AND ROAD WIDENING AS
 SHOWN HEREON TO THE PUBLIC AS
 ROAD.

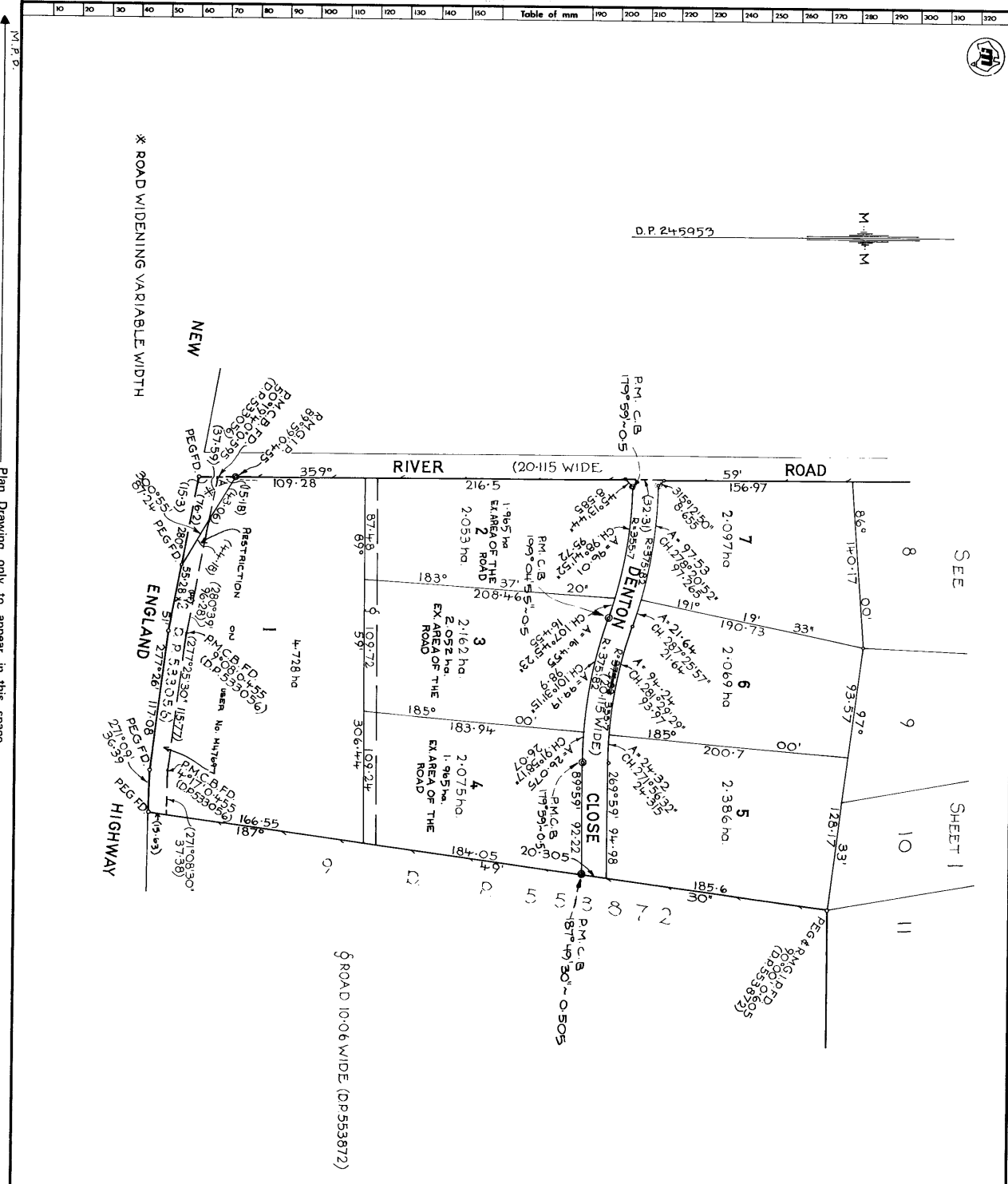
BURSAUNT TO SECTION 348 OF THE
 METROPOLITAN WATER, DRAINAGE AND
 SEWERAGE ACT, 1928, AS AMENDED
 THE EASEMENT TO DRAIN WATER 2.44
 WIDE.

DEDICATION ACCEPTED
 BY COUNCIL
 [Signature]
 COUNCIL CLERK

* INSTRUMENT FILED AS
 N603059

SAVENEOR'S REFERENCE 72/6035

PLAN FORM 3 To be used in conjunction with Plan Form 2 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION SHEET 1 OF 1 OFFICE USE ONLY



P.M. ADDED TO PLAN IN LTD AT SURVEYORS REQUEST ~ VIDE 1995 M666(15) AC 27.7.1995

Registered: DP245953 Registered: R5 28-11-1973	This is sheet 2 of my plan in 2 sheets dated 4TH SEPT 1973	This is sheet 2 of the plan of 2 46/73 sheets covered by my Certificate No. 109-7-73	Surveyor registered under Surveyors Act 1929 P.R. Barker Surveyor
Signatures and seals only: Council Clerk: <i>[Signature]</i>		Arc Lengths 90.0, 164.55, 99.19, 24.075 DISTANCES 182.18, 15.45, 2057 ha. DISTANCES 2, 3, 4, 1945 ha. 2057 ha. REG. GEN. DEPT. 25/11/1973	
Reduction Ratio 1:2500 SURVEYORS REFERENCE T2/605			



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/11/2023 11:23AM

FOLIO: 1/245953

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 12297 FOL 226

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/12/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
17/1/1992	E198994	MORTGAGE	EDITION 1
21/5/2009	DP1137872	DEPOSITED PLAN	
23/8/2012	AH139517	TRANSFER GRANTING EASEMENT	EDITION 2
7/11/2013	AI146844	DEPARTMENTAL DEALING	
27/3/2014	AI472578	DEPARTMENTAL DEALING	
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
24/9/2019	AP556232	DISCHARGE OF MORTGAGE	EDITION 4
9/3/2023	AS910244	CAVEAT	EDITION 5

*** END OF SEARCH ***

advlegs

PRINTED ON 23/11/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/245953

SEARCH DATE	TIME	EDITION NO	DATE
23/11/2023	11:23 AM	5	9/3/2023

LAND

LOT 1 IN DEPOSITED PLAN 245953
AT LOCHINVAR
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF GOSFORTH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP245953

FIRST SCHEDULE

GREGORY JOHN MEAD
LLONDA RAE MEAD
AS JOINT TENANTS (T T980936)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 R181433 PART OF THE LAND ABOVE DESCRIBED BEING LOT 2 IN DP533056 IS PUBLIC ROAD - ALSO SEE S806000
- 3 AH139517 EASEMENT FOR WATER SUPPLY AND SEWERAGE PIPELINE 10 WIDE AFFECTING THE PART DESIGNATED (A) IN DP1137872
- * 4 AS910244 CAVEAT BY CAFFARELLI ISLAND

NOTATIONS

UNREGISTERED DEALINGS: NIL























*** END OF SEARCH ***

advlegs

PRINTED ON 23/11/2023

	Status	Surv/Comp	Purpose
DP245953 Lot(s): 1	 DP1137872	REGISTERED	SURVEY
			EASEMENT
DP542920 Lot(s): 141	 DP1171595	REGISTERED	SURVEY
			RESUMPTION OR ACQUISITION
DP553872 Lot(s): 8, 9	 DP1137872	REGISTERED	SURVEY
			EASEMENT
DP857747 Lot(s): 82, 84	 DP1052758	REGISTERED	COMPILATION
			EASEMENT
DP1028299 Lot(s): 101, 102	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1040647 Lot(s): 111, 112	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1069701 Lot(s): 183	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1085809 Lot(s): 121, 122	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1104576 Lot(s): 1, 2, 3, 4	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1121957 Lot(s): 6871	 DP1137872	REGISTERED	SURVEY
	 CA100413 - LOT 6870 DP1121932 AND LOT 6871 DP1121957		EASEMENT
DP1141534 Lot(s): 1413	 DP1121932	HISTORICAL	COMPILATION
	 DP1192352	REGISTERED	SURVEY
	 CA100413 - LOT 6870 DP1121932 AND LOT 6871 DP1121957		LIMITED FOLIO CREATION
			EASEMENT
DP1147220 Lot(s): 2	 DP136187	HISTORICAL	COMPILATION
	 DP550026	HISTORICAL	SURVEY
			DEPARTMENTAL
			SUBDIVISION
DP1154165 Lot(s): 31, 32, 33	 DP245953	HISTORICAL	SURVEY
			SUBDIVISION
DP1159523 Lot(s): 10	 DP1178574	REGISTERED	SURVEY
			SUBDIVISION
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8	 DP1147220	HISTORICAL	SURVEY
			SUBDIVISION
Lot(s): 1, 2	 DP248728	HISTORICAL	COMPILATION
			CROWN FOLIO CREATION
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8, 10	 DP136187	HISTORICAL	COMPILATION
	 DP550026	HISTORICAL	SURVEY
			DEPARTMENTAL
			SUBDIVISION
DP1178574 Lot(s): 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216	 DP1127197	HISTORICAL	SURVEY
			CROWN FOLIO CREATION
Lot(s): 201, 202, 203, 207, 208, 209, 210, 211, 212, 213	 DP248728	HISTORICAL	COMPILATION
	 DP1147220	HISTORICAL	SURVEY
			CROWN FOLIO CREATION
			SUBDIVISION

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

	Status	Surv/Comp	Purpose
Lot(s): 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216			
 DP136187	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP550026	HISTORICAL	SURVEY	SUBDIVISION
 DP1159523	HISTORICAL	SURVEY	SUBDIVISION
DP1182211			
Lot(s): 816			
 DP544478	HISTORICAL	SURVEY	SUBDIVISION
 DP1018518	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
 DP1113319	HISTORICAL	SURVEY	SUBDIVISION
 DP1157392	HISTORICAL	SURVEY	SUBDIVISION
 DP1270343	REGISTERED	SURVEY	SUBDIVISION
DP1185798			
Lot(s): 101			
 DP790460	HISTORICAL	SURVEY	SUBDIVISION
 DP1041610	HISTORICAL	SURVEY	ROADS ACT, 1993
DP1192350			
Lot(s): 163			
 DP245953	HISTORICAL	SURVEY	SUBDIVISION
DP1195506			
Lot(s): 301, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 325, 326, 327, 328, 329, 330, 331, 332, 333			
 DP1127197	HISTORICAL	SURVEY	CROWN FOLIO CREATION
Lot(s): 301, 302, 303, 304			
 DP248728	HISTORICAL	COMPILATION	CROWN FOLIO CREATION
 DP1147220	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 325, 326, 327, 328, 329, 330, 331, 332, 333			
 DP136187	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP550026	HISTORICAL	SURVEY	SUBDIVISION
 DP1159523	HISTORICAL	SURVEY	SUBDIVISION
 DP1178574	HISTORICAL	SURVEY	SUBDIVISION
DP1204088			
Lot(s): 1421, 1422			
 DP542920	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 1422			
 NSW GAZ.	26-02-2016	Folio : 358	
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993			
LOT 1422 DP1204088			
DP1274415			
Lot(s): 141, 142			
 DP245953	HISTORICAL	SURVEY	SUBDIVISION
Road			
Polygon Id(s): 105038319			
 DP1257525	REGISTERED	SURVEY	SURVEY INFORMATION ONLY

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

Plan	Surv/Comp	Purpose
DP245953	SURVEY	SUBDIVISION
DP263829	SURVEY	SUBDIVISION
DP542920	SURVEY	SUBDIVISION
DP553872	SURVEY	SUBDIVISION
DP718650	SURVEY	SUBDIVISION
DP749144	SURVEY	SUBDIVISION
DP842661	SURVEY	SUBDIVISION
DP846960	SURVEY	RESUMPTION OR ACQUISITION
DP849652	SURVEY	SUBDIVISION
DP857747	SURVEY	SUBDIVISION
DP858138	SURVEY	SUBDIVISION
DP858278	SURVEY	SUBDIVISION
DP858306	SURVEY	SUBDIVISION
DP861371	SURVEY	SUBDIVISION
DP862295	SURVEY	SUBDIVISION
DP883250	SURVEY	SUBDIVISION
DP1028299	SURVEY	SUBDIVISION
DP1040647	SURVEY	SUBDIVISION
DP1069701	SURVEY	SUBDIVISION
DP1085809	SURVEY	SUBDIVISION
DP1104576	SURVEY	SUBDIVISION
DP1121957	COMPILATION	LIMITED FOLIO CREATION
DP1141534	SURVEY	RESUMPTION OR ACQUISITION
DP1141534	UNRESEARCHED	RESUMPTION OR ACQUISITION
DP1147220	SURVEY	SUBDIVISION
DP1154165	SURVEY	SUBDIVISION
DP1159523	SURVEY	SUBDIVISION
DP1171595	SURVEY	RESUMPTION OR ACQUISITION
DP1178574	SURVEY	SUBDIVISION
DP1182211	SURVEY	SUBDIVISION
DP1185798	SURVEY	SUBDIVISION
DP1192350	SURVEY	SUBDIVISION
DP1195506	SURVEY	SUBDIVISION
DP1204088	SURVEY	SUBDIVISION
DP1274415	SURVEY	SUBDIVISION

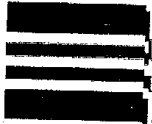
Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL** **ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer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



1041196

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. 10411 Fol. 196

Edition issued 27-9-1966

DM. K406756

Fol. 196

Vol. 10411

(Page 1) Vol.

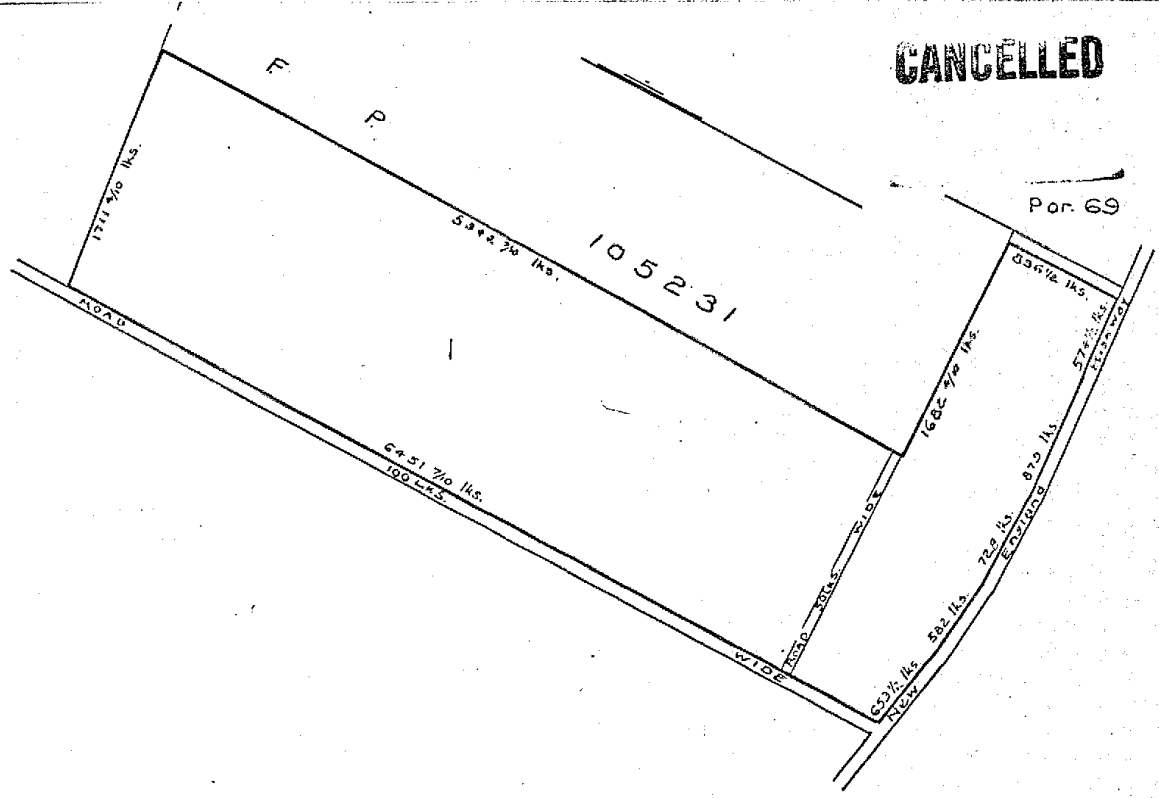
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *S Vandine*

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



K406756.A.P.
28

Area: 127 ac. 3rd.
This area does not include the area of the road shown in the plan hereon.
Scale: 10 chains to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in plan lodged with Transfer No. D628210 (filed as F.P. 105230) in the City of Maitland, Parish of Gosforth and County of Northumberland being part of Portion 72 granted to Tom White Melville Winder on 19-10-1831, part of Portion 59 and the whole of Portion 61 granted on 26-5-1874. by Crown Grants Volume 185 Folios 157 and 158 respectively, excepting thereout the road shown in the plan hereon.

FIRST SCHEDULE (continued overleaf).

JEREMIAH VINCENT LEEHY of Lochinvar, Farmer.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf).

1. Reservations and conditions, if any, contained in the Crown Grants above referred to
2. Mortgage No. F747164 to Australia and New Zealand Bank Limited. Entered 17-10-1952.

Jawatson
Registrar General.

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

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

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



10459133

NEW SOUTH WALES

Applications Nos. 34901 and 350...
Prior Titles Vol. 10411 Fols. 196 and 197
36060 (Part)

Vol. **10459** Fol. **133**



EH

Edition issued 16-12-1966

CANCELLED

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

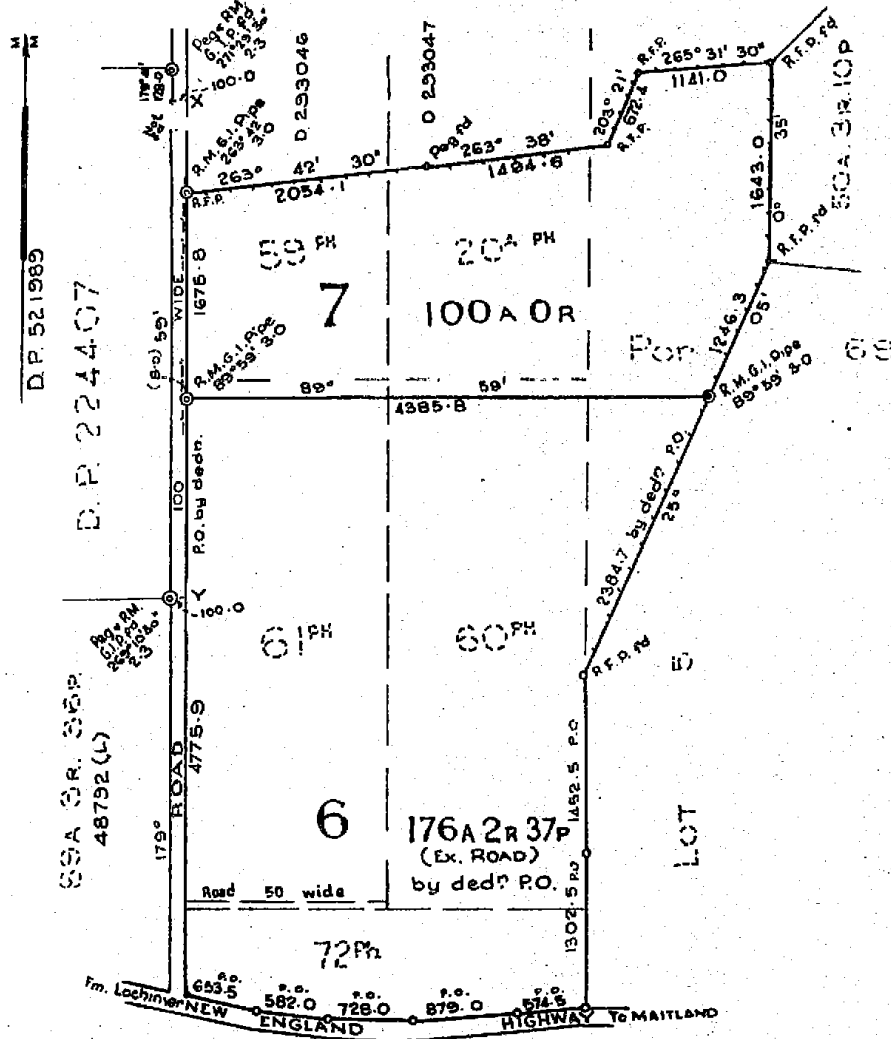
Witness

J. Offlick

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 521989 at Rutherford in the City of Maitland Parish of Gosforth and County of Northumberland being part of Portion 69 granted to George Cobb on 30-6-1823, part of Portion 72 granted to Tom White Melville Winder on 19-10-1831, part of Portion 61 granted on 26-5-1874 by Crown Grant Volume 185 Folio 158 and part of Portion 60 granted on 29-8-1874 by Crown Grant Volume 192 Folio 163. Excepting thereout the road shown in the plan hereon.

FIRST SCHEDULE (continued overleaf)

JEREMIAH VINCENT LEEHY, of Lochinvar, Farmer.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

- 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
- 2. Mortgage No.F747164, to Australia and New Zealand Bank Limited. Entered 17-10-1952.

Jawatson
Registrar General.

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

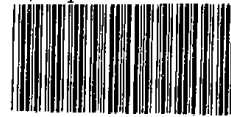
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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

10459 Fol. 133
(Page 1) Vol.

CERTIFICATE OF TITLE

LAND PROPERTY ACT, 1900



11806179

NEW SOUTH WALES

Vol. **11806** Fol. **179**

11806 Fol. 179

Appl.No.34901 (part)
 Prior Title Vol.10459 Fol.133



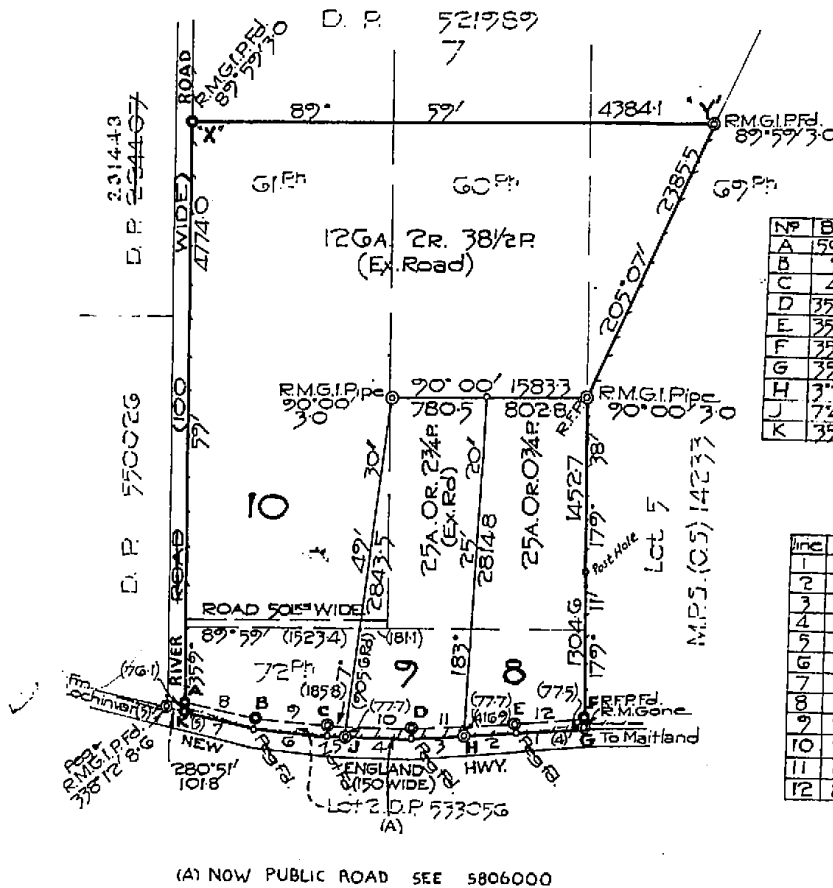
Edition issued 24-3-1972.

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

Jawatson
 Registrar General.



PLAN SHOWING LOCATION OF LAND



NP	Bearing	Distance	From
A	50°19'40"	2.25	P.M.Conc.Blk.Fd.
B	9°08'	2.27	P.M.Conc.Blk.Fd.
C	4°17'	2.27	P.M.Conc.Blk.Fd.
D	359°24'30"	2.27	P.M.Conc.Blk.Fd.
E	357°04'40"	2.27	P.M.Conc.Blk.Fd.
F	359°12'	2.27	P.M.Conc.Blk.Fd.
G	359°11'	3.2	R.M.G.I.Pipe
H	3°25'20"	3.0	R.M.G.I.Pipe
J	7°49'30"	3.0	R.M.G.I.Pipe
K	359°59'	3.6	R.M.G.I.Pipe

Line	Bearing	Distance
1	266°29'	572.3
2	267°41'	425.8
3	267°41'	453.2
4	271°09'	546.8
5	271°09'	180.9
6	277°26'	582.0
7	280°51'	653.5
8	100°39'	665.3
9	97°25'30"	575.5
10	91°08'30"	721.3
11	87°40'30"	875.7
12	86°28'50"	577.4

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 553872 at Lochinvar in the City of Maitland Parish of Gosforth and County of Northumberland being part of Portion 72 granted to Tom White Melville Winder on 19-10-1831, part of Portion 61 granted by Crown Grant Volume 185 Folio 158 and part of Portion 60 granted by Crown Grant Volume 192 Folio 163. EXCEPTING THEREOUT the road shown in the plan hereon.

FIRST SCHEDULE

SEREMIAH VINCENT LEEHY of Lochinvar, Farmer.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. Mortgage No. F747164 to Australia and New Zealand Bank Limited. Entered 17-10-1952. Discharged N47754
3. Restriction on use No. M47697 of Lot 9 in Deposited Plan 533056 See Section 27E(6) Main Roads Act 1924. Entered 3-12-1970. *Cancelled P483737*

Jawatson
 Registrar General

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

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR		INSTRUMENT		NATURE	DATE	ENTERED	Signature of Registrar General
		NUMBER	NUMBER				
Pete Aquia Leahy & Jeremiah Anthony Leahy, Resublease both Dairy Farmers and Tevasee John Leahy of Maitland Plant Operator as joint tenants		M499499	M499497	Transmissio	27-6-1973	17-10-1973	Jamieson
Thomas Henry Hethcote as joint tenants		M499499	M499498	Transfer	27-6-1973	17-10-1973	Jamieson
Thomas Henry Hethcote as joint tenants		M499499	M499497	Transfer	27-6-1973	17-10-1973	Jamieson
Jill Carmichael of Charlestown and Winnifred Mary Byrnes of Menzies, Married Women, as tenants in common in equal shares		M499499	M499498	Transfers	27-6-1973	17-10-1973	Jamieson
Jesse-Homines Pty Limited		M499499	M499497	Transfer	27-6-1973	17-10-1973	Jamieson
Sole of Pool of East Maitland Company Director and James Regis Reale		M499499	M499497	Transfer	27-6-1973	17-10-1973	Jamieson
Marian Dugac and Silvana Dugac as joint tenants by Transfer X171623 Registered 26-11-1987		M499499	M499497	Transfer	27-6-1973	17-10-1973	Jamieson

SECOND SCHEDULE (continued)

PARTICULARS		ENTERED	Signature of Registrar General	CANCELLATION
NATURE	DATE			
Mortgage	27-7-1973	17-10-1973	Jamieson	N17652
Mortgage	29-11-1973	4-3-1974	Jamieson	R642820
Transfer	15-1-1976	15-1-1976	Jamieson	
Transfer	15-1-1976	15-1-1976	Jamieson	
S806000 Resumption. The land so indicated in the plan hereon being part of Lot 2 in DP 532056 is now Public Road. Registered 13-1-1982.			Jamieson	

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

Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



9123937X

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

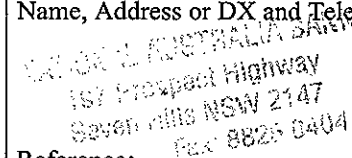
STAMP DUTY

Office of State Revenue use only	NEW SOUTH WALES DUTY 03-09-2002 0001097473-001 SECTION 18(2) DUTY \$ *****2.00
----------------------------------	---

(A) TORRENS TITLE

FOLIO IDENTIFIER 9/553872

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODES
95A	 Reference: 52667601	T TW (Sheriff)

(C) TRANSFEROR

LOT 9 DENTON CLOSE PTY. LIMITED (ACN 073 818 498)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 310,000.00 and as regards

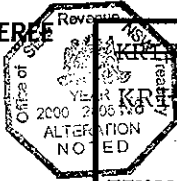
(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

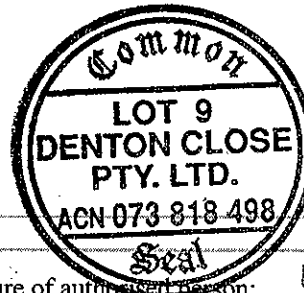
 KRISTY JAMES KRISANDA LEE HOLLAND TENANCY:
--

(I)

(J) DATE

2/10/02

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.
Corporation: LOT 9 DENTON CLOSE PTY. LIMITED
Authority:



Signature of authorised person:

Signature of authorised person:

Name of authorised person:

MELVYN ELRID LAHNER

Name of authorised person:

MAUREEN ESME LAHNER

Office held:

DIRECTOR

Office held:

DIRECTOR

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:

Address of witness:

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

Signature of transferee: Solicitor
DAVID HENRY ALLEN

System Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:554575385
ELN NOS ID:554575387

TRANSFER
New South Wales
Real Property Act 1900

Land Registry Document Identification

AQ769526

Stamp Duty: 9985407-001

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.

LODGED BY:

Responsible Subscriber: CBA - COMMONWEALTH BANK OF AUSTRALIA ABN 48123123124
Address: L 3, 5- 7 Central AV
Eveleigh 2015
Email: Steve.ford@cba.com.au
ELNO Subscriber Number: 563
Customer Account Number: 500076
Document Collection Box: 1W
Client Reference: LAH:DP:200359

LAND TITLE REFERENCE

9/553872

TRANSFEROR

JOEL RAYMOND LEPIEN

TRANSFeree

NOUR FINANCE PTY LIMITED ACN 113109327
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$1,160,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor.

Party Represented by Subscriber:

JOEL RAYMOND LEPIEN

Signed By: Millicent Jane Brown
ELNO Signer Number: 73875

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: PHILIP W HILL AND ASSOCIATES PTY LIMITED ABN 82117557043
HUNTER LEGAL & CONVEYANCING

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 14765

Customer Account Number:501730

Date: 02/02/2021

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee.

Party Represented by Subscriber:

NOUR FINANCE PTY LIMITED

Signed By: Louise Abigail Heslop

Signer Capacity:Practitioner Certifier

ELNO Signer Number: 2198

Digital Signing Certificate Number:

**Signed for
Subscriber:**

CHAROPE PTY. LIMITED ABN 15126675376

OLIVER CAMPBELL HESLOP SOLICITORS

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 1283

Customer Account Number:500114

Date: 02/02/2021

RP13



TRANSFER

Property Act, 1900



E
747944 V



Office of State

OFFICE OF STATE REVENUE N8
STAMP DUTY 1992/93
DUTY \$ 2.00 1ST REC NO 800228146

(A) **LAND TRANSFERRED**

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

FOLIO IDENTIFIER 9/553872

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone
THOMAS KENYON & SON
LAW STATIONERS,
FIRST FLOOR, THE CENTREPOINT,
SYDNEY
D.X. 435 PHONE: 231-5733
REFERENCE (max. 15 characters) **33H HILLS - BAILEY**

(C) **TRANSFEROR**

MARIJAN DUGAC and SILVANA DUGAC

(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) **TRANSFeree**

T

MARK JOSEPH BAILEY and KERRIE ANNE BAILEY
as joint tenants/tenants-in-common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 21st August 1992

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

WITNESS X [Signature] MD
Signature of Witness
M. TURKOVIC
Name of Witness (BLOCK LETTERS)
6 LOLITA ST - ADAMSTOWN HICHTS SA
Address of Witness

X [Signature]
Signature of Transferor

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

[Signature]
Signature of Witness
ISABEL GARDE
Name of Witness (BLOCK LETTERS)
20 The Esplanade LORN.
Address of Witness

X [Signature]
Signature of Transferee

179

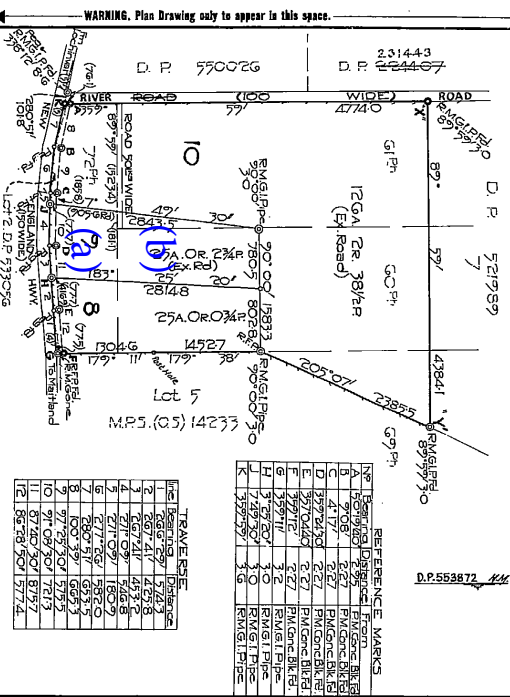


Plan Form 1
 D.P. 521989

PLAN OF SUBDIVISION OF THE LAND IN CERTIFICATE OF TITLE VOL. 10459, FOL. 133 BEING LOT G D.P. 521989

Map/Shire/County: Maitland
 Town or Locality: Gosforth
 Parish: Northumberland
 County: Northumberland

D.P. 553872
 Registered: 2008-3-1972
 C.A. NO. 54/71 OF 31-12-1971
 Title System: TORRENS
 Purpose: SUBDIVISION
 Ref. Map: MAITLAND SHIRE 2 AND 12
 Lot Plan: D.P. 521989



Signatures, Seals and Statements of Intention to dedicate public roads or public reserves or create drainage easements, easements, or restrictions as to water.

Signature: Jack Crisp
 Name: Jack Crisp
 Address: 120 Gosforth Road, Gosforth, Newcastle upon Tyne, NE5 2JG, England.
 Date: 19/12/2023

1. Walker, Jack Crisp
 of C.N. Scafe Crisp & Co Maitland
 hereby certify that the survey required in this plan was carried out in accordance with the provisions of the Registration of Titles Act, 1971, and that the plan is a true and correct copy of the original plan as submitted to me.

Signature: [Signature]
 Name: [Name]
 Address: [Address]
 Date: [Date]

1. I hereby certify that the plan is a true and correct copy of the original plan as submitted to me.

Signature: [Signature]
 Name: [Name]
 Address: [Address]
 Date: [Date]

LINKS	METRES
2.27	0.483
2.95	0.650
3.2	0.705
3.5	0.775
3.6	0.785
4.6	1.005
5.0	1.105
7.6	1.675
77.5	16.95
100	20.115
101.8	20.46
150	30.175
180.9	36.43
188.8	41.375
416.9	83.87
423.8	85.65
437.4	96.04
546.8	110
574.3	119.93
575.5	119.77
582.4	117.08
653.5	131.46
665.3	133.84
721.3	157.51
802.8	161.5
875.7	176.16
905.6	182.18
1309.5	282.24
1523.4	306.46
1583.3	318.51
2288.5	479.59
2543.9	572.5
4384.1	801.9
4774	960.4

AC RD P HA
 23 - 2 3/4 10.12
 25 - 2 3/4 10.12
 426 2 3/4 51.35

CONVERSION TABLE APPROVED BY THE REGISTRAR GENERAL'S DEPARTMENT

M.P.D. 183229.2

OFFICE USE ONLY

CONVERSION TABLE APPROVED BY THE REGISTRAR GENERAL'S DEPARTMENT

CONVERSION TABLE APPROVED BY THE REGISTRAR GENERAL'S DEPARTMENT

CONVERSION TABLE APPROVED BY THE REGISTRAR GENERAL'S DEPARTMENT

CONVERSION TABLE APPROVED BY THE REGISTRAR GENERAL'S DEPARTMENT

I, Jack Howard Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 1st day of December, 1971.

[Signature]





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/11/2023 9:10AM

FOLIO: 9/553872

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 11806 FOL 179

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/9/1991	Z948315	MORTGAGE	EDITION 1
10/9/1992	E747943	DISCHARGE OF MORTGAGE	
10/9/1992	E747944	TRANSFER	
10/9/1992	E747945	MORTGAGE	EDITION 2
18/10/1993	I723859	VARIATION OF MORTGAGE	EDITION 3
20/6/1996	2242611	DISCHARGE OF MORTGAGE	
20/6/1996	2242612	TRANSFER	EDITION 4
13/11/2002	9123937	TRANSFER	
13/11/2002	9123938	MORTGAGE	EDITION 5
21/5/2009	DP1137872	DEPOSITED PLAN	
3/7/2009	AE811755	DISCHARGE OF MORTGAGE	
3/7/2009	AE811756	MORTGAGE	EDITION 6
6/5/2011	AG162458	TRANSFER GRANTING EASEMENT	EDITION 7
12/7/2011	AG361462	DISCHARGE OF MORTGAGE	
12/7/2011	AG361463	TRANSFER	
12/7/2011	AG361464	MORTGAGE	EDITION 8
22/11/2012	AH386133	DEPARTMENTAL DEALING	
3/2/2014	AI344439	DEPARTMENTAL DEALING	
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 9 CORD ISSUED
2/2/2021	AQ769525	DISCHARGE OF MORTGAGE	
2/2/2021	AQ769526	TRANSFER	

END OF PAGE 1 - CONTINUED OVER

advlegs

PRINTED ON 23/11/2023

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/11/2023 9:10AM

FOLIO: 9/553872

PAGE 2

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
2/2/2021	AQ769527	MORTGAGE	EDITION 10 CORD ISSUED
14/11/2022	AS623269	CAVEAT	EDITION 11

*** END OF SEARCH ***

advlegs

PRINTED ON 23/11/2023



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 9/553872

SEARCH DATE	TIME	EDITION NO	DATE
23/11/2023	9:10 AM	11	14/11/2022

LAND

LOT 9 IN DEPOSITED PLAN 553872
AT LOCHINVAR
LOCAL GOVERNMENT AREA MAITLAND
PARISH OF GOSFORTH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP553872

FIRST SCHEDULE

NOUR FINANCE PTY LIMITED (T AQ769526)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
- 3 P483737 LAND ABOVE DESCRIBED IS PUBLIC ROAD PART BEING PART
LOT 2 IN DP533056 - ALSO SEE S806000
- 4 AG162458 EASEMENT FOR WATER SUPPLY AND SEWERAGE PIPELINES 10
METRE(S) WIDE AFFECTING THE PART(S) DESIGNATED (A) IN
DP1137872
- 5 AQ769527 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- * 6 AS623269 CAVEAT BY SABLE POINT PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs

PRINTED ON 23/11/2023

APPENDIX D:

Aerial Photographs

Aerial Photographs

1961



1970



1984



1993



2001



2011



2023



APPENDIX E:


Site Photographs



Photograph 1 - Residential Dwelling (Dwelling 1)- 10 River Road.



Photograph 2 - Dwelling 1 air con unit and grease trap - 10 River Road.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	1 and 2
	Title:	Site Photographs		



Photograph 3 - Pool Area north of Dwelling 1 - 10 River Road.



Photograph 4 - Garden Area east of Dwelling 1 - 10 River Road.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	3 and 4
Title:	Site Photographs		



Photograph 5 - Garden area north of Dwelling 1 - 10 River Road.



Photograph 6 - Garden area south east of Dwelling 1 - 10 River Road.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	5 and 6
	Title:	Site Photographs		



Photograph 7 - Trees/Vegetation west of Dwelling 1 - 10 River Road.



Photograph 8 - Trees/Vegetation east of Dwelling 1 - 10 River Road.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	7 and 8
Title:	Site Photographs		



Photograph 9 - Aviary north of the pool area - 10 River Road.



Photograph 10 - Rectangular Garden Beds north of the pool area - 10 River Road.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	9 and 10
Title:	Site Photographs		



Photograph 11 - Carport 1, Shed 2 and Shed 1 west of Dwelling 1 - 10 River Road.



Photograph 12 - Garage (Shed 1) west of Dwelling 1 - 10 River Road.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	11 and 12
	Title:	Site Photographs		



Photograph 13 - Small Garden Shed (Shed 2) north west of Dwelling 1 - 10 River Road.



Photograph 14 - Pool Pump Shed (Shed 3) west of the pool area - 10 River Road.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	13 and 14
	Title:	Site Photographs		



Photograph 15 - Septic tank east of Dwelling 1 - 10 River Road.



Photograph 16 - Transpiration area east of the septic tank - 10 River Road.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	15 and 16
Title:	Site Photographs		



Photograph 17 - Green House Area north of the pool area - 10 River Road.



Photograph 18 - Soil Storage Bins west of the green house - 10 River Road.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	17 and 18
	Title:	Site Photographs		



Photograph 19 - Pot plants, ladder and shovel next to soil bins - 10 River Road.



Photograph 20 - Main driveway heading north east towards Shed 4 - 10 River Road.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	19 and 20
	Title:	Site Photographs		



Photograph 21 - Main driveway heading south east towards Dwelling 1 - 10 River Road.



Photograph 22 - Waste stockpile (SP1) north east of the green house - 10 River Road.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	21 and 22
	Title:	Site Photographs		



Photograph 23 - Burnt battery and cemented sheeting observed in SP1 - 10 River Road.



Photograph 24 - Truck Trailer - 10 River Road.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	23 and 24
Title:	Site Photographs		



Photograph 25 - Waste Area 1 comprising engine oil drum, car battery and other general waste - 10 River Road.



Photograph 26 - Waste Area 1 comprising old oil filter with staining of surface soil - 10 River Road.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	25 and 26
	Title:	Site Photographs		



Photograph 27 - Waste Area 1 comprising old cool room, timber posts and plastic cart stored - 10 River Road.



Photograph 28 - Waste area 1 general waste observed in pile - 10 River Road.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	27 and 28
Title:	Site Photographs		



Photograph 29 - Large shed (Shed 4) in north eastern portion of site - 10 River Road.



Photograph 30 - Staining observed on southern wall of Shed 4 - 10 River Road.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	29 and 30
	Title:	Site Photographs		



Photograph 31 - Cargo container, timber pallets, IBC and grain bins on northern wall of Shed 4 - 10 River Road.



Photograph 32 - Rainwater tank on northern wall of Shed 4 - 10 River Road.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	31 and 32
	Title:	Site Photographs		



Photograph 33 - Old Livestock Truck north of Shed 4 - 10 River Road.



Photograph 34- Staining observed under truck - 10 River Road.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	33 and 34
	Title:	Site Photographs		



Photograph 35 - Eastern portion of drainage mound - 10 River Road.



Photograph 36- Cattle ramp and holding yard - 10 River Road.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	35 and 36
	Title:	Site Photographs		



Photograph 37 - Western portion of drainage mound - 10 River Road.



Photograph 38- Dam 1 south eastern portion of site - 10 River Road.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	37 and 38
	Title:	Site Photographs		



Photograph 39 - Sewer inspection holes in central southern portion of site - 10 River Road.



Photograph 40 - Sewer inspection holes in south western corner of site -10 River Road.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	39 and 40
	Title:	Site Photographs		



Photograph 41 - Stormwater overflow pipe west of Dwelling 1 - 10 River Road.



Photograph 42- Open field in western portion of site (facing north) - 10 River Road.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	41 and 42
Title:	Site Photographs		



Photograph 43 - Open field in south eastern portion of site (facing west) - 10 River Road.



Photograph 44- Open field in eastern portion of site (facing south) - 10 River Road.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	43 and 44
Title:	Site Photographs		



Photograph 45 - Residential dwelling (Dwelling 2) in central western portion of lot (facing south).



Photograph 46- Dwelling 2 in central western portion of lot (facing north).

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	45 and 46
	Title:	Site Photographs		



Photograph 47 - Carport (Carport 2) west of Dwelling 2



Photograph 48- Carport (Carport 2) west of Dwelling 2



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	47 and 48
Title:	Site Photographs		



Photograph 49 - Carport 3 further north west of Dwelling 2



Photograph 50- Northern portion of garden bed, north west of Dwelling 2




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	49 and 50
Title:	Site Photographs		



Photograph 51 - Garden bed north west of Dwelling 2



Photograph 52- Ornaments east of the garden bed.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	51 and 52
	Title:	Site Photographs		



Photograph 53 - Granny flat (Dwelling 3) west of Dwelling 2.



Photograph 54- Small pump shed / dog kennel on northern wall of Dwelling 3.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	53 and 54
	Title:	Site Photographs		



Photograph 57 - Wooden table and chairs east of the Dwelling 3.



Photograph 58 - Small timber shed Shed 5) south of Dwelling 3.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	55 and 56
	Title:	Site Photographs		



Photograph 59 - Timber storage shed (shed 6) south of Dwelling 3.



Photograph 60- Storage shelves south of timber Shed 6.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	59 and 60
Title:	Site Photographs		



Photograph 61 - Shed 7 south of the timber Shed 6.



Photograph 62 - Garden area south of Shed 7.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	61 and 62
	Title:	Site Photographs		



Photograph 63 - Old water tank used as a fire bucket south of garden area.



Photograph 64 - Raised garden beds east of the old rainwater tank.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	63 and 64
Title:	Site Photographs		



Photograph 65 - Shed 8, south of the raised garden beds.



Photograph 66 - Contents of shed 8.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	65 and 66
	Title:	Site Photographs		



Photograph 67 - Septic tank and transpiration area south of Dwelling 2.



Photograph 68 - Chicken Sheds (Shed 9) south west of Shed 8.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	67 and 68
Title:	Site Photographs		



Photograph 69 - Post hole digger south of the Shed 8.



Photograph 70 - Fill mound (<math><1\text{m}^3</math>) south of Shed 9.


	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	69 and 70
	Title:	Site Photographs		



Photograph 71 - Old horse stables south east of SC2.



Photograph 72 - Office supplies stored in SC1.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	71 and 72
	Title:	Site Photographs		



Photograph 73 - Benches and wheels barrows inbetween SC3 and SC4.



Photograph 74 - Semi covered storage shed inbetween SC1 and SC2.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	73 and 74
Title:	Site Photographs		



Photograph 75 - Workbench inside semi covered storage area.



Photograph 76 - Storage area along southern wall of SC1.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	75 and 76
	Title:	Site Photographs		



Photograph 77 - Storage Shed (Shed 10), west of SC1.



Photograph 78 - Single axel trailer and table/chairs west of SC3.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	77 and 78
Title:	Site Photographs		



Photograph 79 - Tractor with slasher south west of SC3.



Photograph 80 - Livestock yards east of SC4.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	79 and 80
Title:	Site Photographs		



Photograph 81 - Rotary tiller and metal posts east of SC4.



Photograph 82 - SP2 in south western portion of site.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	81 and 82
	Title:	Site Photographs		



Photograph 83 - SP3 north west of SP2.



Photograph 84 - Pile of corrugated tin and cinderblocks west of SP3.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	83 and 84
Title:	Site Photographs		



Photograph 85 - Pallets and car suspension south west of SP3.



Photograph 86 - Timber stockpile west of SP3.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	85 and 86
Title:	Site Photographs		



Photograph 87 - Row of tyers used for feeding/watering in central western portion of site.



Photograph 88 - Dam located central southern portion of the site.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	87 and 88
Title:	Site Photographs		



Photograph 89 - Metal boat on south eastern corner of dam wall.



Photograph 90 - Grassland south of the dam.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	89 and 90
Title:	Site Photographs		



Photograph 91 - Stockpile (SP4) located at central eastern portion of site.



Photograph 92 - Pallet of new star posts north east of SP4.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	91 and 92
Title:	Site Photographs		



Photograph 93 - Old horse arena central portion of site, east of Dwelling 2.



Photograph 94 - IBCs located in the north western paddock.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	93 and 94
Title:	Site Photographs		



Photograph 95 - North western boundary, facing south east.



Photograph 96 - North eastern boundary, facing south west.



Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	95 and 96
Title:	Site Photographs		



Photograph 97 - Southern paddock facing south.



Photograph 98 - Central western paddock facing north.




Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
Project:	Preliminary Site Investigation	Date:	29/11/2023
Location:	16 Denton Close and 10 River Road, Windella NSW	No:	97 and 98
Title:	Site Photographs		



Photograph 99 - Livestock run, centre of site facing south.



Photograph 100 - Northern eastern paddock facing west.

	Client:	Sable Point Pty Ltd C/- Mavid Development Pty Ltd	Project No:	NEW23P-0243-AA
	Project:	Preliminary Site Investigation	Date:	29/11/2023
	Location:	16 Denton Close and 10 River Road, Windella NSW	No:	99 and 100
	Title:	Site Photographs		

APPENDIX F:
NSW EPA Records

Public registers

+ POEO Public Register

- Contaminated land record of notices

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Search results

Your search for: LGA: MAITLAND CITY COUNCIL

Matched 5 notices relating to 3 sites.

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Suburb	Address	Site Name	Notices related to this site
EAST MAITLAND	Corner Melbourne Street and Brisbane STREET	Former Gasworks Site	2 former
MAITLAND	Charles STREET	Maitland Gasworks	2 current
RUTHERFORD	Anambah ROAD	Former Anambah Landfill	1 current

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23 November 2023

- search
- Enforceable undertakings
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LGA - MAITLAND

returned 39 results

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Number	Name	Location	Type	Status	Issued date
3426	100% BOTTLING COMPANY PTY LTD	21 GARDINER STREET, RUTHERFORD, NSW 2320	POEO licence	Issued	03 Apr 2000
12137	ARENCO PTY LTD	Metford Road at the intersection with the main northern railway line, EAST MAITLAND, NSW 2323	POEO licence	Surrendered	08 Jun 2004
12092	AUSGRID OPERATOR PARTNERSHIP	35 Green Street, RUTHERFORD, NSW 2320	POEO licence	Surrendered	18 Aug 2004
13319	AUSTRALIAN RAIL TRACK CORPORATION LIMITED	Main Northern Railway, MAITLAND, NSW 2320	POEO licence	Surrendered	16 Nov 2010
12627	BIODIESEL INDUSTRIES AUSTRALIA PTY LIMITED	62 RACECOURSE ROAD , RUTHERFORD, NSW 2320	POEO licence	Issued	13 Jul 2007
396	BLOOMFIELD COLLIERIES PTY LTD	FOUR MILE CREEK ROAD, ASHTONFIELD, NSW 2323	POEO licence	Issued	05 Apr 2000
2070	BORAL RESOURCES (COUNTRY) PTY. LIMITED	71 ABERGLASSLYN ROAD, RUTHERFORD, NSW 2320	POEO licence	No longer in force	15 Oct 1999
11383	CLEANAWAY OPERATIONS PTY LTD	99 KYLE STREET, RUTHERFORD, NSW 2320	POEO licence	Issued	30 Apr 2001
12555	CLEANAWAY REFINERS PTY LTD	41 KYLE STREET, RUTHERFORD, NSW 2320	POEO licence	Issued	22 May 2007
2189	CSR BUILDING PRODUCTS LIMITED	METFORD ROAD, EAST MAITLAND, NSW 2323	POEO licence	Surrendered	30 May 2000
10012	CSR LIMITED	METFORD ROAD, METFORD, NSW 2323	POEO licence	Surrendered	26 May 2000
12510	DITTON PROPERTIES PTY LIMITED	442 Anambah Road, GOSFORTH, NSW 2320	POEO licence	Issued	23 Mar 2007
11080	DONALDSON COAL PTY LTD	John Renshaw Drive, MAITLAND, NSW 2320	POEO licence	Surrendered	13 Sep 2000
20065	ENVIRONMENTAL TREATMENT SOLUTIONS PTY LTD	26 HINKLER AVENUE AND 19 FARRIER PLACE , RUTHERFORD, NSW 2320	POEO licence	Issued	23 Jan 2012
10391	FRIMU PTY LTD	29 WATERLOO AVENUE (OFF GLENWOOD DRIVE), THORNTON, NSW 2322	POEO licence	Surrendered	27 Jan 2000
2292	FULTON HOGAN INDUSTRIES PTY LTD	Gardiner Street, RUTHERFORD, NSW 2320	POEO licence	No longer in force	29 Jun 2000
2597	HANSON CONSTRUCTION MATERIALS PTY LTD	10 METFORD ROAD, EAST MAITLAND, NSW 2323	POEO licence	No longer in force	25 Feb 2000
10602	HUNTER AND NEW ENGLAND AREA HEALTH SERVICE	550-560 HIGH STREET, MAITLAND, NSW 2320	POEO licence	No longer in force	09 Oct 2000
6587	HUNTER READY MIXED CONCRETE PTY LTD	54 GLENWOOD DRIVE, THORNTON, NSW 2322	POEO licence	No longer in force	09 May 2000
733	HUNTER WATER CORPORATION	OFF OWL PEN LANE, FARLEY, NSW 2320	POEO licence	Issued	08 Feb 2000

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Number	Name	Location	Type	Status	Issued date
1795	HUNTER WATER CORPORATION	Off Victoria Road, BOLWARRA, NSW 2320	POEO licence	Surrendered	08 Feb 2000
10693	HUNTER WATER CORPORATION	Butcher Lane, MORPETH, NSW 2321	POEO licence	Issued	23 May 2000
1772	HUNTER WATER CORPORATION	OFF TANK STREET, MORPETH, NSW 2321	POEO licence	Surrendered	07 Mar 2001
7575	HYMIX AUSTRALIA PTY LIMITED	15 KYLE ST, RUTHERFORD, NSW 2320	POEO licence	No longer in force	09 May 2000
12846	JUROX PTY LIMITED	85 GARDINER STREET, RUTHERFORD, NSW 2320	POEO licence	Issued	13 Jun 2008
2463	KYLE STREET HOLDINGS PTY LTD	52 KYLE STREET, RUTHERFORD, NSW 2320	POEO licence	Issued	12 Jan 2000
10393	MAITLAND CITY COUNCIL	., MAITLAND, NSW 2320	POEO licence	Issued	27 Jan 2000
6116	MAITLAND CITY COUNCIL	109 & 110 MOUNT VINCENT ROAD, EAST MAITLAND, NSW 2323	POEO licence	Issued	29 Sep 2000
1348	MAITLAND READY MIXED CONCRETE PTY LTD	LOT 91 NEW ENGLAND HIGHWAY, RUTHERFORD, NSW 2320	POEO licence	No longer in force	03 Aug 2000
21199	MULTIPLEX CONSTRUCTIONS PTY LTD	Metford Rd, METFORD, NSW 2323	POEO licence	Surrendered	06 Feb 2019
11956	NATIONAL CERAMIC INDUSTRIES AUSTRALIA PTY LTD	RACECOURSE ROAD, RUTHERFORD, NSW 2320	POEO licence	Issued	01 Aug 2003
12297	REMONDIS AUSTRALIA PTY LTD	31 WATERLOO AVENUE, THORNTON, NSW 2322	POEO licence	Surrendered	08 Jun 2005
13092	RENEWABLE OIL SERVICES PTY LTD	36-38 Bradmill Avenue, RUTHERFORD, NSW 2320	POEO licence	Issued	25 Jun 2009
11933	ROSEBROOK SAND & GRAVEL PTY LTD	88 CAMPBELLS ROAD, MAITLAND VALE, NSW 2320	POEO licence	Surrendered	11 Aug 2003
13140	SPECIALISED SAND & SOIL PTY LTD	312 Pitnacree Road, EAST MAITLAND, NSW 2323	POEO licence	Issued	12 Oct 2009
12439	STATE OF NEW SOUTH WALES (Department of Primary Industries - Lands)	Waterways within the Hunter Valley Flood Mitigation Scheme, MAITLAND, NSW 2320	POEO licence	Surrendered	13 Feb 2007
20119	SUPAGAS PTY LIMITED	4A Glenwood Drive, THORNTON, NSW 2322	POEO licence	Issued	16 Nov 2012
7638	TRUEGAIN PTY. LIMITED	62 KYLE STREET, RUTHERFORD, NSW 2320	POEO licence	Revoked	07 Dec 2000
11178	WAX CONVERTERS TEXTILES PTY LIMITED	77 RACECOURSE ROAD, RUTHERFORD, NSW 2320	POEO licence	No longer in force	19 Sep 2000

Public registers

- POEO Public Register

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Search results

Your search for: **POEO Licences** with the following criteria

Suburb - WINDELLA

returned 1 results

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Number	Name	Location	Type	Status	Issued date
10398	HI-QUALITY WASTE MANAGEMENT PTY LTD	OALLEN FORD ROAD, WINDELLAMA, NSW 2580	POEO licence	Issued	06 Aug 2013

23 November 2023

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
RUTHERFORD	Rutherford Transpacific	11 Kyle STREET	Other Industry	Regulation under CLM Act not required	-32.71105203	151.500311
RUTHERFORD	Shell Coles Express Service Station Rutherford	118 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-32.7208703	151.5394595
RUTHERFORD	Caltex Service Station	134-138 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-32.7202589	151.5381526
RUTHERFORD	Transpacific Industrial Services/Nationwide Oil Pty Ltd	99 Kyle STREET	Chemical Industry	Regulation under CLM Act not required	-32.71262159	151.5013865
RUTHERFORD	Former Anambah Landfill	Anambah ROAD	Landfill	Contamination currently regulated under CLM Act	-32.70493978	151.512629

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
WILLOUGHBY EAST	Willoughby Bus Depot	Corner Ann Street and Stan STREET	Other Industry	Regulation under CLM Act not required	-33.7982569	151.2038993
WILTON	Condell Park Homestead	(Part Lot 17 DP 270536) Condell Park ROAD	Unclassified	Regulation under CLM Act not required	-34.21910141	150.6837962
WINDANG	Caltex Service Station	244-248 Windang ROAD	Service Station	Regulation under CLM Act not required	-34.5274434	150.8691161
WINDSOR	Former Caltex Service Station	46-52 Macquarie STREET	Service Station	Regulation under CLM Act not required	-33.60783315	150.8213428
WINDSOR	Former Caltex Windsor Depot and Service Station	48-50 Mileham STREET	Service Station	Regulation under CLM Act not required	-33.61538627	150.8157517
WINDSOR	Woolworths (former Caltex) Service Station	Cnr Macquarie Street & Baker STREET	Service Station	Regulation under CLM Act not required	-33.60569346	150.8232803
WINDSOR	Former Windsor Fire Station	19 Fitzgerald STREET	Other Industry	Regulation under CLM Act not required	-33.6064873	150.8199089
WINDSOR	Windsor Zone Substation	56-60 Macquarie STREET	Other Industry	Regulation under CLM Act not required	-33.60812428	150.8208856
WINGHAM	Former Caltex Service Station	1036-1038 Wingham ROAD	Service Station	Regulation under CLM Act not required	-31.86236594	152.3805752
WINGHAM	Bogas Service Station	Cnr Primrose Street and Isabella STREET	Service Station	Regulation under CLM Act not required	-31.86833656	152.3716346
WINMALEE	Prime Winmalee Service Station	281 Hawkesbury ROAD	Service Station	Regulation under CLM Act not required	-33.68223276	150.5997203
WIRLINGA	Former Liquid Waste Disposal Facility	704 Riverina ROAD	Unclassified	Regulation under CLM Act not required	-36.07103958	147.0193522
WOLLI CREEK	Former Ausgrid Substation 10061	13 Gertrude STREET	Other Industry	Regulation under CLM Act not required	-33.93364031	151.1543818
WOLLONGONG	Redevelopment site	33 - 39 Beatson STREET	Other Petroleum	Regulation under CLM Act not required	-34.43196083	150.8976661
WOLLONGONG	Metro Petroleum	394 - 396 Crown STREET	Service Station	Under assessment	-34.425736	150.877619

APPENDIX G:

Section 10.7 Certificate

Certificate No.:
PC/2023/3511
Certificate Date: 22/11/2023
Fee Paid: \$168.00
Receipt No.: 1745304
Your Reference: NEW23P-0243

SECTION 10.7 PLANNING CERTIFICATE
Environmental Planning and Assessment Act, 1979 as amended

APPLICANT:	Qualtest tomhall@qualtest.com.au
PROPERTY DESCRIPTION:	16 Denton Close WINDELLA NSW 2320
PARCEL NUMBER:	21597
LEGAL DESCRIPTION:	Lot 9 DP 553872

IMPORTANT: Please read this Certificate carefully.

The information provided in this Certificate relates only to the land described above. If you need information about an adjoining property or nearby land, a separate certificate will be required.

All information provided is correct as at the date of issue of this Certificate. However, it is possible for changes to occur at any time after the issue of this Certificate.

For more information on the Planning Certificate please contact our Customer Experience team on 4934 9700.

SECTION 10.7(2)

The following matters relate to the land, as required by section 10.7(2) of the *Environmental Planning and Assessment Act (1979)* ("the Act") and clause 284 and Schedule 2 of the *Environment Planning and Assessment Regulation 2021*.

ITEM 1 - Names of relevant planning instruments and development control plans

The following environmental planning instruments and development control plans apply to the carrying out of development on the land:

State Environmental Planning Policies

The Minister for Planning has notified that the following State Environmental Planning Policies (SEPPs) shall be specified on Certificates under Section 10.7 of the *Environmental Planning and Assessment Act, 1979*.

The land is affected by the following State Environmental Planning Policies:

- SEPP65 Design Quality of Residential Apartment Development
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Industry and Employment) 2021
- SEPP (Primary Production) 2021
- SEPP (Planning Systems) 2021
- SEPP (Housing) 2021
- SEPP Building Sustainability Index: BASIX 2004
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Resources and Energy) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Resilience and Hazards) 2021

Local Environmental Plan (LEP)

Maitland LEP 2011, published 16 December 2011, applies to the land.

Development Control Plan prepared by Council

Maitland Development Control Plan 2011 applies to the land.

The following proposed environmental planning instruments and draft development control plans are or have been the subject of community consultation or on public exhibition under the *Environmental Planning and Assessment Act 1979*, apply to the carrying out of development on the land and:

Planning Proposal for a Local Environmental Plan

No draft local Environmental Plans that have been on public exhibition under the Act are applicable to the land.

Detailed information on draft environmental planning instruments is available at

the NSW Department of Planning and Environment Current LEP Proposals website; or Maitland City Council's website.

Draft Development Control Plans

No draft Development Control Plan(s) that have been on public exhibition under the Act are applicable to the land.

Draft State Environmental Planning Policies

No draft State Environmental Planning Policy(s) applying to the land is, or has been publicised the subject of community consultation or on public exhibition under the Act.

ITEM 2 – Zoning and land use under relevant planning instruments

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a State Environmental Planning Policy or proposed State Environmental Planning Policies)

Zone and Land Use Table from Local Environmental Plan

RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- To maintain the rural landscape character of the land
- To provide for a range of compatible land uses, including extensive agriculture
- To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised

2 Permitted without Consent

Extensive agriculture; Home occupations; Intensive plant agriculture

3 Permitted with Consent

Agriculture; Airstrips; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies;

Signage; Turf farming; Veterinary hospitals; Water supply systems

4 Prohibited

Intensive livestock agriculture; Livestock processing industries; Any other development not specified in item 2 or 3.

Detailed information on the land zone mapping is available at the NSW Department of Planning and Environment ePlanning Spatial Viewer website; or Maitland City Council's website.

Note: Detailed information on the local environmental plan is available at NSW Legislation – In force legislation.

Whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions.

For the land zoned RU2 Rural Landscape Clause 4.2A in the Maitland Local Environmental Plan 2011 applies to the land. This clause fixes a minimum lot size for the erection of a dwelling-house that is identified on the Maitland Local Environmental Plan 2011 Lot Size Map as 40 hectares.

Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

The land IS NOT identified in an area of outstanding biodiversity value under the Biodiversity Conservation Act.

Is the land within a conservation area, however described?

The land IS NOT in a Heritage Conservation Area.

Is there an item of environmental heritage in a local environmental plan?

The land does NOT contain an item of Environmental Heritage.

Note: An item of environmental heritage, namely Aboriginal heritage, listed on the Aboriginal Heritage Information Management System (AHIMS), may be situated on the land. The Department of Planning and Environment, Biodiversity and Conservation Division.

ITEM 3 – Contribution plans

The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

- Maitland S94A Levy Contributions Plan 2006
- Maitland City Wide Section 94 Contributions Plan 2016
- Maitland S94 Contributions Plan (City Wide) 2006

If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

The land IS NOT in a special contributions area.

Note: In addition to the above developer contribution plans, Development Servicing Plans for water and sewer connection may be applicable, attracting additional contributions for the development, particularly where development will connect to water and/or sewer services.

ITEM 4 – Complying Development

If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

Complying development under the **Housing Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Low Rise Medium Density Housing Code and Greenfield Housing Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Rural Housing Code** may be carried out on the land.

Complying development under the **Housing Alterations Code** may be carried out on the land.

Complying development under the **General Development Code** may be carried out on the land.

Complying development under the **Commercial and Industrial Alterations Code** may be carried out on the land.

Complying development under the **Commercial and Industrial (New Buildings and Additions) Code** may not be carried out on the land as it is not within an applicable zone.

Complying development under the **Subdivisions Code** may be carried out on the land.

Complying development under the **Demolition Code** may be carried out on the land.

Complying development under the **Fire Safety Code** may be carried out on the land.

Complying development under the **Container Recycling Facilities Code** may not be carried out on the land.

Note: Despite the above provisions, if only part of a lot is subject to an exclusion or exemption under Clause 1.17A or Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Commercial and Industrial Development and Other

Matters) 2013, complying development may be carried out on that part of the lot that is not affected by the exclusion or exemption. The complying development may not be carried out on the land because of the following provisions of Clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of the Policy.

The provisions of Clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 are not identified on the land. Complying development may be undertaken in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as amended.

Note: This information needs to be read in conjunction with the whole of the State Environment Planning Policy. If an identification, restriction or characteristic of land referred to above is not located on or does not comprise, the whole of the relevant land, complying development may be carried out on any part of the land not so identified, restricted or characterised.

Note: Information regarding whether the property is affected by flood related development controls or is bushfire prone land is identified in other sections of this certificate. If your property is identified as being impacted by bushfire or flooding, a specific technical assessment of these issues will be required as part of any Complying Development Certificate application under the State Environment Planning Policy, or a development application for any other type of development requiring consent from Council.

Note: Despite any references above advising that Complying Development may be undertaken on the land, certain Complying Development may be precluded from occurring on the land due to requirements contained in the remainder of State Environment Planning Policy (Exempt and Complying Development Codes) 2008. It is necessary to review the State Environment Planning Policy in detail to ensure that specific types of complying development may be undertaken on the land.

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) a restriction applies to the land, but it may not apply to all of the land,**
- (b) and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.**

If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

There are no variations to the exempt development codes within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that apply in the Maitland local government area.

For further information on complying development, please refer to the Department of Planning and Environment.

ITEM 5 – Exempt Development

If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.

If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that

- a) a restriction applies to the land, but it may not apply to all of the land, and***
- b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.***

If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

ITEM 6 – Affected building notices and building product rectification orders

Whether the council is aware that –

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

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

The Council IS NOT aware of any notice of intention to make a building product rectification order being given in respect of the land and that is outstanding.

ITEM 7 - Land Reserved for Acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

No environmental planning instrument, deemed environmental planning instrument or draft environmental planning instrument applying to the land provides for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

ITEM 8 – Road widening and road realignment

Whether the land is affected by road widening or road realignment under –

- a) The land is NOT affected by road widening under Division 2 of Part 3 of the Roads Act 1993.
- b) The land is NOT affected by road widening under any environmental planning

instrument

- c) The land is NOT affected by any road-widening or realignment under any resolution of the Council
- d) The land is NOT affected by road-widening or realignment under a resolution of the Council

Note: This item relates to Council's road proposals only. Other authorities, including the NSW Roads and Traffic Authority may have road widening proposals.

ITEM 9 – Flood related development controls

The land or part of the land IS NOT within the flood planning area and subject to flood related development controls.

The land or part of the land IS NOT between the flood planning area and the probable maximum flood and subject to flood related development controls.

The Maitland LEP 2011 identifies the flood planning level (FPL) as the level of a 1:100 ARI flood event plus 0.5m freeboard. The probable maximum flood has the same meaning as the Floodplain Development Manual.

Note in this section – **flood planning area** has the same meaning as in the Floodplain Development Manual. **Floodplain Development Manual** means the Floodplain Development Manual (ISBN 0 7347 5476 00) published by the NSW Government in April 2005. **probable maximum flood** has the same meaning as in Floodplain Development Manual

Note: The information provided in item 9 is based on the data and information presently available to the Council and on development controls in force as at the date of this certificate. The identification of land as not being subject to flood related development controls does not mean that the land is not, or may not be, subject to flooding or that the land will not in the future be subject to flood related development controls, as additional data and information regarding the land become available.

ITEM 10 – Council and other public authority policies on hazard risk restrictions

Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

All land within the Maitland Local Government Area has the potential to contain acid sulfate soils. Clause 7.1 of the Maitland Local Environmental Plan 2011 generally applies. Development consent is required where works described in the Table to this clause are proposed on land shown on the Maitland LEP 2011 Acid Sulfate Soils Map as being of the class specified for those works.

The Council has adopted by resolution a policy on contaminated land which may restrict the development of the land to which this certificate relates. This policy is implemented when zoning or land use changes are proposed on lands which:

- are considered to be contaminated; or
- which have previously been used for certain purposes; or
- which have previously been used for certain purposes but Council's

- records do not have sufficient information about previous use of the land to determine whether the land is contaminated; or
- have been remediated for a specific use.

Consideration of Council's adopted policy and the application of provisions under relevant State legislation is warranted.

Note in this section –

adopted policy means a policy adopted –

- by the council, or
- by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by council.

ITEM – 11 Bush fire prone land

If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

The land is mapped as bushfire prone land and as such restrictions may apply to new development on this land.

Note – In accordance with the *Environmental Planning and Assessment Act 1979*, bush fire prone land, in relation to area, means land recorded for the time being as bush fire prone on a bush fire prone land map for the area. This mapping is subject to periodic review.

Note – The identification of land as not being bushfire prone does not mean that the land is not, or may not be affected by bushfire or that the land will not in the future be subject to bushfire related development controls, as additional data and information regarding the land become available.

ITEM – 12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

There are no premises on the subject land listed on the register.

ITEM – 13 Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017.

The land has NOT been proclaimed to be within a Mine Subsidence District under the meaning of section 20 of the Coal Mine Subsidence Compensation Act 2017.

ITEM – 14 Paper subdivision information

There is no development plan that applies to the:

- 1) Land or that is proposed to be subject to a consent ballot
- 2) There is no subdivision order that applies to the land.

ITEM – 15 Property vegetation plans

If the land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, 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.

The Council has not received any notification from Hunter Local Land Services that this land is affected by a property vegetation plan under Part 4 of the Native Vegetation Act 2003 (and that continues in force).

ITEM – 16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the biodiversity Conservation Trust.

The Council is not aware if the land is a biodiversity stewardship site under a biodiversity stewardship agreement under part 5 of the *Biodiversity Conservation Act 2016*.

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

ITEM 17 – Biodiversity certified land

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

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

ITEM 18 – 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 received notification from the Land and Environment Court of NSW that the land is affected by an Order under Trees – (Disputes Between Neighbours) Act 2006.

ITEM 19 – Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

If the *Coastal Management Act 2016* applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the *Local Government Act 1993*, section 496B, for coastal protection services that relate to existing coastal protection works.

The owner (or any previous owner) of the land has NOT consented in writing to the land being subject to annual charges under section 496B of the Local Government

Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note - In this section existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note – Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011

ITEM 20 – Western Sydney Aerotropolis

The State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not apply to land within the Maitland City Council local government area.

ITEM 21 – Development consent conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

Clause 88(2) of the *State Environmental Planning Policy (Housing) 2021* restricts occupation of development approved for seniors housing to:

- a) Seniors or people who have a disability
- b) People who live in the same household with seniors or people who have a disability,
- c) Staff employed to assist in the administration and provision of services to housing provided under this Part.

ITEM 22 – Site compatibility certificates and development consent conditions for affordable rental housing

Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate –

- a) the period for which the certificate is current, and
- b) that a copy may be obtained from the Department.

If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

Any conditions of a development consent in relation to land that are kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

Note - No Seniors Housing development consent conditions apply to this land.

Note - In this section – Former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

Council is unaware if a Site Compatibility Certificate (Affordable Rental Housing) has been issued in accordance with State Environmental Planning Policy

(Affordable Rental Housing) 2009.

Note. The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.

Contaminated Land

- a) The land to which this certificate relates is NOT significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- b) The land to which this certificate relates is NOT subject to a management order within the meaning of the Contaminated Land Management Act 1997.
- c) The land to which this certificate relates is NOT the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- d) The land to which this certificate relates is NOT the subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- e) Council has NOT been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for the land to which this Certificate relates.

PART 2: ADDITIONAL MATTERS PROVIDED PURSUANT TO SECTION 10.7 (5)

The following information is provided in accordance with section 10.7(5) of the Environmental Planning and Assessment Act 1979. Section 10.7(6) of the Act states that a Council shall not incur any liability in respect of advice provided in good faith pursuant to sub-section 10.7(5). If this information is to be relied upon, it should be independently checked.

1. Development Consent

Council's records indicate that the land has not had any development consent granted within the five (5) years preceding the date of this certificate.

2. Draft Development Control Plan

No draft Development Control Plans apply to the land.

3. Suspension of Covenants

Clause 1.9A in the Maitland LEP 2011 applies to all land within the Maitland Local Government Area. This clause suspends any agreement, covenant or other instrument that restricts the development of land that is permissible under the provisions of the Maitland Local Environmental Plan 2011 to the extent necessary to serve that purpose.

4. Filling of Land

Earthworks (excavation and filling of land) require development consent. Clause 7.2 in the Maitland LEP 2011 applies to all land within the Maitland Local Government Area. Earthworks (defined as both excavation and filling of land) require development consent of Council unless the works are exempt development, ancillary to other development for which development consent is required or granted, or considered by Council to be of a minor nature.

5. Development in the Vicinity of Heritage Items

Clause 5.10 in the Maitland LEP 2011 generally applies to all land in the Maitland Local Government Area, where the land is located in the vicinity of a heritage item or heritage conservation area. This Clause requires a consent authority to consider the effect of the proposed development on the heritage significance of the item or area concerned, before granting development consent.

6. Other Matters

There are no other specific matters.

Jeff Smith
General Manager