

 **Broadcrest Consulting Pty Ltd**

118 Maitland Street, Muswellbrook



Preliminary Site Investigation

February 2024

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Approval and Authorisation

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1 INTRODUCTION

1.1 Background

Broadcrest Consulting Pty. Ltd. was engaged by Curious Minds Early Learning Centre PTY LTD to conduct a Preliminary Site Investigation at 118 Maitland Street, Muswellbrook (hereafter referred to as the site). The assessment will accompany a Development Application for the proposed construction of a new childcare centre.

A site inspection was undertaken on 23 January 2024 which involved a visual assessment of accessible areas of concern on the site, and the drilling of four (4) soil profiling boreholes. Details of the findings are presented within the body of this report, as well as an assessment of significance with regards to the findings of the investigation.

1.2 Objectives

The objectives of the Preliminary Site Investigation (PSI) are to:

- To identify any past or present potentially contaminating activities
- To describe the site and discuss its condition
- To determine the nature and possible extent of any contamination on site
- To identify potential contamination migration routes, and
- To determine the need for any further Detailed Site Investigation (DSI).

1.3 Scope of Works

The scope of works included the following:

- Acquisition of a Mapping and Spatial Information Report (Appendix B) comprising;
 - Cadastre and topography
 - Historical aerial imagery
 - EPA Contaminated Land Records and Records of Notice
 - Previous land uses
 - Groundwater bores
 - Geology and soils
 - Land zoning
- Acquisition and review of Historical Land Titles
- Acquisition and review of Section 10.7 Planning Certificate
- A review of past and current site uses
- An inspection of accessible areas of concern the site
- Drilling of soil profiling boreholes, and
- Reporting in accordance with the associated legislations and guidelines.

This assessment does **not** include a hazardous building materials assessment of any buildings. Where necessary, it is recommended that be undertaken by a suitably licensed and experienced building inspector / hygienist or equivalent prior to any future alterations or demolition.

1.4 Legislative Requirements

The legislative framework for the report is based on State Environmental Planning Policy (Resilience and Hazards) and the following Acts and Regulations:

- Protection of the Environment Operations Act (1997)
- Contaminated Land Management Act (1997)
- Protection of the Environment Operations (General) Regulation 2021

In addition, the following guidelines have been applied where necessary:

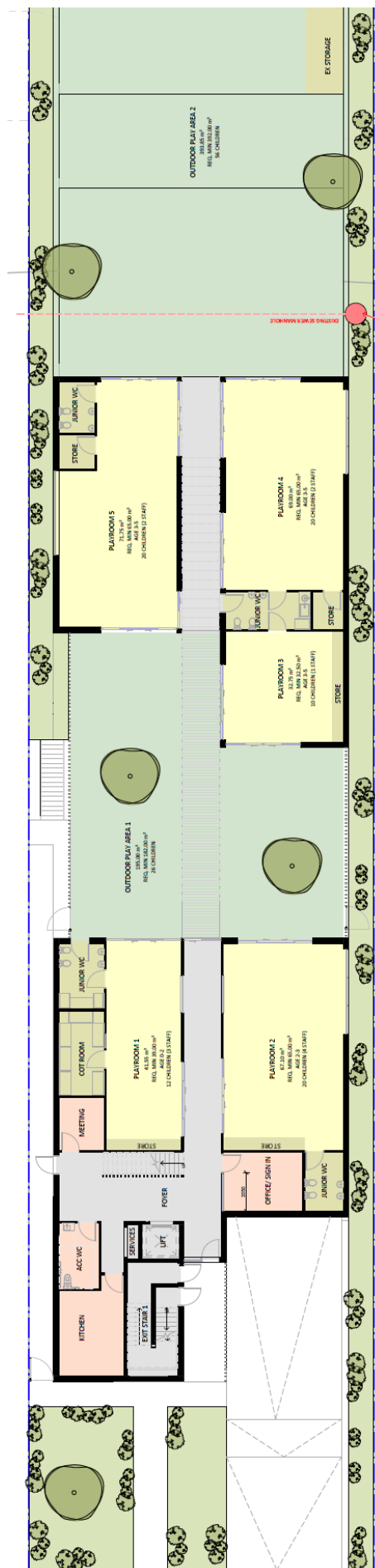
- Sampling Design Guidelines (NSW EPA, 1995)
- Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 2020).
- National Environmental Protection Measure (NEPC, 2013)
- Waste Classification Guidelines Part 1: Classifying Waste (NSW DECCW, 2014)
- Australian Standard AS 4482.1 Guide to the Sampling and Investigation of Potentially Contaminated Soil. Part 1: Non-volatile and Semi-Volatile Compounds

1.5 Proposed Development

The assessment will accompany a Development Application for the proposed construction of a childcare centre consisting of on-site structure and landscaped areas (Figures 1.1 and 1.2). Included in the proposal is an underground basement carpark



Figure 1-1: Proposed childcare centre.



2 PRELIMINARY SITE INVESTIGATION

2.1 Site Identification and Location

The site is 118 Maitland Street, Muswellbrook (Lot 34 of DP 229367) (Figure 2.1). It occupies approximately 1,397m² of Residential (R1) zoned land within Muswellbrook LGA.



Figure 2-1: Site Location (NSW Spatial Information Exchange)

2.2 Site inspection

A site inspection was undertaken on 23 January 2024 by Broadcrest Pty Ltd consultant Cheyne Hudson (CEnvP). At the time of inspection, the site was occupied by a single-story residential structure, driveway and carport within a low-density residential setting. The dwelling has been constructed on bearers and joists connected to brick piers. The remainder of the site consists of lawn and scattered trees at the rear. There were no obvious visual indicators of site contamination.

The investigation focused primarily on the proposed childcare centre as displayed in Figure 1.2. Photographs of the existing site structures and land-use setting are provided in Figures 2.2 and 2.3.



Figure 2-2: On-site residential structure, as viewed from Maitland Street facing north-east.



Figure 2-3: Rear yard, as viewed from rear of property facing south-west.

2.3 Surrounding land use

The site is situated within a parcel of Low-Density Residential (R1) zoned land, the other surrounding land use includes parcels of Productivity Support (E3) to the west and north-west, and Private Recreation (RE2) on the north-western boundary of the site, per Muswellbrook Council DCP. The site is bordered by:

- Low-Density Residential use to the north
- Low-Density Residential and mixed commercial to the south
- Muscle Creek and Muswellbrook Golf Course to the north-east, and
- New England Highway, followed by mixed residential and commercial land usage to the south-west.

2.4 Topography

The site occupies a relatively flat surface, ranging from approximately 151 – 152 m AHD, sloping softly to the north-east, at a gradient <5%. However, the sites natural topography has been altered slightly in the southern portion of the site, having been filled and levelled (Figure 2.4)



Figure 2-4: Photograph depicting front yard of site, location of potential uncontrolled filling.

2.5 Visual Amenity

The site was in use in a low-density residential setting. The site was vegetated with both native and foreign grasses. No visual amenity issues were noted.

2.6 Geology and Soil Landscape Mapping

A review of NSW Government SEED eSpade (v2.2) indicates the site occurs on the Hunter Soil Landscape. The Hunter Soil Landscape consists of level plains and river terraces of the Hunter River with elevations of 20 - 60 m. Slopes are 0 – 3%. The width of the plains ranges from 200 – 3,200 m. Local relief is generally less than 10 m.

The main soils are all formed in alluvium. They include Brown Clays and Black Earths (Ug5.34, Ug5.17) on prior stream channels and on tributary flats, with Chernozems (Uf5.1) on prior stream channels adjacent to Dartbrook and Brays Hill soil landscapes and in many of the valleys such as Martindale and Widden. Alluvial Soils (loams – Um5 and sands – Um5.52, Um6.1, Uc) occur on levees and flats adjacent to the present river channel. Red Podzolic Soils and Lateritic Podzolic Soils (Dr2.11, Db2.41) are located on old terraces, with Non-calcic Brown Soils (Db1.13) and Yellow Solodic Soils in some drainage lines.

2.7 Surface and Ground Water Hydrology

The site currently consists of almost 90% permeable vegetated surface. Stormwater infiltration is expected to be moderate on across the site surface. Prevailing run-off direction is east towards Muscle Creek on the north-eastern (down-gradient) boundary of the site.

A review of regional groundwater bores has been undertaken (Appendix B). Nine (9) bores were identified within 250m search radius of the site. Table 2.1 below lists those bores within 250m of the site. Bore depths within the search radius range between 6.0m – 10.1m BGL with no recorded standing water levels within any of the bores. It is considered unlikely that site activities have detrimentally impacted upon groundwater. Similarly, groundwater is highly unlikely to pose any kind of vapour issue in this locality.

Table 2.1: Groundwater Bores within 250m

Reference	Elevation (mAHD)	Drill Depth (m)	SWL (mBGL)	Purpose
21010151.1.1	150.3	N/A	N/A	N/A
GW022043.1.1	151.73	N/A	N/A	Irrigation
GW022229.1.1	160.69	10.1	N/A	Irrigation
GW022230.1.1	151.33	6.7	N/A	Irrigation
GW023484.1.1	153.12	7.6	N/A	Irrigation
GW029528.1.1	151.24	6.4	N/A	Irrigation
GW032825.1.1	151	6	N/A	Irrigation
GW034580.1.1	152.64	9.1	N/A	Irrigation



GW043852.1.1	151.72	6	N/A	Irrigation
GW044696.1.1	152.44	7.3	N/A	Water Supply

2.8 Receptors and Sensitive Environments

The nearest sensitive environmental receivers delineated on Figure 2.5 and are as follows:

- Muscle Creek, a tributary to Hunter River located on the north-eastern boundary of the site (down-gradient)
- Residential properties, located on the northern and southern site boundary (up-gradient)

There are no schools, pre-schools, day care centres or similar within 100m of the site.

2.9 Fill Materials

The sites natural topography has been altered to a minor extent within the south-eastern portion of the yard, consisting of potentially uncontrolled cutting and filling (circa 2019). Borehole drilling within the front yard (south-eastern portion of site) indicates that potential coal wash material had been used for filling to 300mm depth on the site.

Four (4) boreholes were drilled across the site – two (2) within the south-eastern portion of the site, one (1) within the central portion of the site and one (1) within the northern site extent (Figure 2.6). The two (2) boreholes within the south-eastern portion of the site revealed shallow fill material consisting of coal-wash. Remaining soil boreholes revealed a natural profile reminiscent of the local soil landscape.

No odours or foreign materials, were observed within any borehole. Soil Logs are provided below and photographs are available within Appendix C.

Boreholes 1 and 4

0 – 300 mm	Dark-grey coal-wash material
300 – 1,600+mm	Silty CLAY with trace sand and gravel
1,600 – 4,900mm	Silty Clayey SAND with gravel
4,900 mm	Refusal – conglomerate or cobbles.

Borehole 2 and 3

0 – 1,600+mm	Silty CLAY with trace sand and gravel
1,600 – 4,900mm	Silty Clayey SAND with gravel
4,900 mm	Refusal – conglomerate or cobbles.

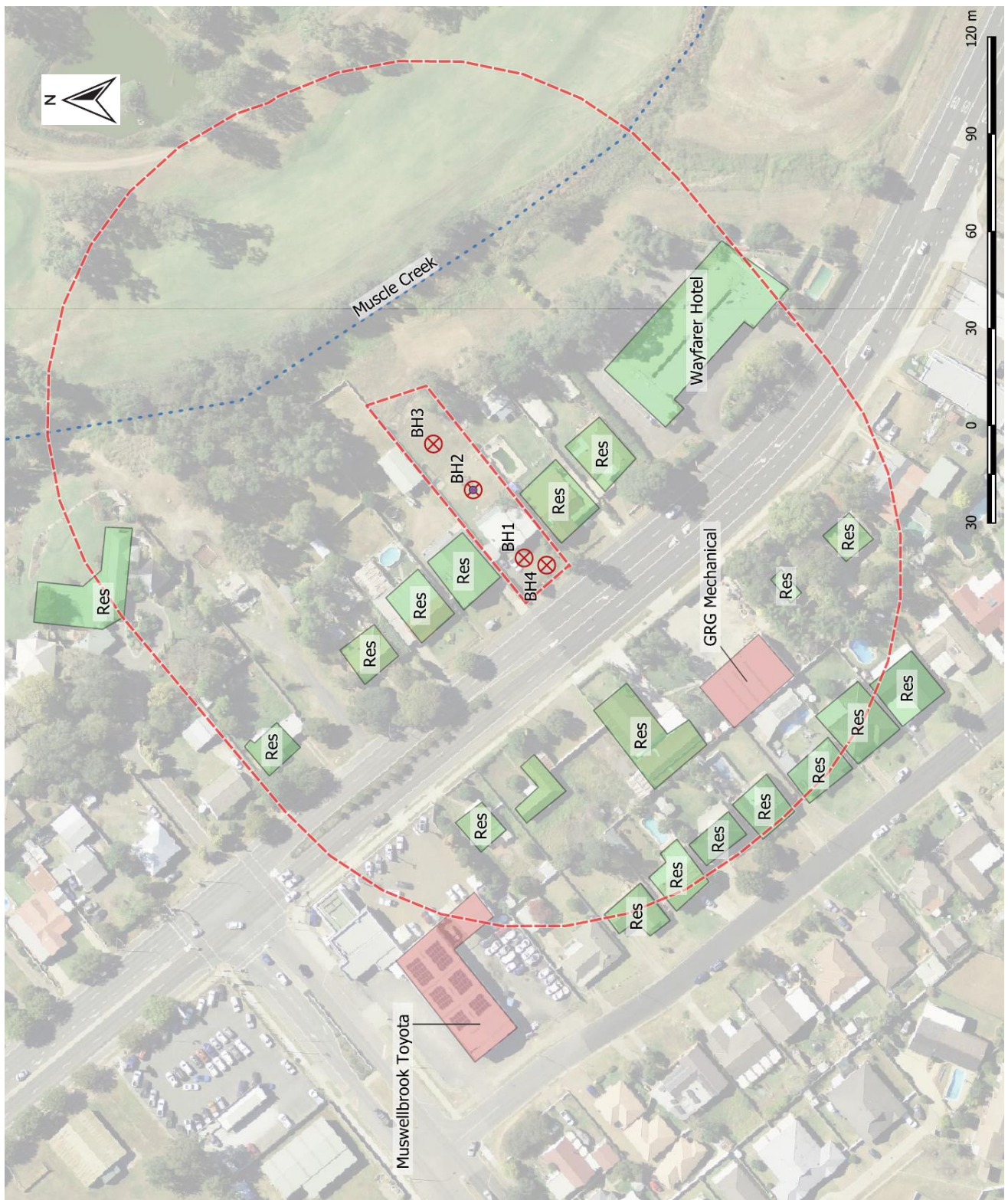


Figure 2-5: Site boundary showing prominent and sensitive features within 100m offset

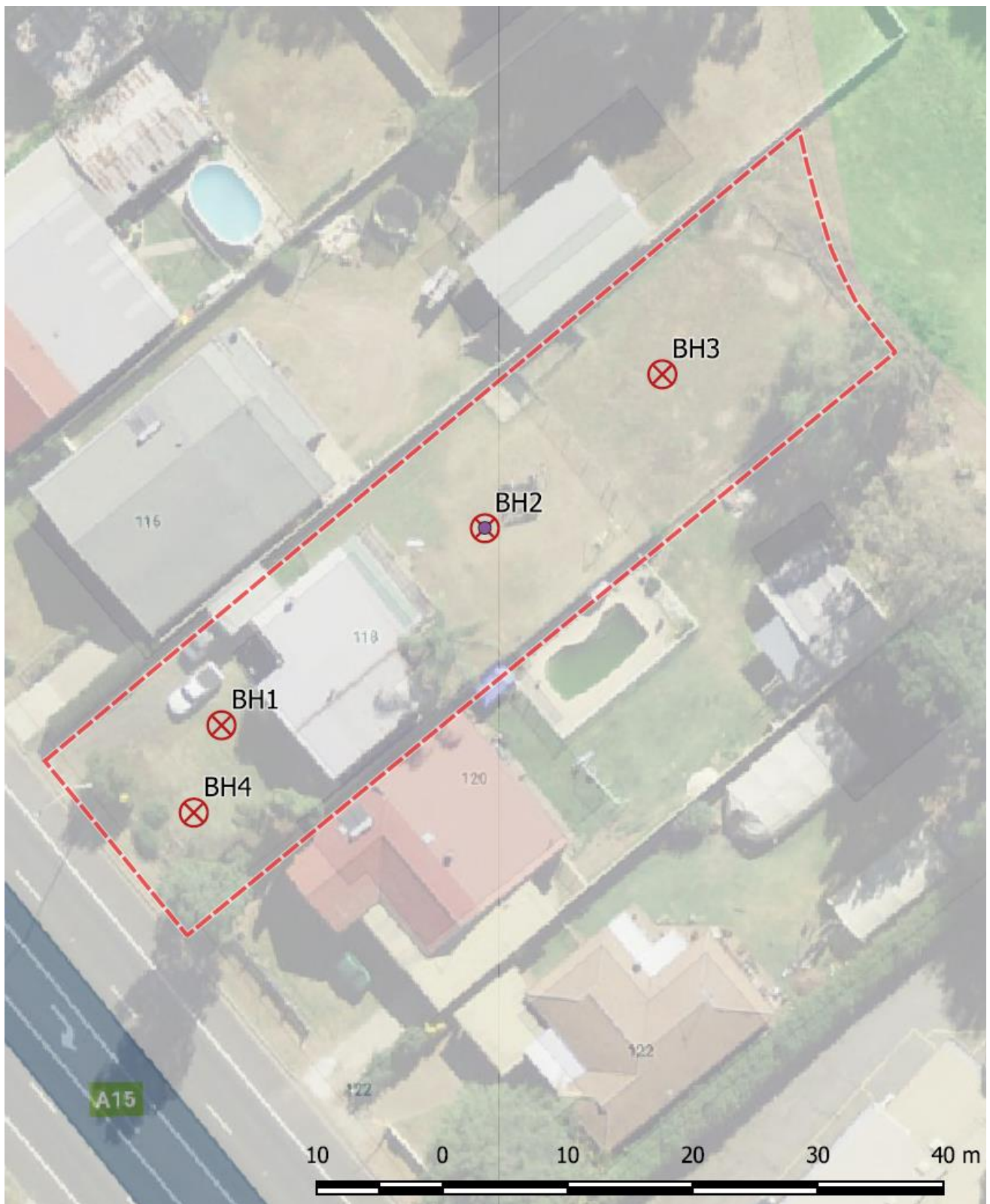


Figure 2-6: Location of boreholes drilled on site

2.10 Material Storage and Handling

A site inspection was undertaken on 23 January 2024 by Broadcrest Pty Ltd consultant Cheyne Hudson (CEnvP). At the time of inspection, the site was occupied. The property was being used for low-density residential purposes. It is anticipated that low volumes of chemicals would have been stored within original packaging within cupboards and sheds on site. However, no large volumes of chemicals are expected to have been stored on site.

2.11 NSW EPA Site Records

A strategy to systematically assess, prioritise and respond to notifications under the Contaminated Land Management Act 1997 (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under Government Information (Public Access) Act 2009.

Sites appearing in the list of *NSW Contaminated Sites Notified to the EPA* indicate that the notifiers consider that the sites are contaminated and warrant reporting to EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review and, if necessary, obtain more information before it can determine as to whether the site warrants regulation. A site will appear on the *Contaminated Land: Record of Notices* once the EPA has issued a regulatory notice in relation to the site under the Contaminated Land Management Act 1997 (CLM Act) or Protection of the Environment Operations Act 1997 (POEO Act).

Facilities will also appear on the *Register of Environmental Protection Licenses* once a license application has been submitted, approved or revoked under the Protection of the Environment Operations Act 1997 (POEO Act). A search on all databases for the site and premises within 250m thereof was undertaken (Appendix B). The results are provided within Tables 2.2 – 2.7.

Table 2.2: List of Sites Notified to the NSW EPA within 250m

Site	Reference	Activity	Distance	Direction
Nil	-	-	-	-

Table 2.3: List of NSW EPA Listed Contaminated Sites within 250m

Site	Address	Activity	Distance	Direction
Nil	-	-	-	-

Table 2.4: List of NSW EPA Monitored Sites within 250m

Site	License	Address	Activity	Distance	Direction
Nil	-	-	-	-	-

Table 2.5: List of NSW EPA Licensed Premises within 250m

Site	License	Address	Activity	Distance	Direction
Nil	-	-	-	-	-

Table 2.6: National Liquid Fuel Facilities within 250m

Site	Address	Activity	Distance	Direction
Nil	-	-	-	-

Table 2.7: POEO Notices Issued Sites within 500m

Site	Address	Type	Distance	Direction
Nil	-	-	-	-

2.12 Historical Business Directories

A list of Dry Cleaners, Motor Garages & Service Stations registered with Google within 500m of the site was compiled. Results mapped to premises or road intersection accuracy are summarised in Table 2.8 below. Results from further abroad or mapped with less accuracy can be viewed within Appendix B.

Table 2.8: Dry Cleaners, Motor Garages & Service Stations registered with Google within 500m

Name	Activity	Distance	Direction
GHG Mechanical	Mechanical	65m	South-east
Muswellbrook Toyota and Hino	Car Sales / repairs	115,	West

2.13 Section 10.7 Certificate

Section 10.7 certificates as issued by Lithgow City Council has been reviewed (Appendix D). With regard to Section 59(2) of the Contaminated Land Management Act 1997, Council is NOT aware of either allotment being:

- Significantly contaminated land within the meaning of that Act
- Subject to a management order within the meaning of that Act
- Subject of an approved voluntary management proposal
- Subject to an ongoing maintenance order within the meaning of that Act, or
- Subject of a site audit statement within the meaning of that Act.

Council is NOT aware that the land includes residential premises that are listed on the Register kept under the *Home Building Act 1989*, Part 8, Division 1A (loose-fill asbestos insulation).

2.14 Historical Land Titles

A review of Historical Land Titles as provided by InfoTrack Pty Ltd was undertaken (Appendix E), a summary of which is provided within Tables 2.9. It is noted that.

- Muswellbrook Coal Company Pty Limited and J. & A. Brown & Abermain Seaham Collieries Limited were a co-owner of the site between 1967 – 1977
- Leases - Nil

Table 2.9: Historical Land Titles

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
27.12.1956 (1956 to 1957)	William Joseph Davies (Timber Getter)	Volume 7226 Folio 60
04.01.1957 (1957 to 1966)	Herbert Walter Hollins (Labourer)	Volume 7226 Folio 60 Then Volume 9615 Folio 98 Now Volume 10366 Folio 232
16.09.1966 (1966 to 1967)	Ronald Walter Ellis James (Surveyor) Cynthia Rose James (Married Woman)	Volume 10366 Folio 232
23.06.1967 (1967 to 1977)	Wood Hall Holdings Limited Now Wood Hall Limited J. & A. Brown & Abermain Seaham Collieries Limited Muswellbrook Coal Company Pty Limited	Volume 10366 Folio 232
15.11.1977 (1977 to 1982)	J. & A. Brown & Abermain Seaham Collieries Limited Wood Hall Limited	Volume 10366 Folio 232
30.07.1982 (1982 to 2008)	Lyndon Theo Piefke Sharon Lee Piefke	Volume 10366 Folio 232 Now 34/229637
18.04.2008 (2008 to 2011)	Gregory Lynne Hall Linda Emily Hall	34/229637
13.10.2017 (2017 to 2022)	Gregory Lynne Hall	34/229637
21.12.2022 (2022 to date)	# Lilianne Abounader # Jacky Angelovska	34/229637

2.15 Historical Aerial Photographs

A review of historical aerial photographs provided in Appendix B was undertaken. The results of which are summarised in Table 2.12.

Table 2.12: Findings of the Historical Photograph Review

Year	Description
1958	<ul style="list-style-type: none"> • Very low resolution black and white aerial photograph • Site vegetated with pasture grass • Dirt road parallel to south-western boundary • Creek line running adjacent north-eastern site boundary • Surrounding region largely undeveloped with minor rural residential structures • Land to north in use as golf course
1974	<ul style="list-style-type: none"> • Low resolution black and white aerial photograph • Residential structure constructed in southern portion of site • Two (2) small sheds appear in north-eastern corner of site • Surrounding region beginning to be developed for Low-Density Residential use
1989	<ul style="list-style-type: none"> • Moderate resolution colour aerial image • No significant changes to site • New warehouse developed approximately 120m north-west of site • One (1) small shed appears on central northern boundary of site
1998	<ul style="list-style-type: none"> • Moderate resolution colour aerial image • No significant changes to site
2017	<ul style="list-style-type: none"> • High resolution colour aerial image • Sheds in north-eastern corner of site have been removed
2019	<ul style="list-style-type: none"> • High resolution colour aerial image • Earthworks occurring in south-eastern portion of site
2020	<ul style="list-style-type: none"> • High resolution colour aerial image • One (1) small shed appears on central northern boundary of site – replaces previous • Rubbish appears on north-eastern boundary of site, both within and outside of site extent
2021	<ul style="list-style-type: none"> • High resolution colour aerial image • No significant changes to site
2022	<ul style="list-style-type: none"> • High resolution colour aerial image • Rubbish on north-eastern portion of site cleared
2023	<ul style="list-style-type: none"> • High resolution colour aerial image • No significant changes to site • Conditions per site inspection

2.16 Key Points

- The site has been occupied since pre-1974
- No indicators of significant demolition works were observed
- Minor earthworks and potentially uncontrolled filling occurred within the south-eastern portion of the site in 2019.

2.17 Information Gaps

A site history has been established using the sources outlined in Section 2 above. Although inferences have been drawn based on 'point in time' documents and aerial photographs, the information presented is consistent the industry standard and considered suitable for assessing the overall site history.

3 SUMMARY OF FINDINGS AND RECOMMENDATIONS

3.1 Site Observations

A site inspection was undertaken on 23 January 2024 by Broadcrest Pty Ltd consultant Cheyne Hudson (CEnvP). At the time of inspection, the site was occupied by a single-story residential structure, driveway and carport within a low-density residential setting. The dwelling has been constructed on bearers and joists connected to brick piers. The remainder of the site consists of lawn and scattered trees at the rear.

The site natural topography has been altered in the south-eastern portion of the site, consisting of a minor level of earthworks and potential importation and spreading of coal wash. Four (4) boreholes were drilled across the site – two (2) within the south-eastern portion of the site, one (1) within the central portion of the site and one (1) within the north-eastern portion of the site. The two (2) boreholes within the south-eastern portion of the site revealed shallow fill materials consisting of coal-wash. Remaining soil boreholes revealed a natural profile reminiscent of the local soil landscape. No odours or foreign materials, were observed within any borehole

3.2 Regional

The site is situated within a parcel of Low-Density Residential (R1) zoned land, the other surrounding land use includes parcels of Productivity Support (E3) to the west and north-west, and Private Recreation (RE2) on the north-western boundary of the site, per Muswellbrook Council DCP. The site is bordered by:

- Low-Density Residential use to the north
- Low-Density Residential and mixed commercial to the south
- Muscle Creek and Muswellbrook Golf Course to the north-east, and
- New England Highway, followed by mixed residential and commercial land usage to the south-west.

3.3 Historical

Review of historical aerial photographs indicates the site has been in use in a low-density residential setting since pre-1974. Other than removal of two small sheds, no significant indicators of uncontrolled demolition were observed to have taken place. A minor level of earthworks occurred within the south-eastern portion of the site in 2019.

3.4 Areas and Contaminants of Potential Concern

Table 3.1 below lists locations and contaminants of potential concern that have been identified by this assessment.

Table 3.1: Areas and Contaminants of Potential Concern

Area of Concern	Contaminants of Concern	Source	Risk	Area
Filled areas within 40m of the proposed residence	Heavy Metals, TRH, PAH, BTEXN	Coal Wash	Moderate	~250 m ²
Footprint of former yard sheds	Heavy Metals, TRH, PAH, BTEXN	Yard equipment	Low	~30 m ²

3.5 Potential Risks to Onsite Receptors

Heavy Metals, Hydrocarbons (TRH / PAH), and BTEXN have been identified as potential contaminants of concern within coal-wash material imported and spread across the south-eastern portion of the site. The constituents of the coal wash depend on the nature of the surrounding geology and mining processes used. This can be a mixture of any rock or soil strata present in the coal seam being mined.

This material has been largely stabilised with vegetation but will likely be disturbed upon commencement of construction of the proposed childcare development, and as such represents an exposure risk to on-site receptors (via direct dermal contact and / or inhalation of dust). Future occupants of the property, including children, may also encounter the coal-wash whilst interaction with landscaped areas or gardening.

3.6 Potential for Migration of Contaminants

Coal wash fill material has been placed within the south-eastern portion of the site. This locality has been largely stabilised with vegetation but will be disturbed upon commencement of construction of the proposed childcare centre. As such these localities may be temporarily vulnerable to the elements of wind, rain and erosion. As such, the risk of contamination migration to the north-east is considered low-moderate.

3.7 Recommendations

Based on the findings of this investigation, it is recommended that:

1. The Areas of Concern outlined in Table 3.1 are investigated by way of a Detailed Site Investigation (DSI) to ascertain the suitability of imported coal-wash media to be retained on site. This investigation could be staged commencing with a reduced number of samples to first qualify and quantify the constituents of the coal wash. Subject to the outcome of the first stage, additional sampling and analysis may become necessary.

2. Any waste material from the site, including soil, be pre-classified in accordance with the NSW EPA Waste Classification Guidelines by a suitably qualified person prior to excavation or removal from site. If encountered, potentially hazardous materials must be handled by suitably licensed contractors and disposed at a licensed facility appropriate to their classification.
3. The property owners should commission a suitably licensed and experienced building inspector / hygienist or equivalent to inspect the existing residence on site prior to any alteration or demolition works. The subsequent demolition works follow the recommendations within that HAZMAT report and any requirements of Safework NSW. A **Clearance Certificate** prepared by a suitably qualified person must be provided clearly indicating the site has been cleared of potentially hazardous building materials.
4. If encountered, potentially hazardous materials must be handled by suitably licensed contractors per Safework NSW regulations and disposed at a licensed facility appropriate to their classification.
5. Should any unidentified or potentially contaminated material be excavated whilst on site it is recommended that the advice of a trained and experienced contaminated lands consultant be sought. The site foreman should be advised immediately for appropriate action.

4 CONCLUSIONS

Broadcrest Consulting Pty. Ltd. was engaged by Curious Minds Early Learning Centre PTY LTD to conduct a Preliminary Site Investigation at 118 Maitland Street, Muswellbrook (hereafter referred to as the site). The assessment will accompany a Development Application for the proposed demolition of an existing residence and construction of a new childcare centre.

A site inspection was undertaken on 23 January 2024 by Broadcrest Pty Ltd consultant Cheyne Hudson (CEnvP). At the time of inspection, the site was occupied by a single-story residential structure, driveway and carport within a low-density residential setting. The dwelling has been constructed on bearers and joists connected to brick piers. The remainder of the site consists of lawn and scattered trees at the rear. There were no obvious visual indicators of site contamination.

Four (4) boreholes were drilled across the site – two (2) within the south-eastern portion of the site, one (1) within the central portion of the site and one (1) within the north-eastern portion of the site (Figure 2.7). The two (2) boreholes within the south-eastern portion of the site revealed shallow fill materials consisting primarily of coal-wash.

- The site is not listed on any NSW EPA Registers
- No significant potential risks to on-site receptors have been identified.
- No significant potential for migration of contamination has been identified.

Heavy Metals, Hydrocarbons (TRH / PAH), and BTEXN have been identified as potential contaminants of concern within coal-wash material imported and spread across the south-eastern site extent. The constituents of the coal wash depend on the nature of the surrounding geology and mining processes used. This can be a mixture of any rock or soil strata present in the coal seam being mined.

This material has been largely stabilised with vegetation but will likely be disturbed upon commencement of construction of the proposed childcare development, and as such represents an exposure risk to on-site receptors (via direct dermal contact and / or inhalation of dust). Future occupants of the property, including children, may also encounter the coal-wash whilst interaction with landscaped areas or gardening.

Based on the findings of this investigation, it is recommended that:

1. The Areas of Concern outlined in Table 3.1 are investigated by way of a Detailed Site Investigation (DSI) to ascertain the suitability of imported coal-wash media to be retained on site. This investigation could be staged commencing with a reduced number of samples to first qualify and quantify the constituents of the coal wash. Subject to the outcome of the first stage, additional sampling and analysis may become necessary.
2. Any waste material from the site, including soil, be pre-classified in accordance with the NSW EPA Waste Classification Guidelines by a suitably qualified person prior to

excavation or removal from site. If encountered, potentially hazardous materials must be handled by suitably licensed contractors and disposed at a licensed facility appropriate to their classification.

3. The property owners should commission a suitably licensed and experienced building inspector / hygienist or equivalent to inspect the existing residence on site prior to any alteration or demolition works. The subsequent demolition works follow the recommendations within that HAZMAT report and any requirements of Safework NSW. A **Clearance Certificate** prepared by a suitably qualified person must be provided clearly indicating the site has been cleared of potentially hazardous building materials.
4. If encountered, potentially hazardous materials must be handled by suitably licensed contractors per Safework NSW regulations and disposed at a licensed facility appropriate to their classification.
5. Should any unidentified or potentially contaminated material be excavated whilst on site it is recommended that the advice of a trained and experienced contaminated lands consultant be sought. The site foreman should be advised immediately for appropriate action.



5 DISCLAIMER

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only and has been based on information provided by the client. The advice herein relates only to this project and all results, and conclusions made should be reviewed by a competent and experienced person with experience in environmental investigations, before being used for any other purpose. Broadcast Consulting Pty Ltd accepts no liability for use or interpretation by any person or body outside the consent authority. This report should not be reproduced or amended in any way without prior approval by the client or Broadcast Consulting Pty Ltd and should not be relied upon by any other party, who should make their own independent enquiries.

The extent of sampling of soils and subsequent analysis has been necessarily limited and has been targeted towards areas where contamination is most likely based on the knowledge of the Site history and visual observation. This approach maximises the probability of identifying contaminants, however, it may not identify contamination which occurs in unexpected locations or from unexpected sources.

Further, soils rock and aquifer conditions are often variable, resulting in non-homogenous contaminant distributions across a site. Contaminant concentrations have been identified at chosen sample locations, however, conditions between samples locations can only be inferred based on the estimated geological and hydrogeological conditions and the nature and extent of identified contamination.

Boundaries between zones of variable contamination are often indistinct and have been interpreted based on available information and the application of professional judgement. The accuracy with which the subsurface conditions have been characterised depends on the frequency and methods of sampling and the uniformity of subsurface conditions and is therefore limited by the scope of works undertaken.

This report does not provide a complete assessment of the environmental status of the site and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, Broadcast Consulting Pty Ltd reserves the right to review the report in the context of the additional information.

Broadcast Consulting Pty Ltd accepts no liability for the unlawful disposal of waste materials from any site. Broadcast Consulting Pty Ltd does not accept any responsibility for the material tracking, loading, management, transport or disposal of waste from the site.

Broadcast Consulting Pty Ltd professional opinions are based upon its professional judgement, experience, training and results from analytical data. In some cases, further testing and analysis may be required, thus producing different results and/or opinions. Broadcast Consulting Pty Ltd has limited investigation to the scope agreed upon with its client.

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6 GLOSSARY

Abbreviation	Term
ANZECC	Australia and New Zealand Environment Conservation Council
AS	Australian Standard
AS/NZS	Combined Australian Standard and New Zealand Standard
BOD	Biological oxygen demand
DA	Development Application
DC	Development Consent
DEC	Department of Environment and Conservation (NSW)
EC	Electrical Conductivity
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
ESD	Ecologically Sustainable Development
ISO	International Organisation for Standardization
LEP	Local Environmental Plan
LGA	Local Government Area
Leachate:	Any liquid that, in the course of passing through matter, extracts soluble or suspended solids, or any other component of the material through which it has passed
mg/L	Milligrams per litre
NTU	Nominal Turbidity Units
PAH	Polycyclic Aromatic Hydrocarbons
RAP	Remediation Action Plan
REP	Regional Environmental Plan
RPD	Relative Percent Difference
SEPP	State Environmental Planning Policy
USEPA	United States Environment Protection Agency
µg/L	Micrograms per litre



APPENDIX A: PROPOSED DEVELOPMENT PLANS




ARTIST'S IMPRESSION ONLY

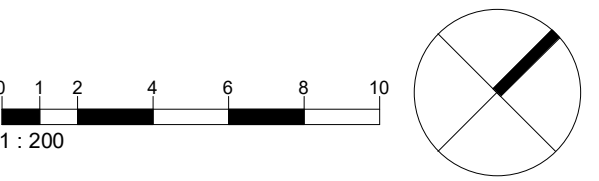
118 MAITLAND STREET MUSWELLBROOK 2333

CHILDCARE CENTRE
DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWING LIST - DA			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA00.00	COVER PAGE	A	29.02.2024
DA02.01	SITE PLAN / DEMOLITION	A	29.02.2024
DA03.01	BASEMENT FLOOR PLAN	A	29.02.2024
DA03.02	GROUND FLOOR PLAN	A	29.02.2024
DA03.03	FIRST FLOOR PLAN	A	29.02.2024
DA03.04	AREA CALCULATIONS	A	29.02.2024
DA04.01	EXTERNAL ELEVATIONS	A	29.02.2024
DA05.01	SECTIONS & EXTERNAL FINISHES	A	29.02.2024
DA06.02	SHADOW DIAGRAMS & VIEW FROM SUN	A	29.02.2024
DA06.03	VIEW FROM THE SUN	A	29.02.2024
DA06.04	OUTDOOR SOLAR ACCESS	A	29.02.2024

A	29.02.2024	FOR CO-ORDINATION	
ISSUE	DATE	DESCRIPTION	
ASSOCIATED CONSULTANTS			
PLANNING	AVENUE PLANNING		
TRAFFIC	STANBURY TRAFFIC		
QS	QP&C		
ACOUSTICS	DIAY DESIGN		
LANDSCAPE	GREENSCAPE DESIGN		
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD		
CIVIL AND FLOOD	ACOR		
NOTES			
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PROJECT			
CHILDCARE CENTRE			
PROJECT ADDRESS			
118 MAITLAND STREET MUSWELLBROOK 2333			
SHEET NAME			
COVER PAGE			
ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
23714	DA00.00	A	DA
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ABBREVIATIONS

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EXT	- EXTERIOR
FFL	- FINISH FLOOR LEVEL
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GL	- GROUND LINE
GLZ	- GLAZING
EX.GL	- EXISTING GROUND LINE
REQ.	- REQUIREMENTS

XXXX	- PROPOSED LEVEL
XXXX	- EXISTING LEVEL
XXXX	- SPOT LEVEL (PLAN)
XXXX	- SPOT LEVEL (ELEVATION)

LANDSCAPE LEGEND

	EXISTING TREE / TREE TO BE RETAINED
	TREE TO BE REMOVED
	NEW TREE
	LANDSCAPING / BUFFER
	TURF / ARTIFICIAL TURF
	EXTERNAL FLOOR FINISH
	LINE OF STRUCTURAL ROOT ZONE (SRZ)
	LINE OF TREE EXCLUSION ZONE (TEZ)
	LINE OF TREE PROTECTION ZONE (TPZ)

NOTE: REFER TO ARBORIST REPORT FOR FURTHER DETAILS

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- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
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ASSOCIATED CONSULTANTS		
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TRAFFIC	STANBURY TRAFFIC	
QS	OP&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR	

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CHILDCARE CENTRE

PROJECT ADDRESS

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MUSWELLBROOK 2333

SHEET NAME

SITE PLAN / DEMOLITION

ISSUED FOR DEVELOPMENT APPLICATION

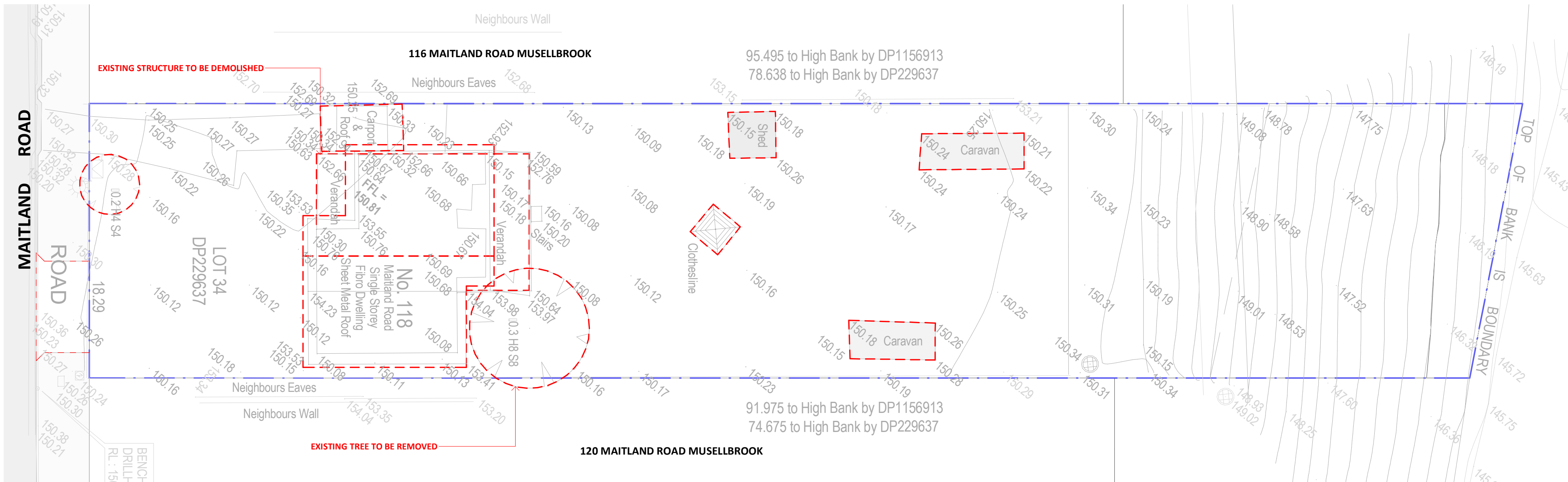
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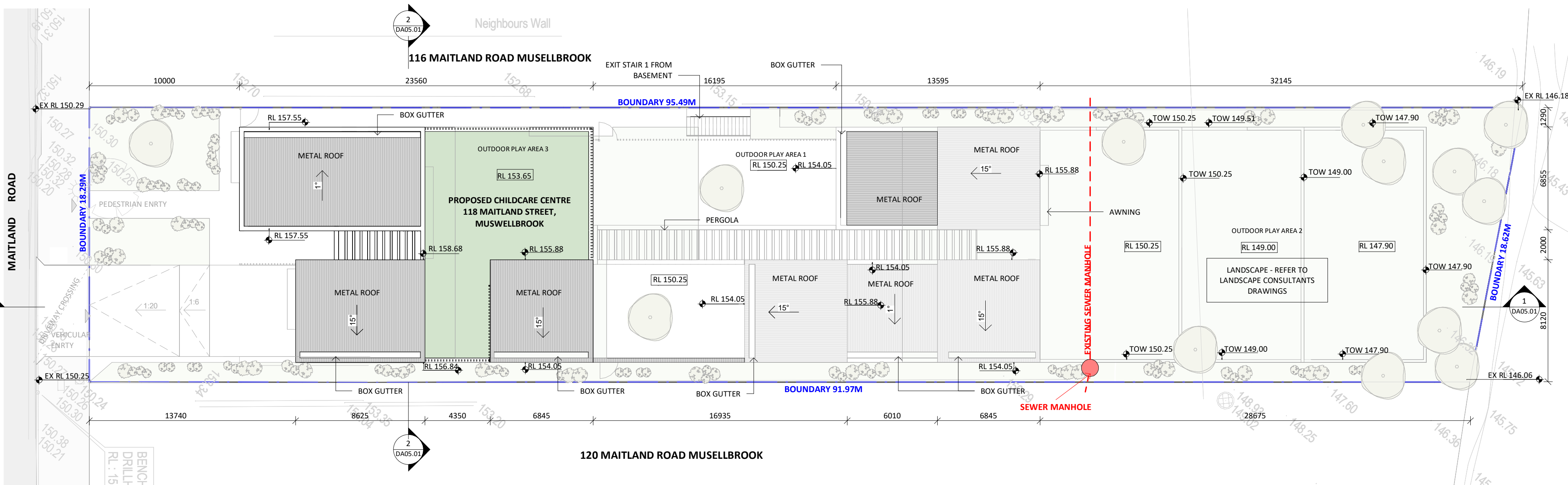
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1 DEMOLITION PLAN
1 : 200



2 SITE PLAN
1 : 200

MAITLAND ROAD

1 BASEMENT LEVEL
1:100

116 MAITLAND ROAD MUSELLBROOK

120 MAITLAND ROAD MUSELLBROOK

0 1 2 3 4 5
1:100

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LANDSCAPE	GREENSCAPE DESIGN	
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PROJECT ADDRESS

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SHEET NAME

BASEMENT FLOOR PLAN

ISSUED FOR DEVELOPMENT APPLICATION

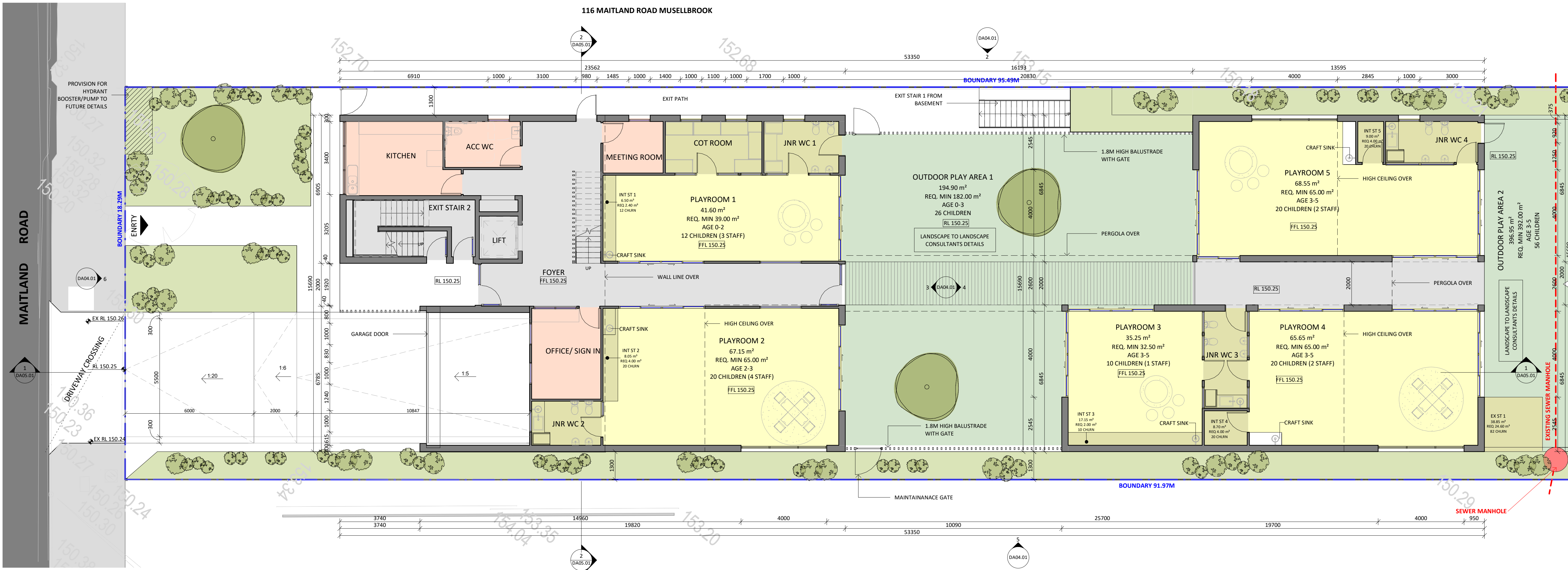
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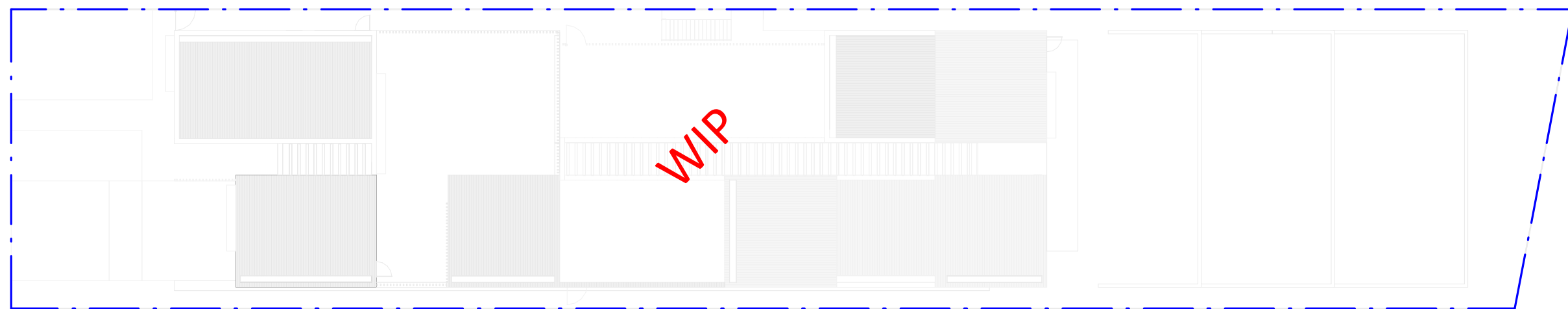
A1 As indicated MUSWELLBROOK

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TA/MS1	MS/SS	29.02.2024

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1 GROUND FLOOR PLAN
1 : 100



2 FENCE DIAGRAM
1 : 300

DA - FENCE LEGEND

- EG. 1.2M HT LAPPED & CAPPED BOUNDARY FENCE
- 1.2M HT BALUSTRADE
- 1.2M HT ACOUSTIC BARRIER
- 1.8M HT LAPPED & CAPPED BOUNDARY FENCE
- ??
- ??

NOTE:
• ALL ACOUSTIC BARRIERS IN ACCORDANCE WITH ACOUSTIC REPORT.
• REFER TO SHEET A05.01 FOR FENCE DETAILS.

GENERAL NOTES

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ABBREVIATIONS

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- FFL - FINISH FLOOR LEVEL
- FIXED - FINISH SURFACE LEVEL
- GL - GROUND LINE
- GLZ - GLAZING
- EX.GL - EXISTING GROUND LINE
- REQ. - REQUIREMENTS
- XX.XX - PROPOSED LEVEL
- XX.XX - EXISTING LEVEL
- XX.XX - SPOT LEVEL (PLAN)
- XX.XX - SPOT LEVEL (ELEVATION)

LANDSCAPE LEGEND

- EXISTING TREE / TREE TO BE RETAINED
- TREE TO BE REMOVED
- NEW TREE
- LANDSCAPING / BUFFER
- TURF/ ARTIFICIAL TURF
- EXTERNAL FLOOR FINISH
- LINE OF STRUCTURAL ROOT ZONE (SRZ)
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- LINE OF TREE PROTECTION ZONE (TPZ)
- NOTE: REFER TO ARBORIST REPORT FOR FURTHER DETAILS

OUTDOOR PLAY AREA SCHEDULE				
AREA	AGE	NO. CHILDRN	REQ AREA	UNENCUMBERED AREA
OUTDOOR PLAY AREA 1	AGE 0-3	26	182 m ²	194.90 m ²
OUTDOOR PLAY AREA 2	AGE 3-5	56	392 m ²	396.95 m ²
OUTDOOR PLAY AREA 3	AGE 3-5	10	70 m ²	119.50 m ²
TOTAL		92	644 m ²	711.35 m ²

EXTERNAL STORAGE SCHEDULE			
NAME	NO. CHILDRN	REQ VOL	VOL
EX ST 1	82	24.60 m ³	38.85 m ³
EX ST 2	10	3.00 m ³	10.65 m ³
TOTAL	92	27.60 m ³	49.50 m ³

INDOOR PLAYROOM SCHEDULE				
ROOM	AGE	NO. CHILDRN	NO. STAFF	UNENCUMBERED AREA
PLAYROOM 1	AGE 0-2	12	3	39 m ²
PLAYROOM 2	AGE 2-3	20	4	65 m ²
PLAYROOM 3	AGE 3-5	10	1	32.5 m ²
PLAYROOM 4	AGE 3-5	20	2	65 m ²
PLAYROOM 5	AGE 3-5	20	2	65 m ²
PLAYROOM 6	AGE 3-5	10	1	32.5 m ²
TOTAL		92	13	299 m ²

INTERNAL STORAGE SCHEDULE			
NAME	NO. CHILDRN	REQ VOL	VOL
INT ST 1	12	2.40 m ³	6.50 m ³
INT ST 3	20	4.00 m ³	8.05 m ³
INT ST 4	20	4.00 m ³	8.70 m ³
INT ST 5	20	4.00 m ³	9.00 m ³
INT ST 6	10	2.00 m ³	7.05 m ³
TOTAL	92	18.40 m ³	56.45 m ³

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OS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR	

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PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

GROUND FLOOR PLAN

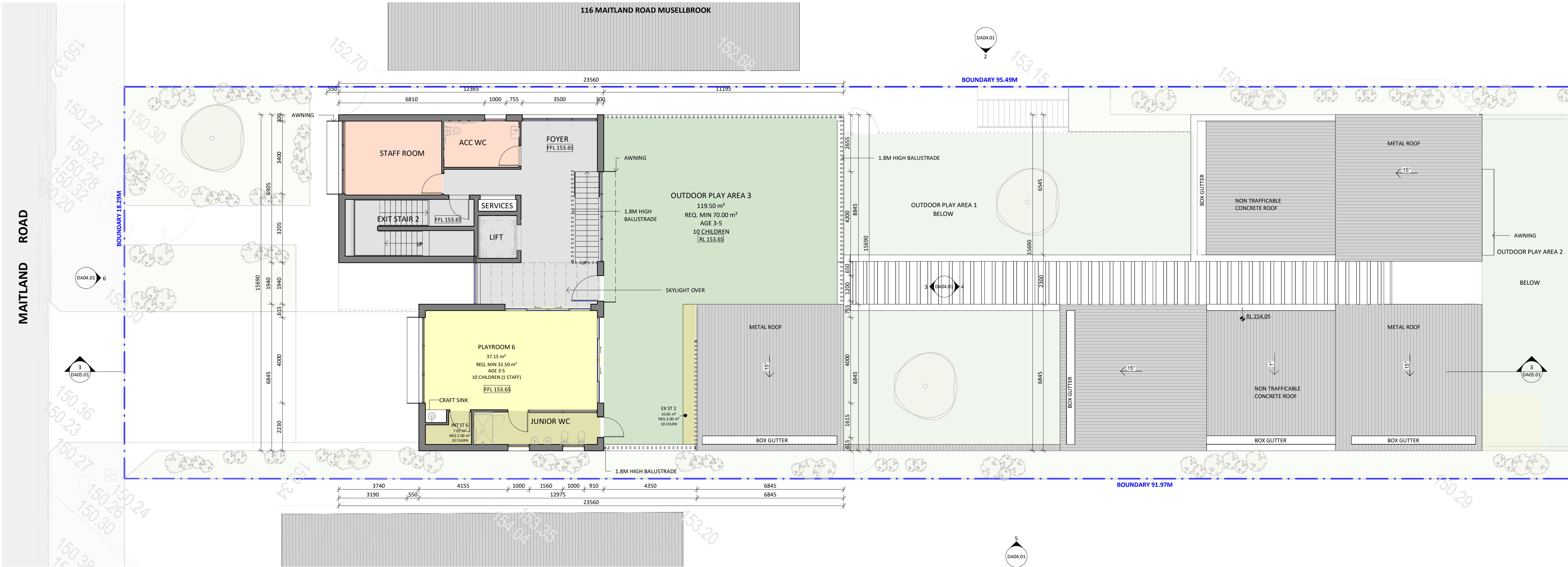
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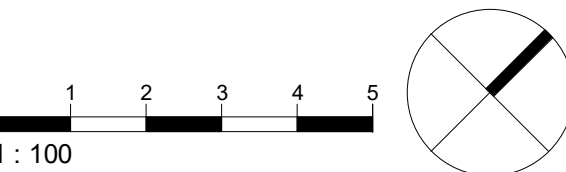
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A1	As indicated	MUSWELLBROOK

Drawn By	Checked By	Date
TA/MS1	MS/SS	29.02.2024

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1 FIRST FLOOR PLAN
1:100



ABBREVIATIONS

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LANDSCAPE LEGEND

	EXISTING TREE / TREE TO BE RETAINED
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QS	OPC&C	
ACoustics	DAN DESIGN	
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GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
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PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

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SHEET NAME

FIRST FLOOR PLAN

ISSUED FOR DEVELOPMENT APPLICATION

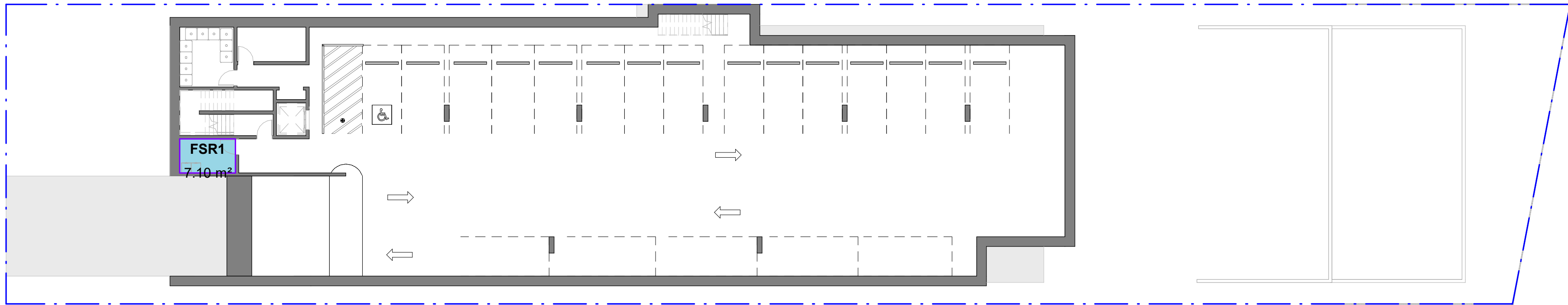
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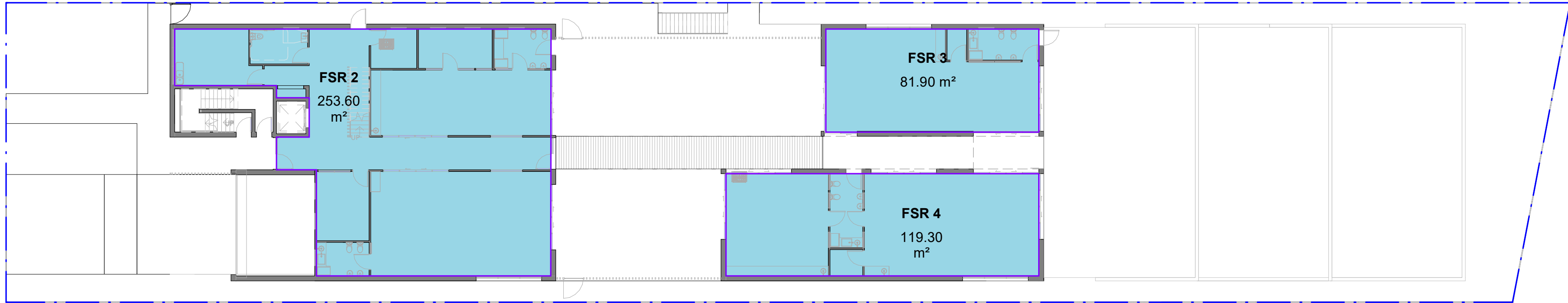
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Drawn By	Checked By	Date
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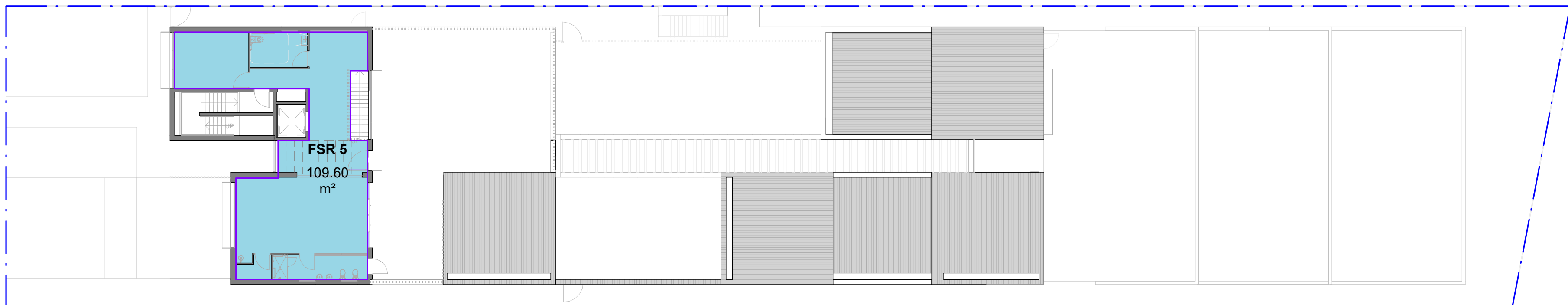
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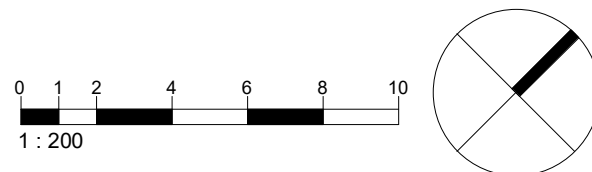
1 BASEMENT FLOOR AREA PLAN
1 : 200



2 GROUND FLOOR AREA PLAN
1 : 200



3 FIRST FLOOR AREA PLAN
1 : 200



DCP - FSR (SITE AREA 1714.47)		
PERMITTED AREA	MIN FSR	
857.20 m²	0.5	

PROPOSED - FSR			
Name	Area	Level	FSR
FSR1	7.10 m²	BASEMENT LEVEL	0.004135
FSR 2	253.60 m²	GROUND FLOOR LEVEL	0.147926
FSR 3	81.90 m²	GROUND FLOOR LEVEL	0.047772
FSR 4	119.30 m²	GROUND FLOOR LEVEL	0.069575
FSR 5	109.60 m²	FIRST FLOOR LEVEL	0.063931
TOTAL	571.50 m²		0.333338

A	29.02.2024	FOR CO-ORDINATION
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PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

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SHEET NAME

AREA CALCULATIONS

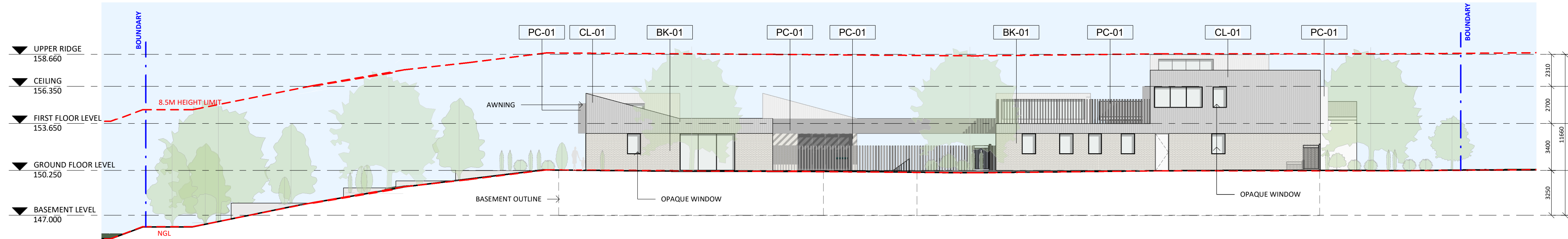
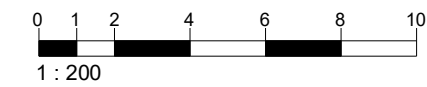
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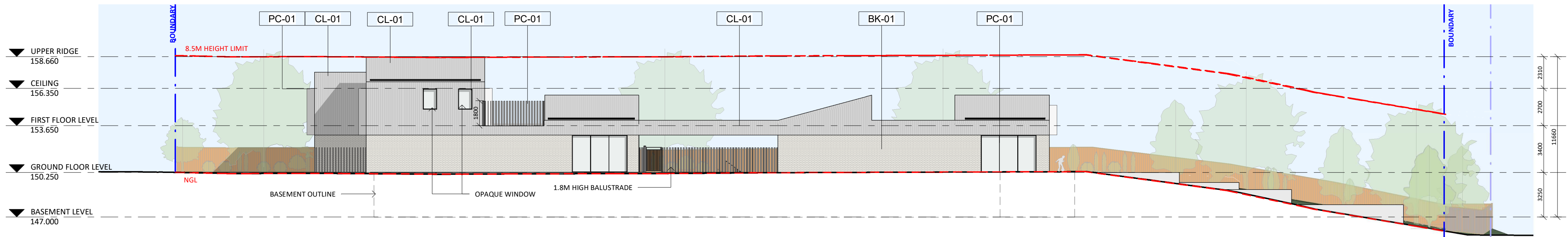
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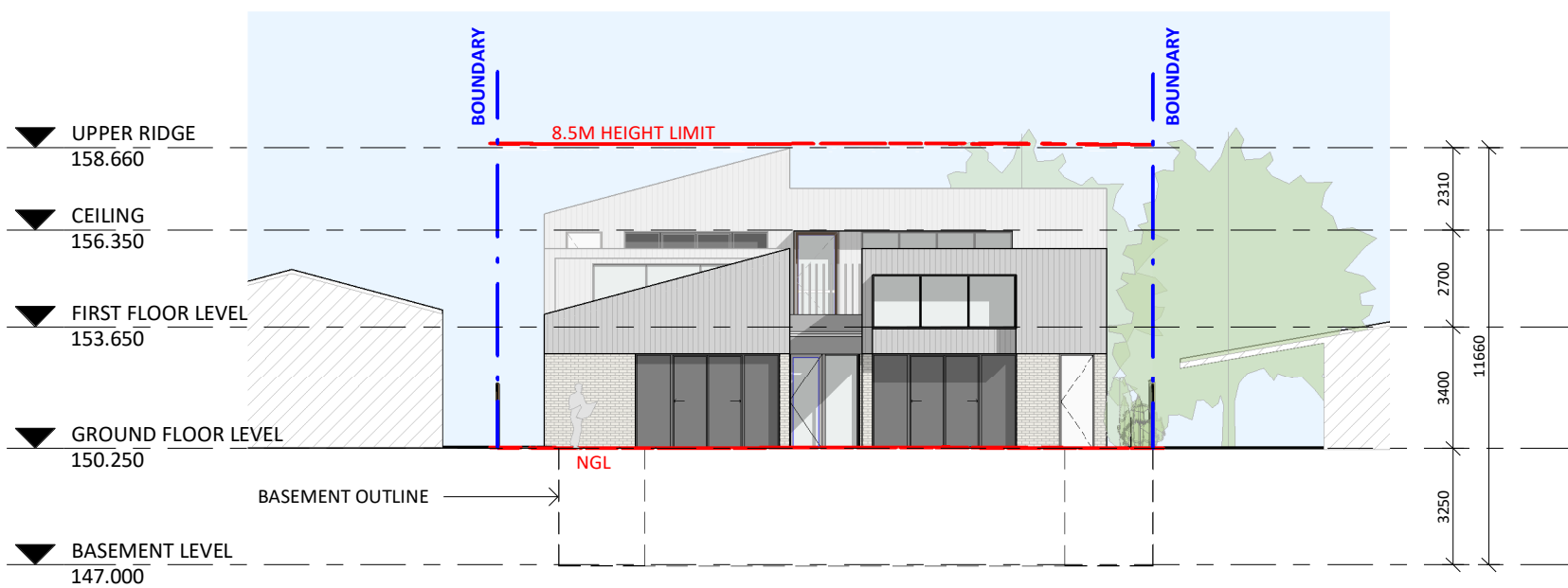
NOT FOR CONSTRUCTION



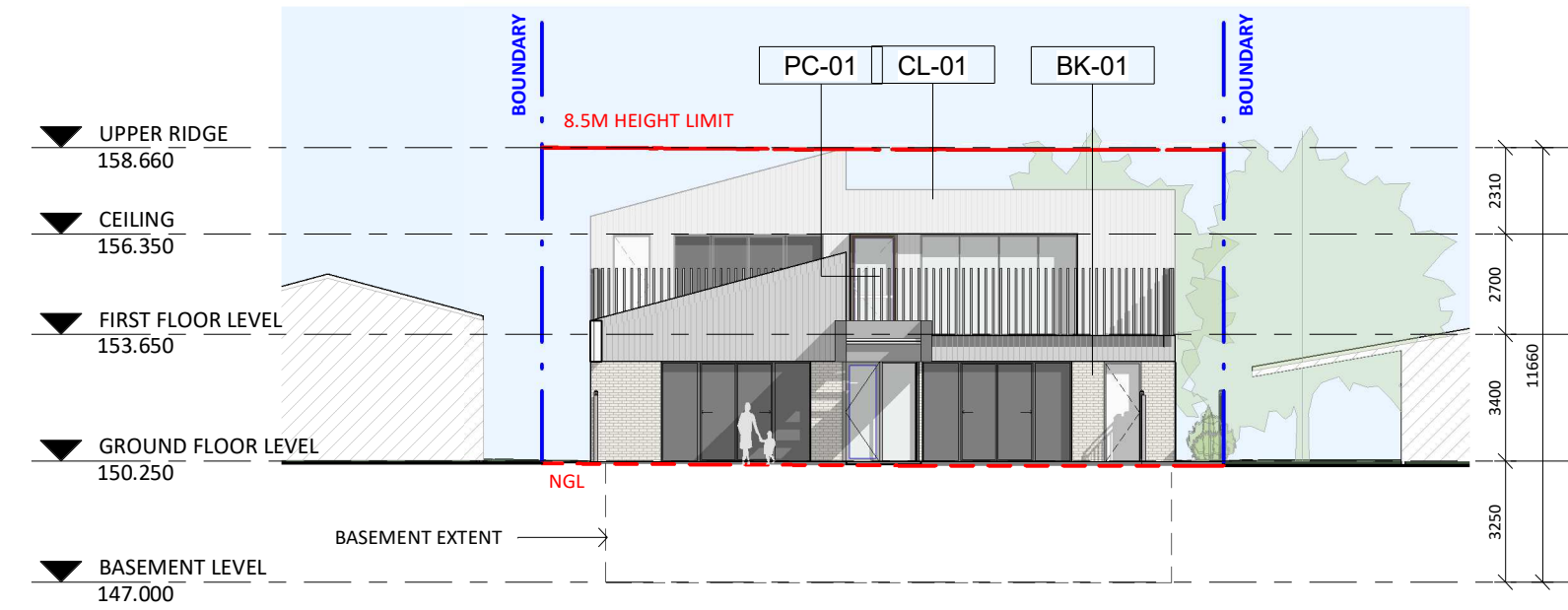
2 NORTH ELEVATION
1 : 200



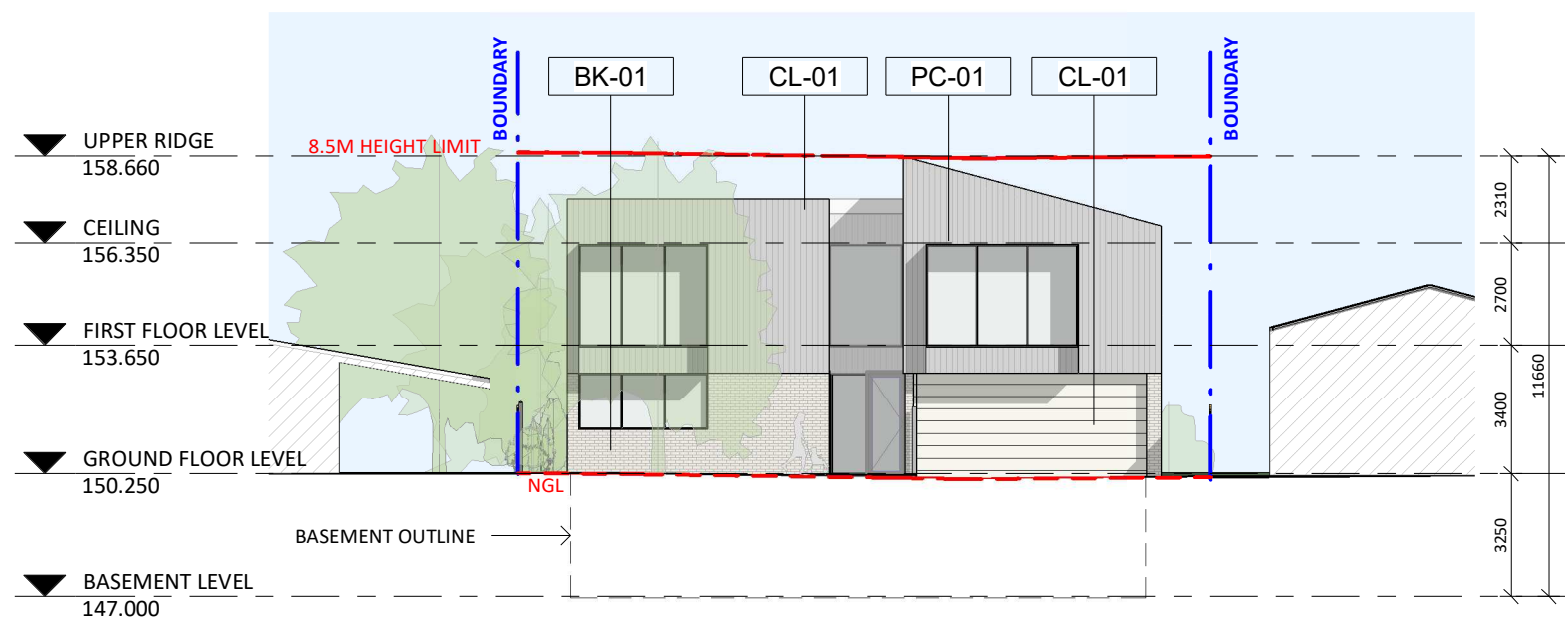
5 SOUTH ELEVATION
1 : 200



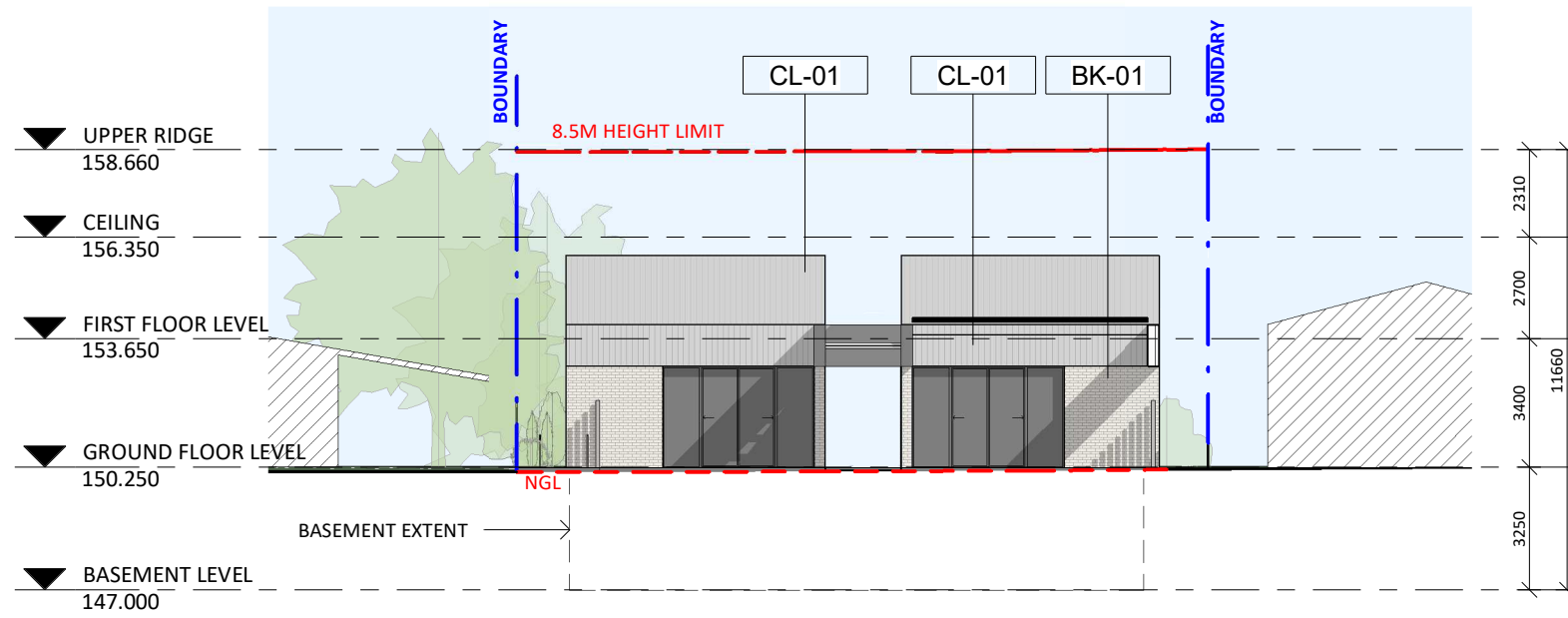
1 EAST ELEVATION
1 : 200



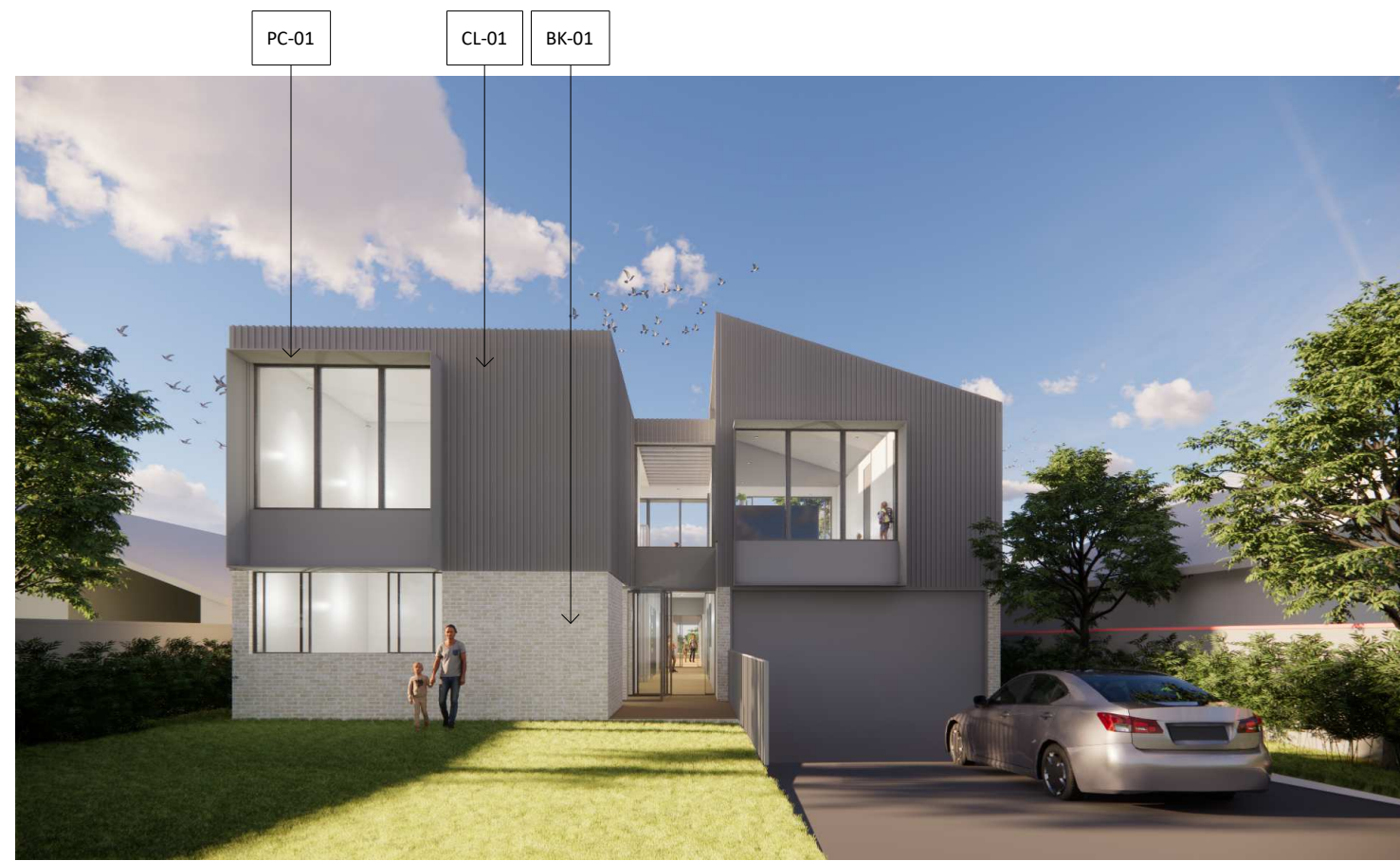
3 PRIMARY BUILDING - REAR ELEVATION
1 : 200



6 WEST ELEVATION
1 : 200



4 SECONDARY BUILDING - FRONT ELEVATION
1 : 200



ARTIST'S IMPRESSION

EXTERNAL FINISHES

	BK-01	BRICK BAGGED DULUX COLOUR: NATURAL WHITE OR SIMILAR
	CL-01	STANDING SEAM, ROOF COLORBOND LONG LINE COLOUR: SHALE GREY OR SIMILAR
	PC-01	ALUMINIUM WINDOW & DOOR FRAMES, PERGOLA DURALLOY POWDERCOAT COLOUR: SHALE GREY OR SIMILAR

A	29.02.2024	FOR CO-ORDINATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNING	TRAFFIC	AVENUE PLANNING
OS	ACoustics	STANBURY TRAFFIC
LANDSCAPE	DIY DESIGN	OPC&C
GEOTECH & PSI	GREENSCAPE DESIGN	DAY DESIGN
CIVIL AND FLOOD	BROADCREST CONSULTING PTY LTD	ACOR

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PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

EXTERNAL ELEVATIONS

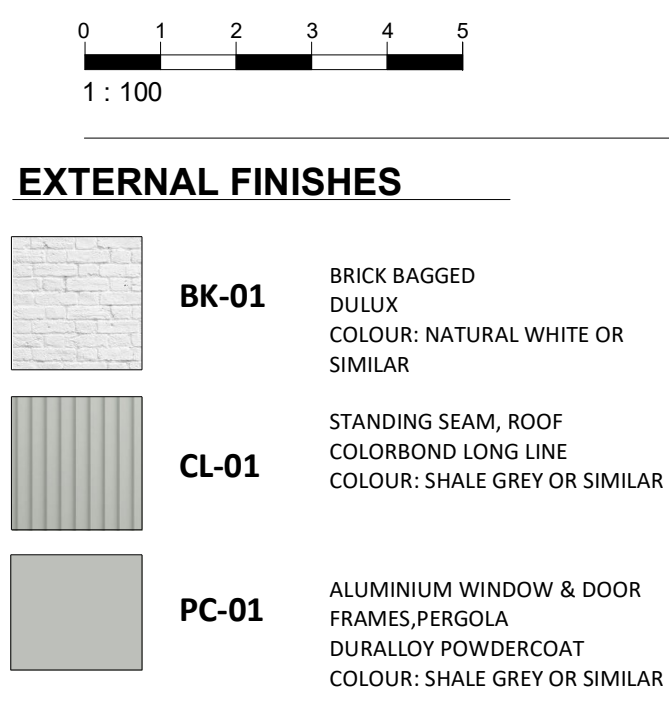
ISSUED FOR DEVELOPMENT APPLICATION

Project number	Sheet No.	Issue	Phase
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Sheet Size	Scale	L.G.A.
A1	As indicated	MUSWELLBROOK

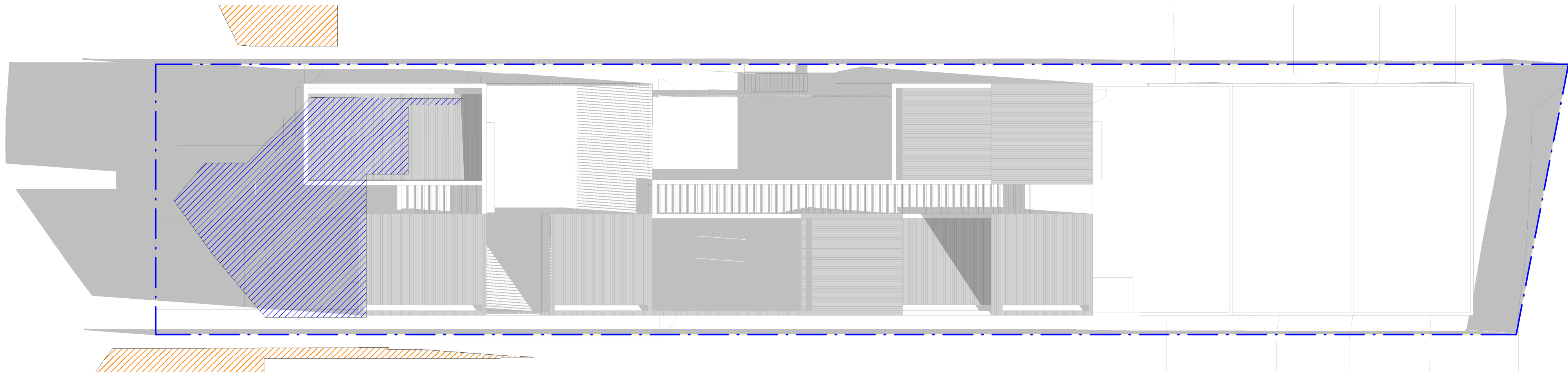
Drawn By	Checked By	Date
TA/MS1	MS/SS	29.02.2024

NOT FOR CONSTRUCTION

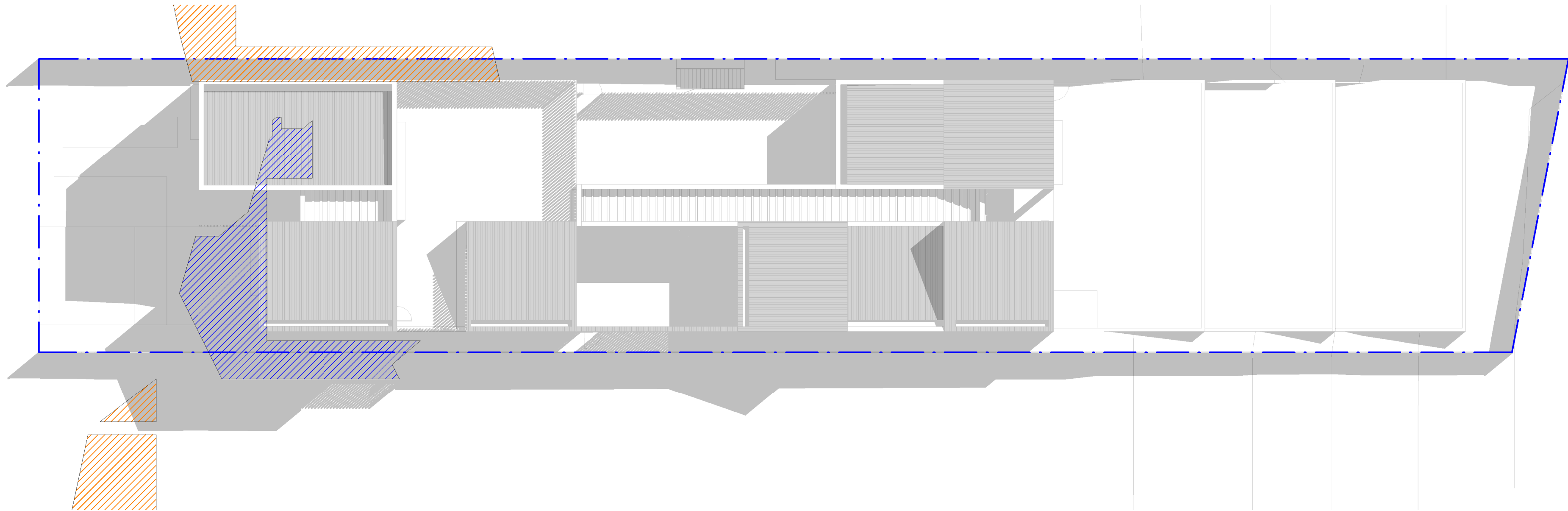


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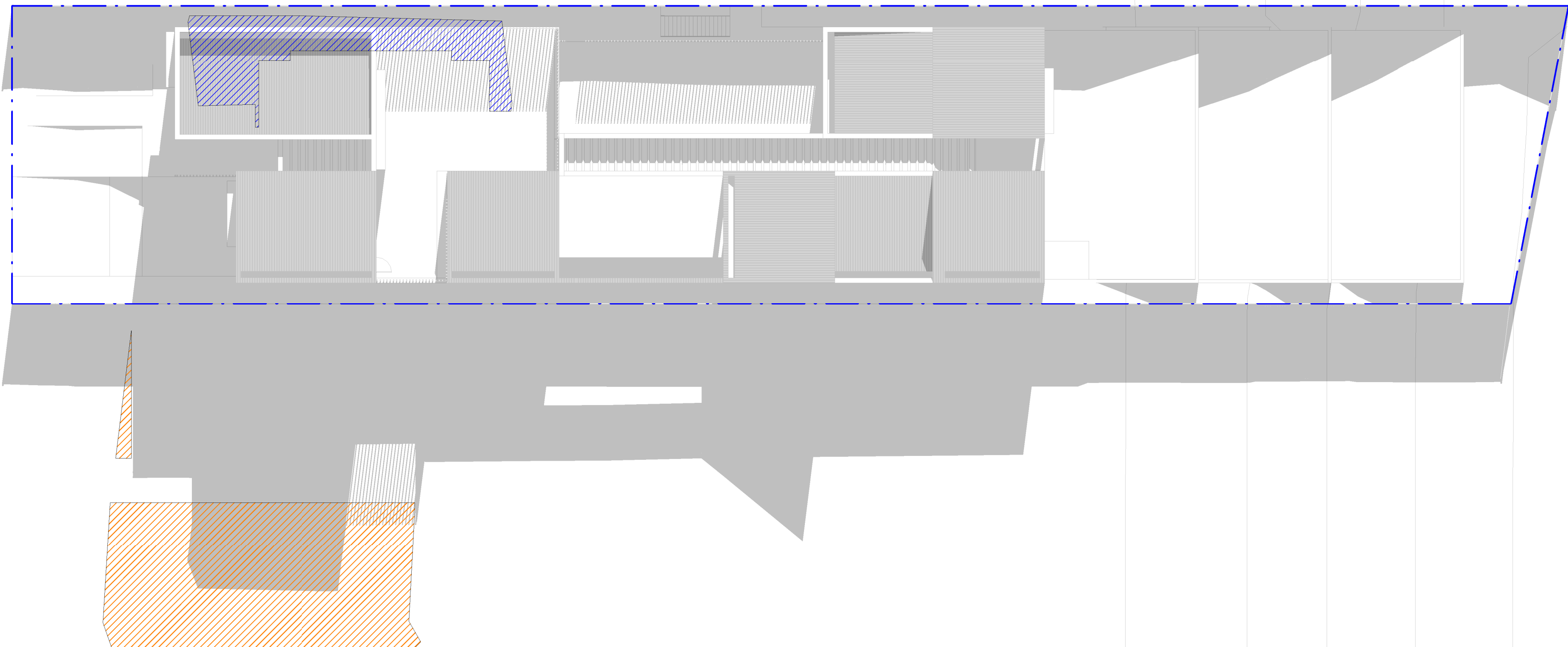
Drawn By	Checked By	Date
TA/MS1	MS/SS	29.03.2024



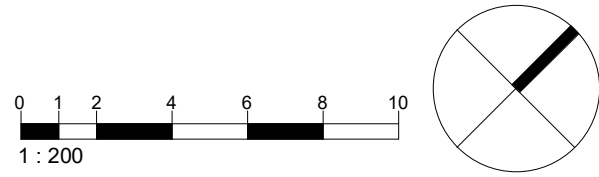
1 WINTER SOLSTICE - JUNE 21 - 9 AM
1 : 200



2 WINTER SOLSTICE - JUNE 21 - 12 PM
1 : 200



3 WINTER SOLSTICE - JUNE 21 - 3 PM
1 : 200



LEGEND

- NEIGHBOUR SHADOW
- EXISTING SHADOW
- PROPOSED SHADOW

ISSUE	DATE	DESCRIPTION
FOR CO-ORDINATION		
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR	

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PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

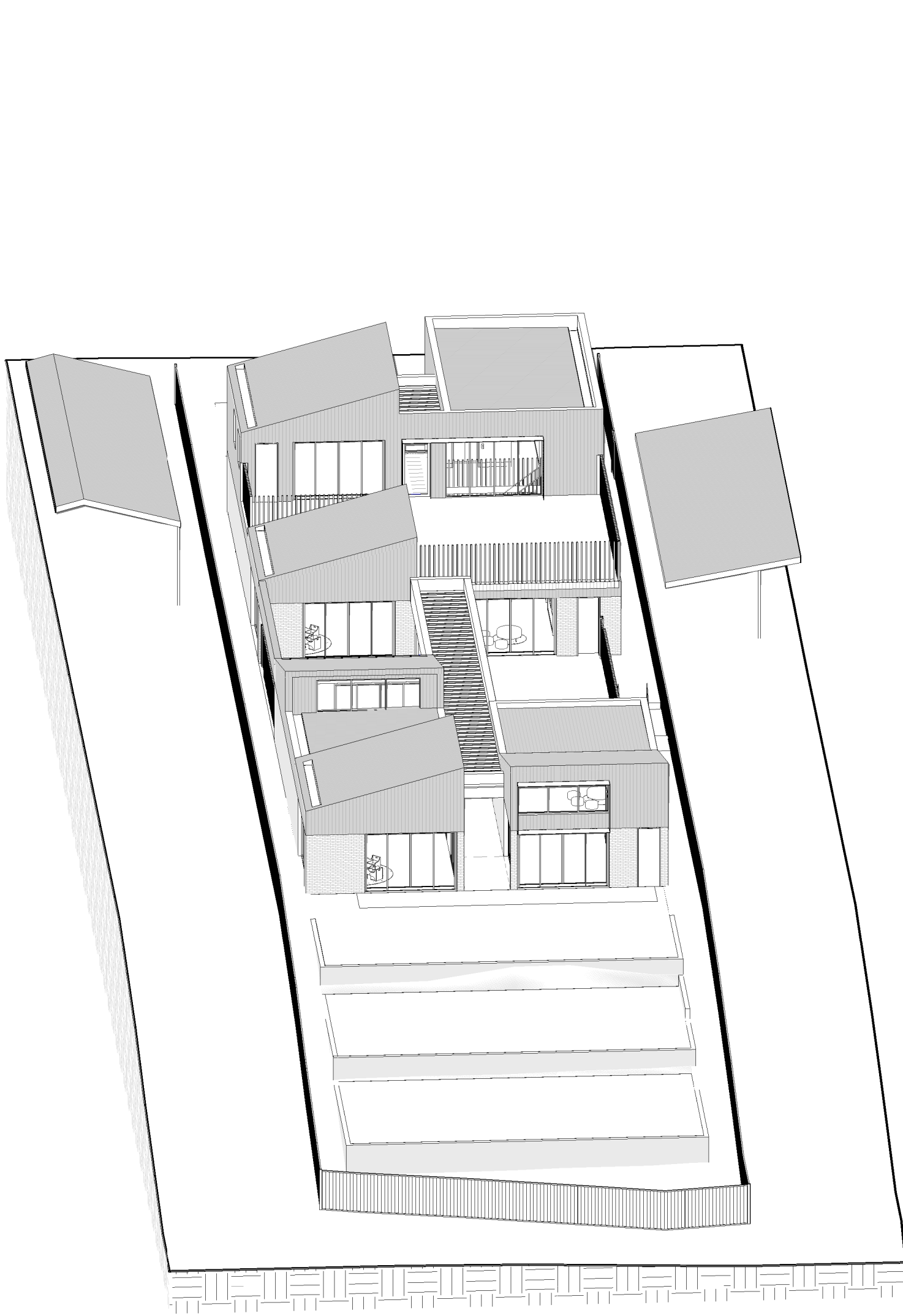
118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

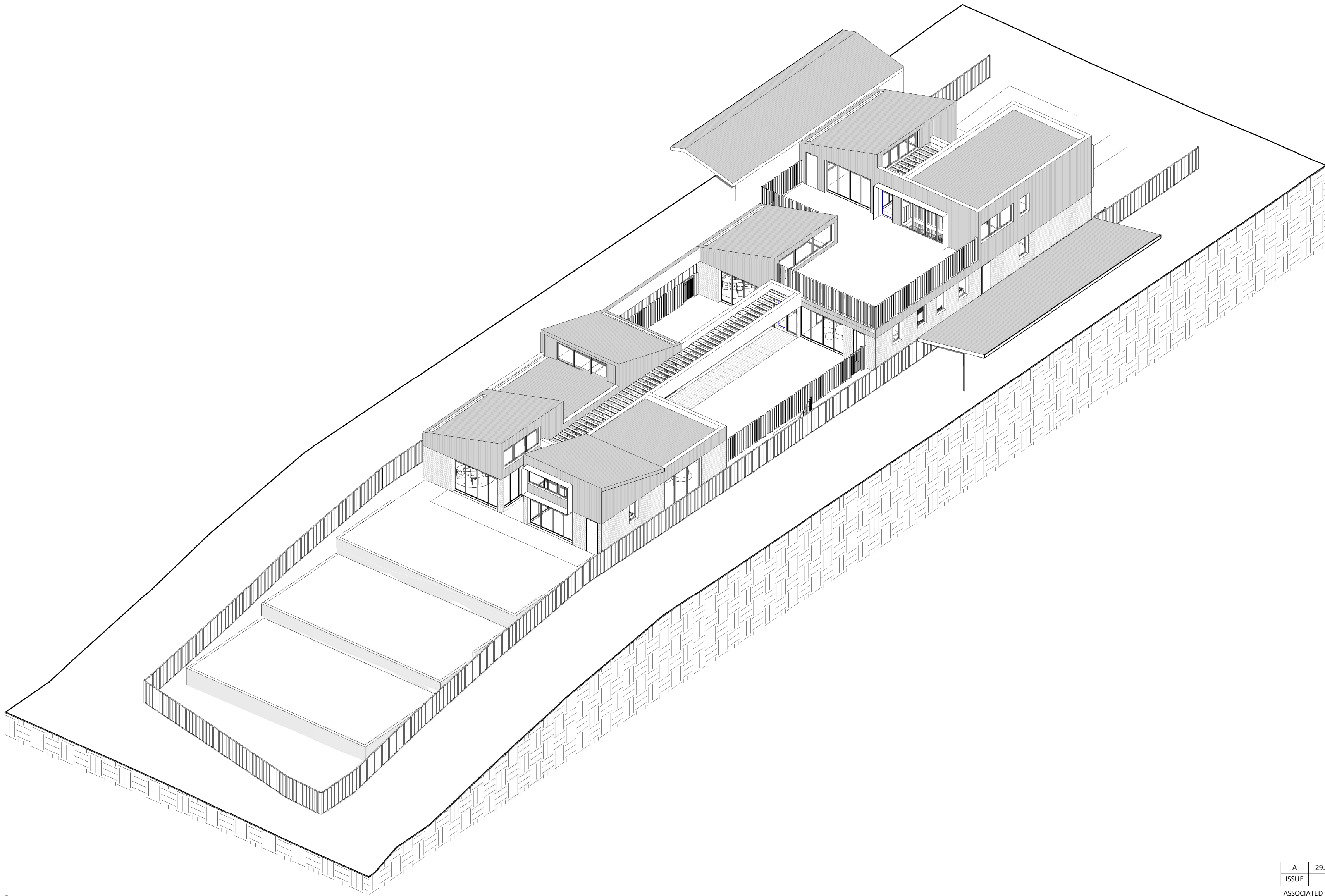
SHADOW DIAGRAMS & VIEW FROM SUN

ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
23714	DA06.02	A	DA
Sheet Size	Scale	L.G.A.	
A1	1 : 200	MUSWELLBROOK	
Drawn By	Checked By	Date	
TA/MS1	MS/SS	29.02.2024	

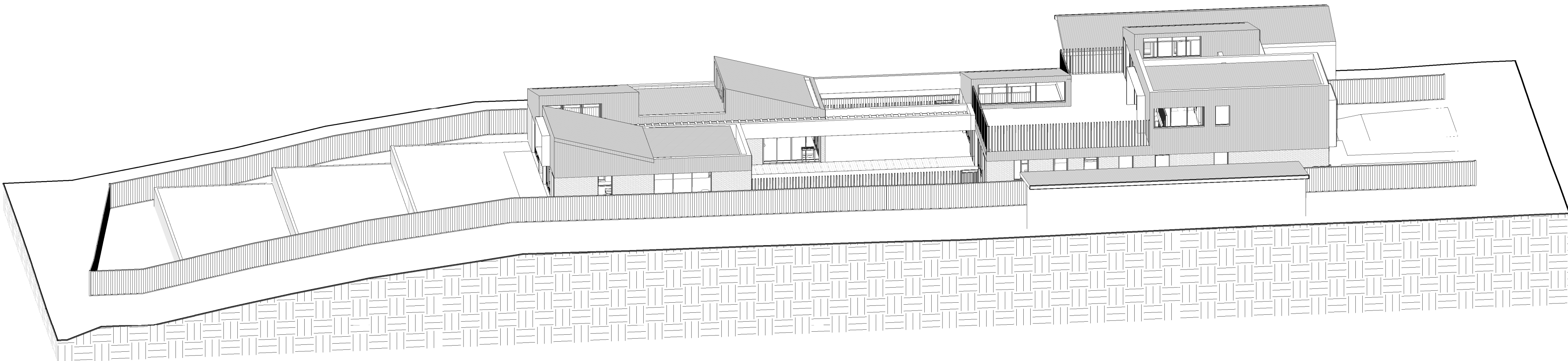
NOT FOR CONSTRUCTION



1 WINTER SOLSTICE - JUNE 21 - 9AM



2 WINTER SOLSTICE - JUNE 21 - 12PM



3 WINTER SOLSTICE - JUNE 21 - 3PM

ISSUE	DATE	DESCRIPTION
A	29.02.2024	FOR CO-ORDINATION

ASSOCIATED CONSULTANTS	
PLANNING	AVENUE PLANNING
TRAFFIC	STANBURY TRAFFIC
QS	OPC&C
ACOUSTICS	DIAN DESIGN
LANDSCAPE	GREENSCAPE DESIGN
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD
CIVIL AND FLOOD	ACOR

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PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

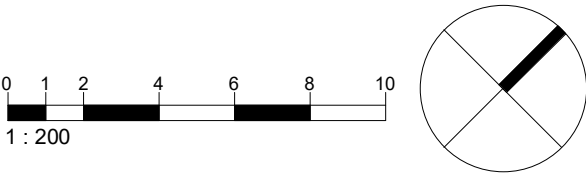
118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

VIEW FROM THE SUN

ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
23714	DA06.03	A	DA
Sheet Size	Scale	L.G.A.	
A1		MUSWELLBROOK	
Drawn By	Checked By	Date	
TA/MS1	MS/SS	29.02.2024	

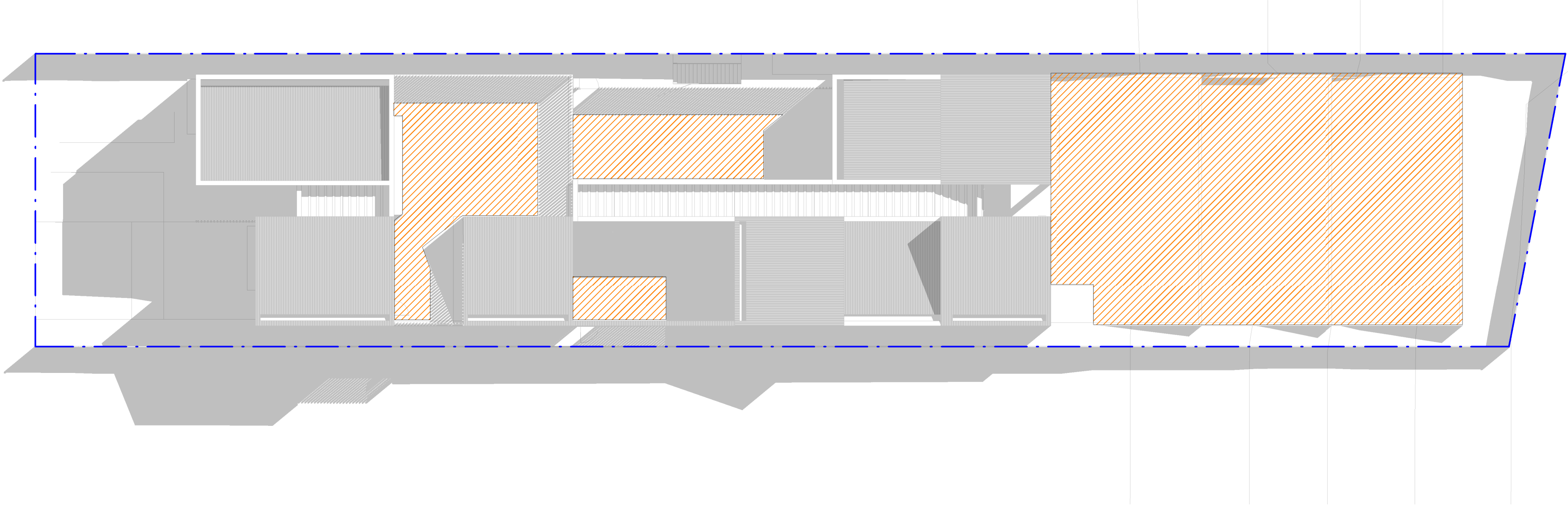
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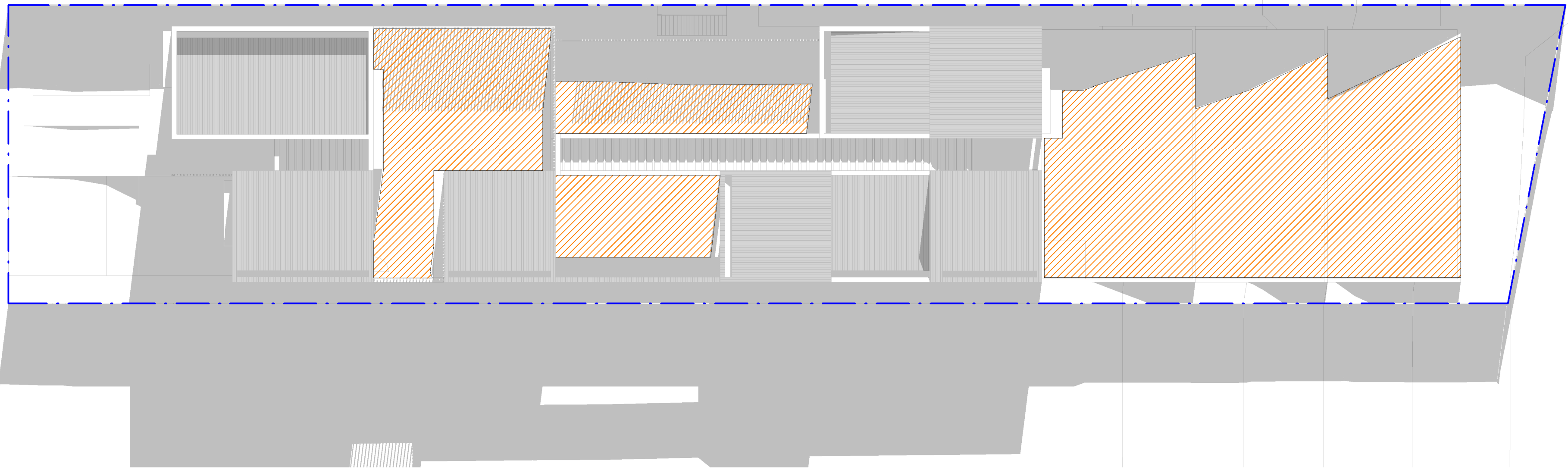
LEGEND

 OUTDOOR PLAY AREA SOLAR ACCESS

MIN REQ. OUTDOOR PLAY AREA =644M²
MIN REQ. SOLAR TO OUTDOOR PLAY AREA =193.2M² (30%)
WINTER SOLSTICE 12AM =536M² (83%)
WINTER SOLSTICE 3PM =520.962M² (78.45%)



1 SOLAR CALCULATION - JUNE 21 - 12PM
1 : 200



2 SOLAR CALCULATION - JUNE 21 - 3PM
1 : 200

A	29.02.2024	FOR CO-ORDINATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNING	AVENUE PLANNING	
TRAFFIC	STANBURY TRAFFIC	
QS	OPC&C	
ACOUSTICS	DIAN DESIGN	
LANDSCAPE	GREENSCAPE DESIGN	
GEOTECH & PSI	BROADCREST CONSULTING PTY LTD	
CIVIL AND FLOOD	ACOR	

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PROJECT

CHILDCARE CENTRE

PROJECT ADDRESS

118 MAITLAND STREET
MUSWELLBROOK 2333

SHEET NAME

OUTDOOR SOLAR ACCESS

ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
23714	DA06.04	A	DA
Sheet Size	Scale	L.G.A.	
A1	1 : 200	MUSWELLBROOK	
Drawn By	Checked By	Date	
MS1	MS/SS	29.02.2024	

NOT FOR CONSTRUCTION

APPENDIX B: SPATIAL ANALYSIS REPORT

LOCATION: 118 Maitland Street, Muswellbrook

REPORT 3410

DATE 31.1.2024

SITE AREA 0.1371 ha (approx)

Disclaimer

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Broadcrest Consulting Pty Ltd | ABN: 622 508 187

Client
Jacky Angelovska

Location
118 Maitland Street, Muswellbrook

Map
Site Location with Terrain

LGA
MUSWELLBROOK SHIRE COUNCIL

Data Source
Geoscience Australia
Creative Commons 3.0 - Commonwealth of Australia


Base
PFS Spatial Services Imagery | © Department of Finance, Services & Innovation 31.1.2024
Open Street Maps | Creative Commons 3.0 - OpenStreetMap Contributors

Scale
1:2,500

Project
3410

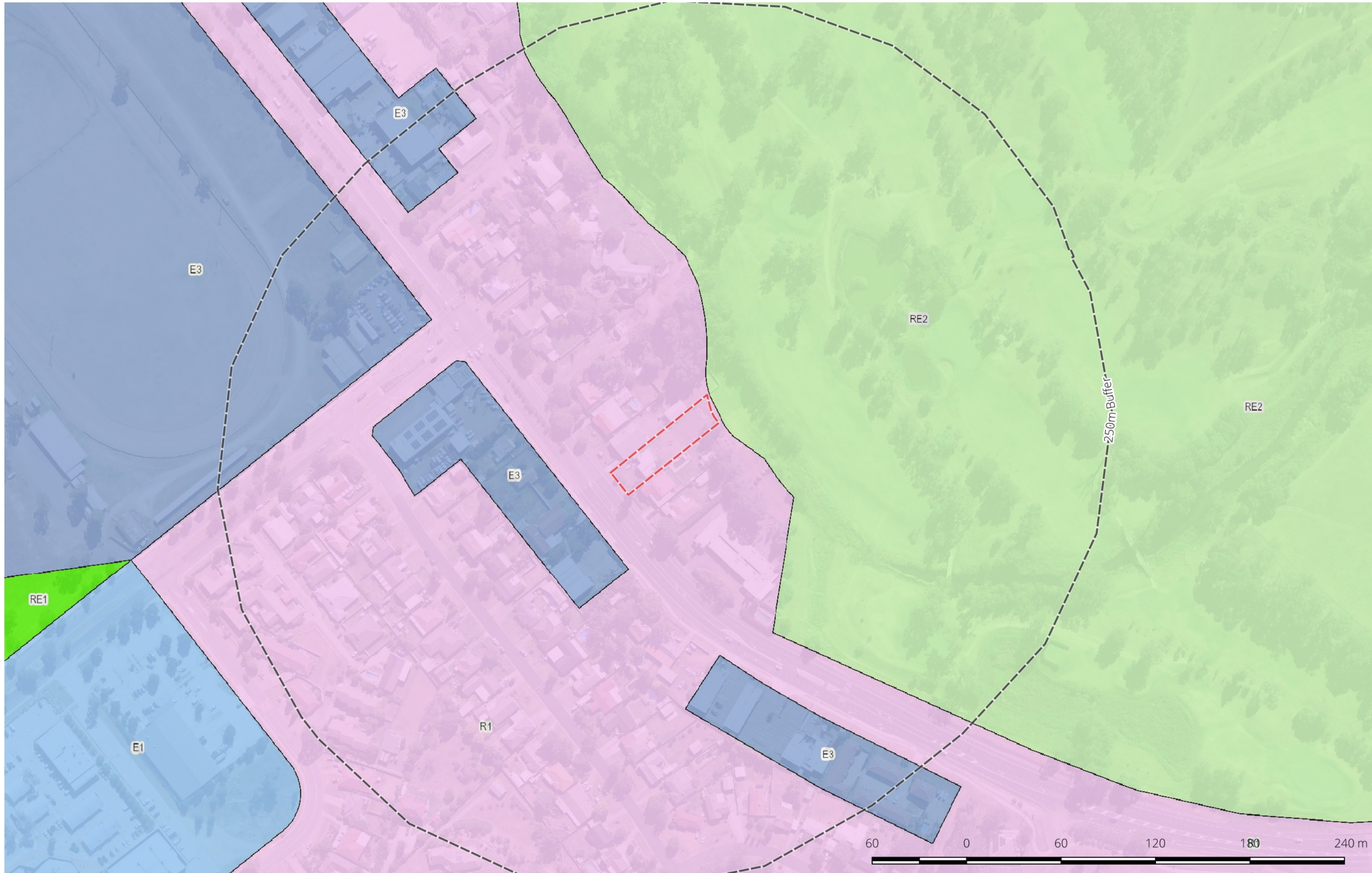




 <div>BROADCAST MAPPING & SPATIAL SERVICES broadcrest.com.au contact@broadcrest.com.au 1300 554 945 Broadcrest Consulting Pty Ltd ABN: 622 508 187</div>	Client Jacky Angelovska	Map Topography	Data Source Derived from LiDAR Data Geoscience Australia Creative Commons 3.0 - Commonwealth of Australia	Scale 1:2,500	
	Location 118 Maitland Street, Muswellbrook	LGA MUSWELLBROOK SHIRE COUNCIL	Base Open Street Maps Obtained on 31.1.2024 Creative Commons 3.0 - OpenStreetMap Contributors	Project 3410	



 <div>BROADCAST MAPPING & SPATIAL SERVICES broadcrest.com.au contact@broadcrest.com.au 1300 554 945 Broadcrest Consulting Pty Ltd ABN: 622 508 187</div>	<div>Client Jacky Angelovska</div> <div>Location 118 Maitland Street, Muswellbrook</div>	<div>Map Slope Heat Map</div> <div>LGA MUSWELLBROOK SHIRE COUNCIL</div>	<div>Data Source Derived from LiDAR Data Geoscience Australia Creative Commons 3.0 - Commonwealth of Australia</div> <div>Base Map Broadcrest Spatial Services Imagery Obtained on 31.1.2024 © Department of Finance, Services & Innovation</div>	<div>Scale 1:2,500</div> <div>Project 3410</div> <div></div>
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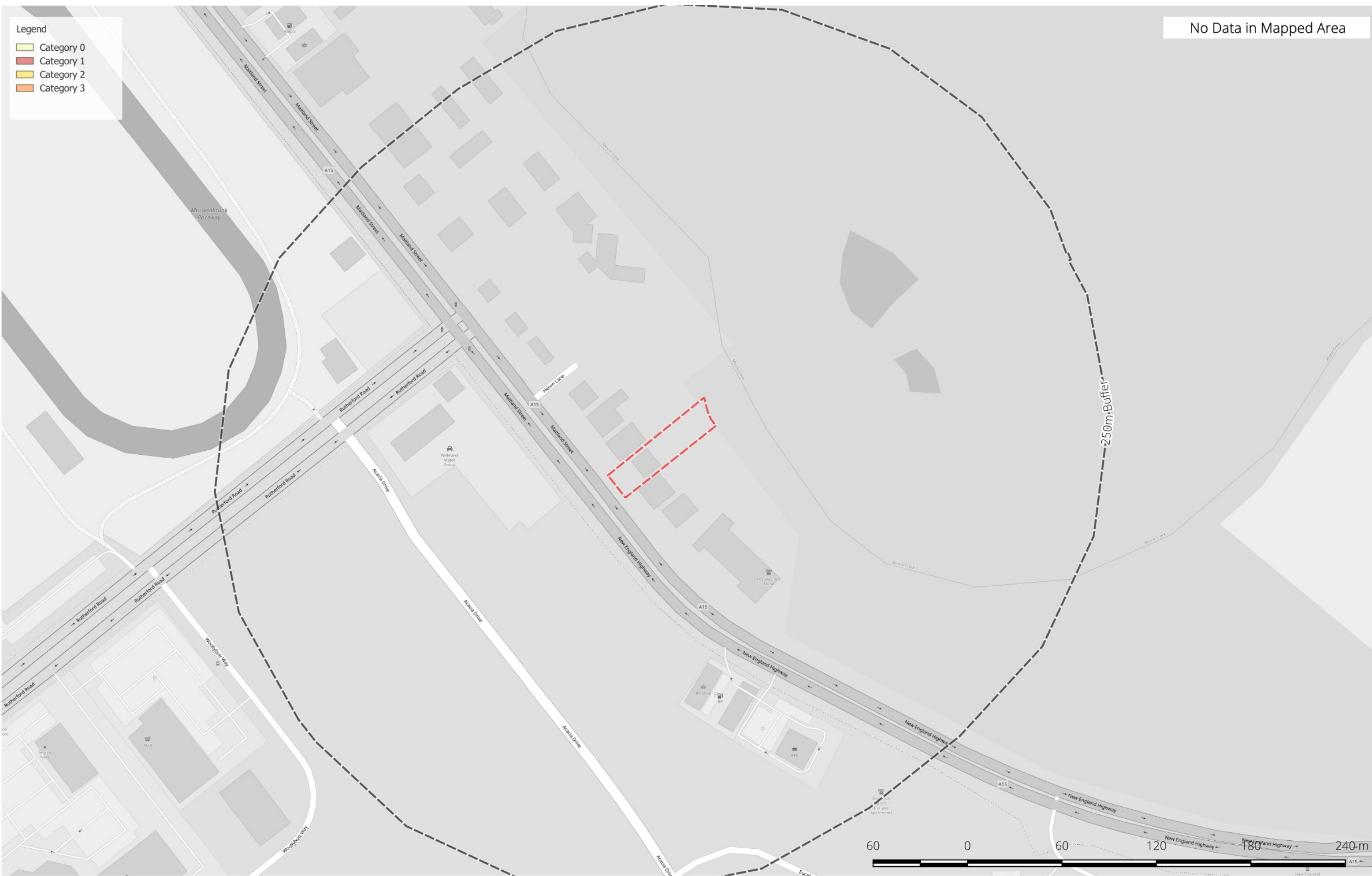


 <div>BROADCAST MAPPING & SPATIAL SERVICES broadcrest.com.au contact@broadcrest.com.au 1300 554 945 Broadcrest Consulting Pty Ltd ABN: 622 508 187</div>	Client Jacky Angelovska	Map Land Zone Map	Data Source NSW Planning and the Environment Obtained on 31.1.2024 Creative Commons 3.0 - Commonwealth of Australia	Scale 1:2,500	
	Location 118 Maitland Street, Muswellbrook	LGA MUSWELLBROOK SHIRE COUNCIL	Base Map OpenStreet Maps Obtained on 31.1.2024 Creative Commons 3.0 - OpenStreetMap Contributors	Project 3410	



H_ID	H_NAME
No data in mapped area.	

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	Location 118 Maitland Street, Muswellbrook	LGA MUSWELLBROOK SHIRE COUNCIL	Base Map Open Street Maps Obtained on 31.1.2024 Creative Commons 3.0 - OpenStreetMap Contributors	Project 3410	



No Data in Mapped Area



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Broadcrest Consulting Pty Ltd | ABN: 622 508 187


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Location 118 Maitland Street, Muswellbrook	LGA MUSWELLBROOK SHIRE COUNCIL

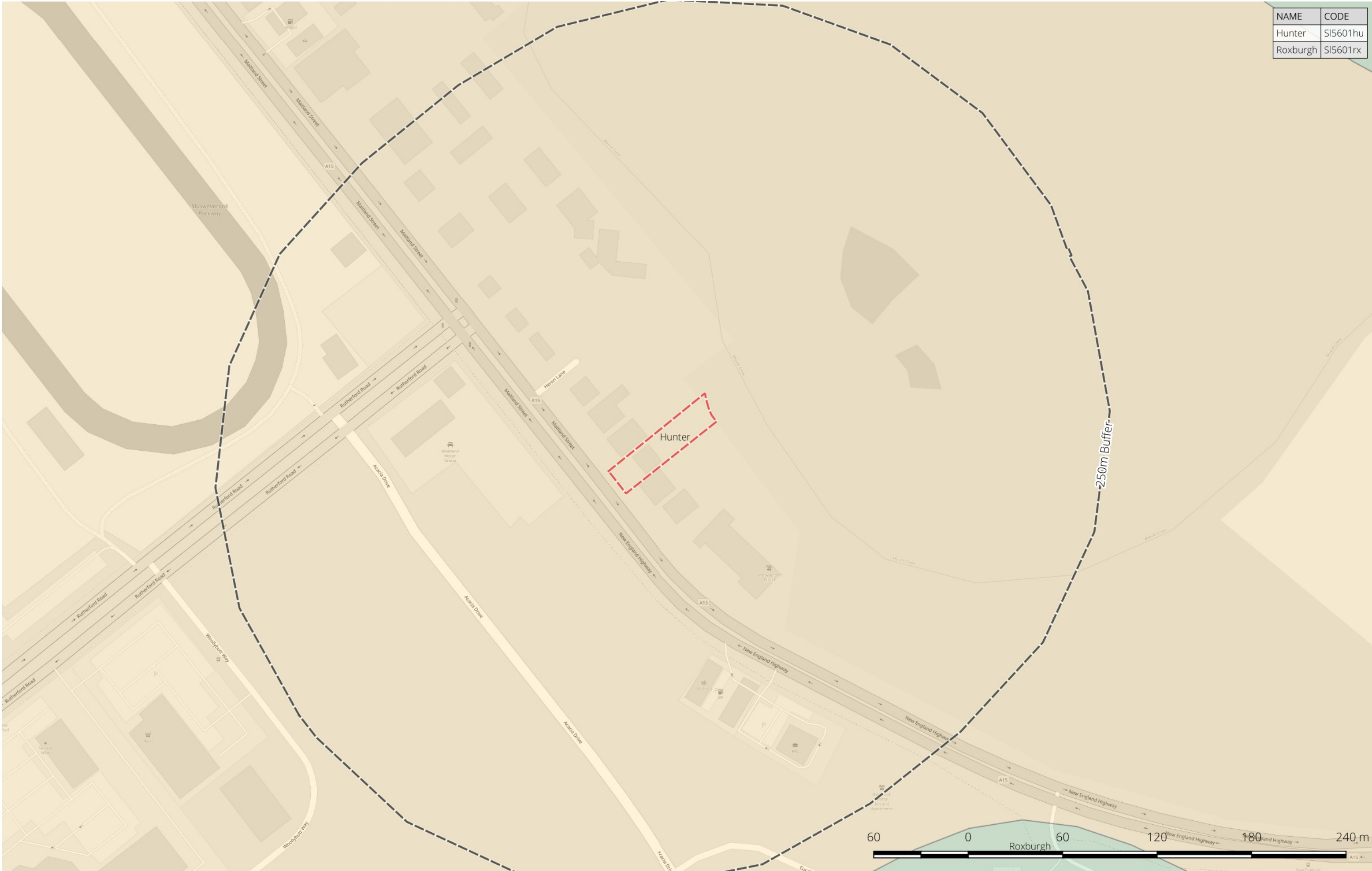
Data Source
NSW Planning and the Environment | Obtained on 31.1.2024
Creative Commons 3.0 - Commonwealth of Australia

Base Map
OpenStreet Maps | Obtained on 31.1.2024
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Scale
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Project
3410





NAME	CODE
Hunter	SI5601hu
Roxburgh	SI5601rx



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Client

Jacky Angelovska

Location

118 Maitland Street, Muswellbrook

Map

Soil Landscapes

LGA

MUSWELLBROOK SHIRE COUNCIL

Data Source

Office of Environment and Heritage | Obtained on 18.07.2018
Creative Commons 3.0 - State of NSW and Office of Environment and Heritage

Base Map


OpenStreet Maps | Obtained on 31.1.2024
Creative Commons 3.0 - OpenStreetMap Contributors

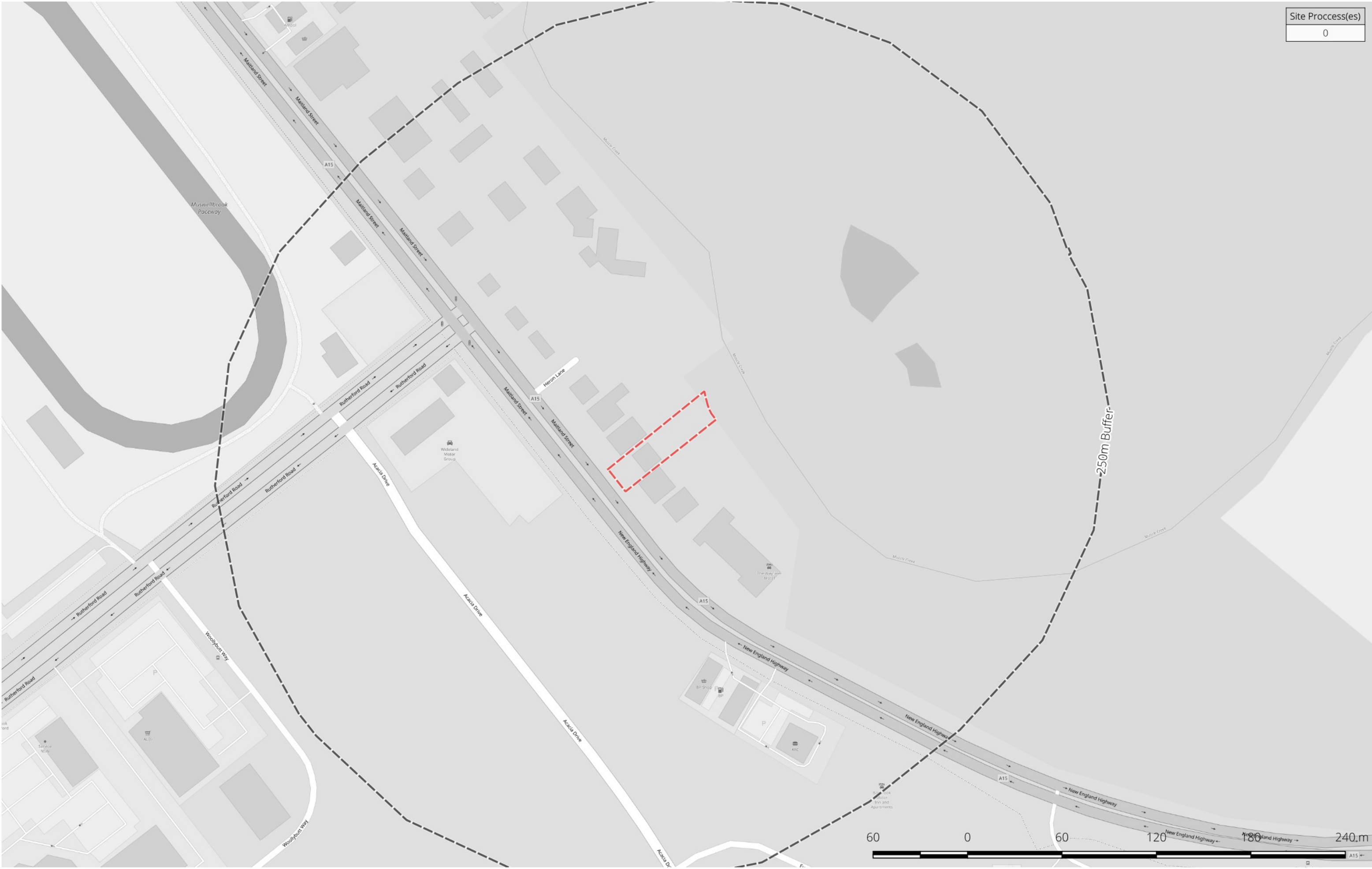
Scale

1:2,500

Project

3410





Site Process(es)

0



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Client

Jacky Angelovska

Location

118 Maitland Street, Muswellbrook

Map

Soil Formation

LGA

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Data Source

Office of Environment and Heritage | Obtained on 18.07.2018
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Base Map


Open Street Maps | Obtained on 31.1.2024
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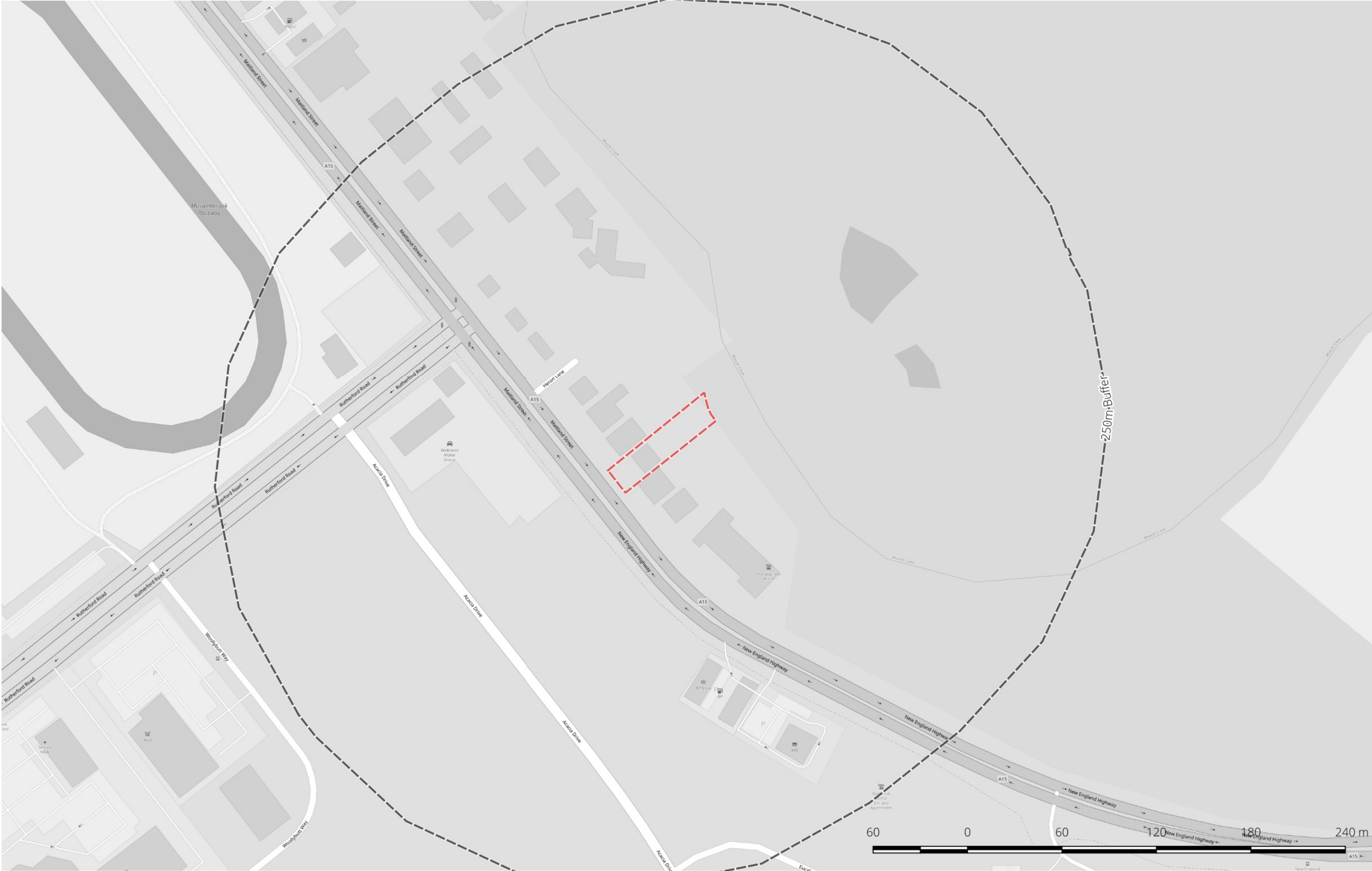
Scale

1:2,500

Project

3410







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Client

Jacky Angelovska

Location

118 Maitland Street, Muswellbrook

Map

Geology (1:100,000 Mapping)

LGA

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Data Source

NSW Planning and the Environment | Obtained on 18.07.2018

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Base Map

Open Street Maps | Obtained on 31.1.2024


Creative Commons 3.0 - OpenStreetMap Contributors

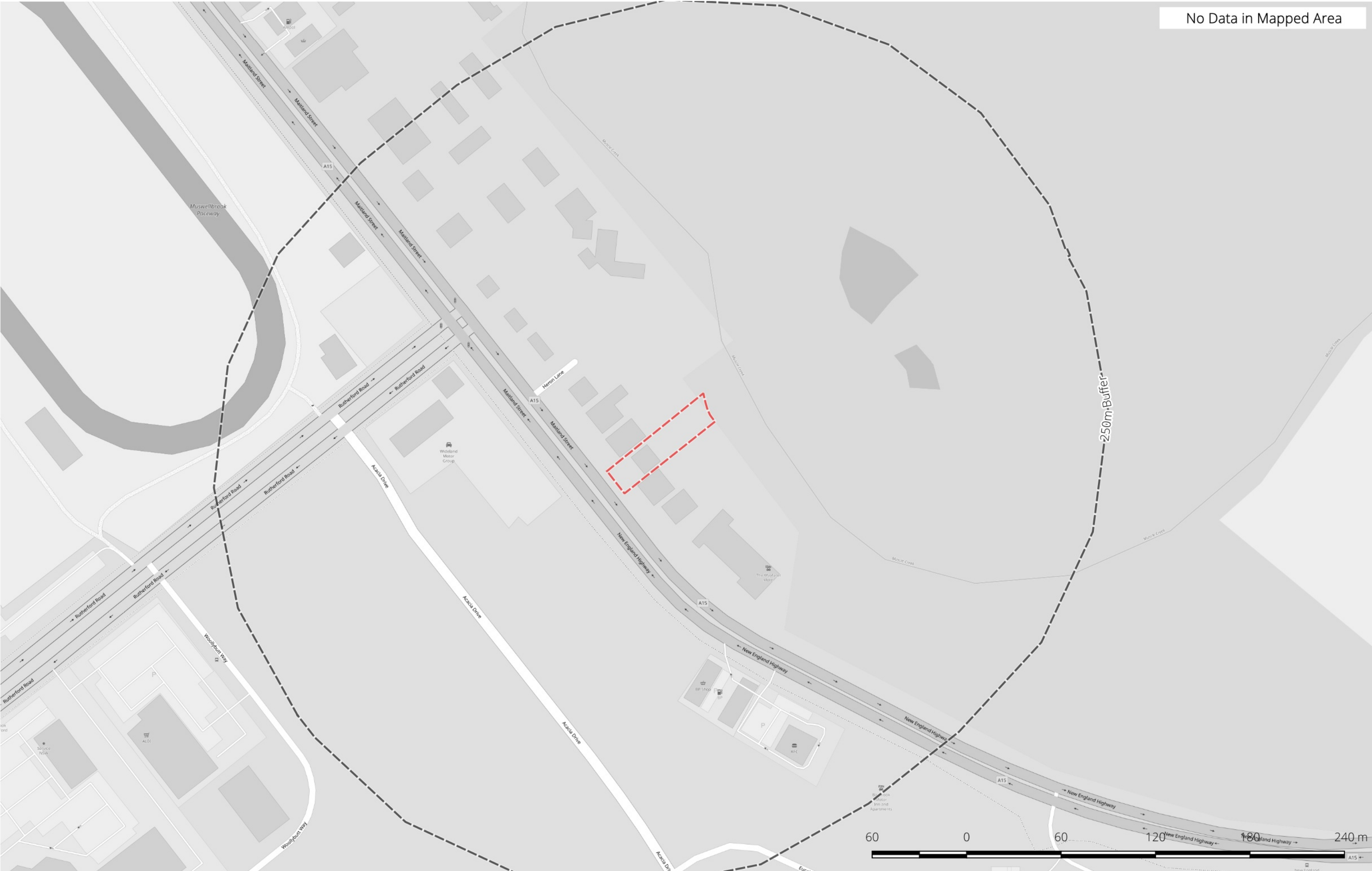
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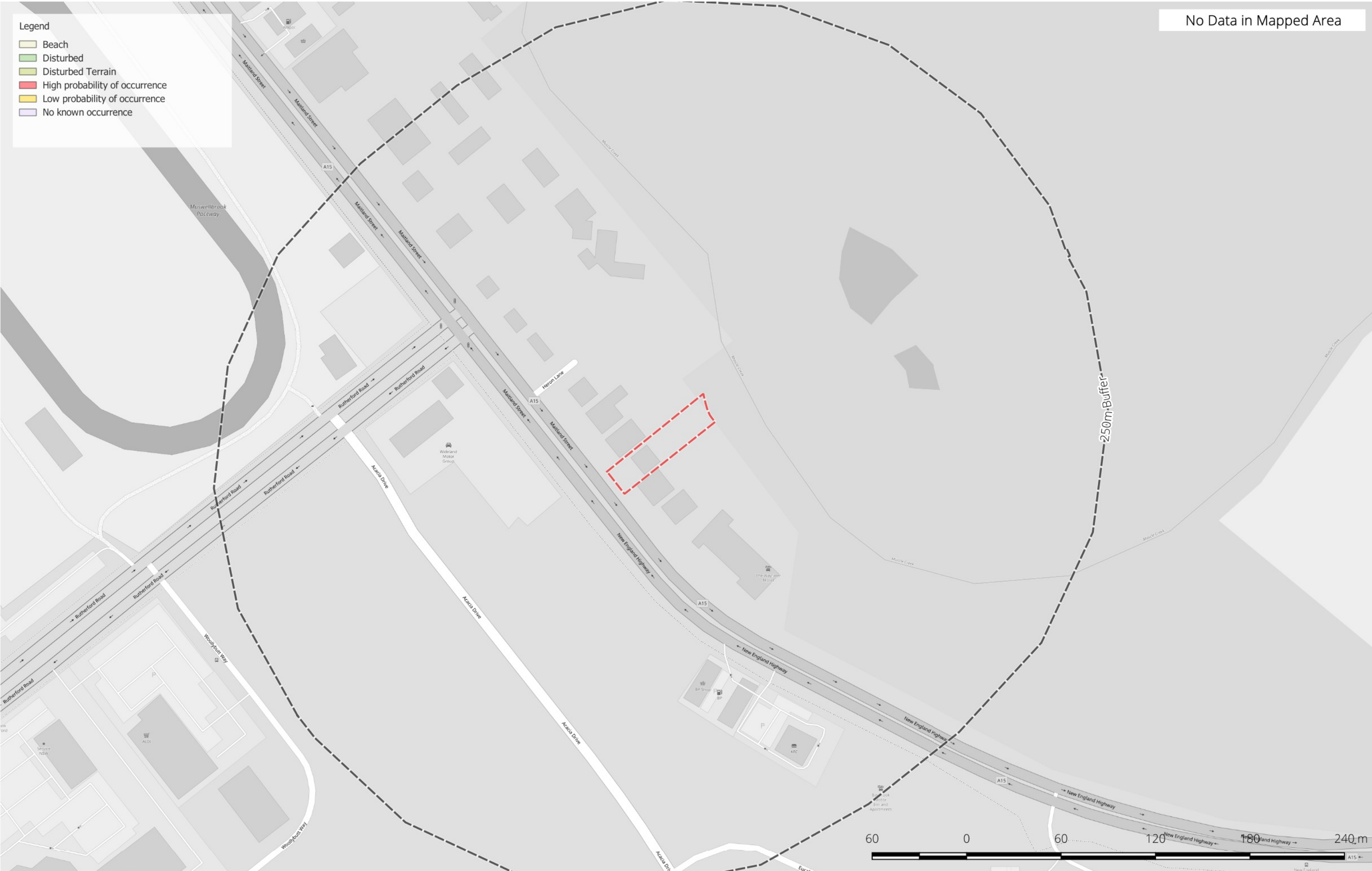
Project

3410







No Data in Mapped Area





 <div>BROADCAST MAPPING & SPATIAL SERVICES broadcrest.com.au contact@broadcrest.com.au 1300 554 945 Broadcrest Consulting Pty Ltd ABN: 622 508 187</div>	Client Jacky Angelovska		Map Watercourses and Hydrology		Data Source Department of Finance, Services & Innovation Obtained on 31.1.2024 © Department of Finance, Services & Innovation 2017		Scale 1:2,500	
	Location 118 Maitland Street, Muswellbrook		LGA MUSWELLBROOK SHIRE COUNCIL		Base Open Street Maps Obtained on 31.1.2024 Creative Commons 3.0 - OpenStreetMap Contributors		Project 3410	





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Broadcrest Consulting Pty Ltd | ABN: 622 508 187

Client

Jacky Angelovska

Location

118 Maitland Street, Muswellbrook

Map

Rainfall Overland Flow Paths

LGA

MUSWELLBROOK SHIRE COUNCIL

Data Source

Derived from LiDAR Data | Geoscience Australia
Creative Commons 3.0 - Commonwealth of Australia

Base Map


Open Street Maps | Obtained on 31.1.2024
Creative Commons 3.0 - OpenStreetMap Contributors

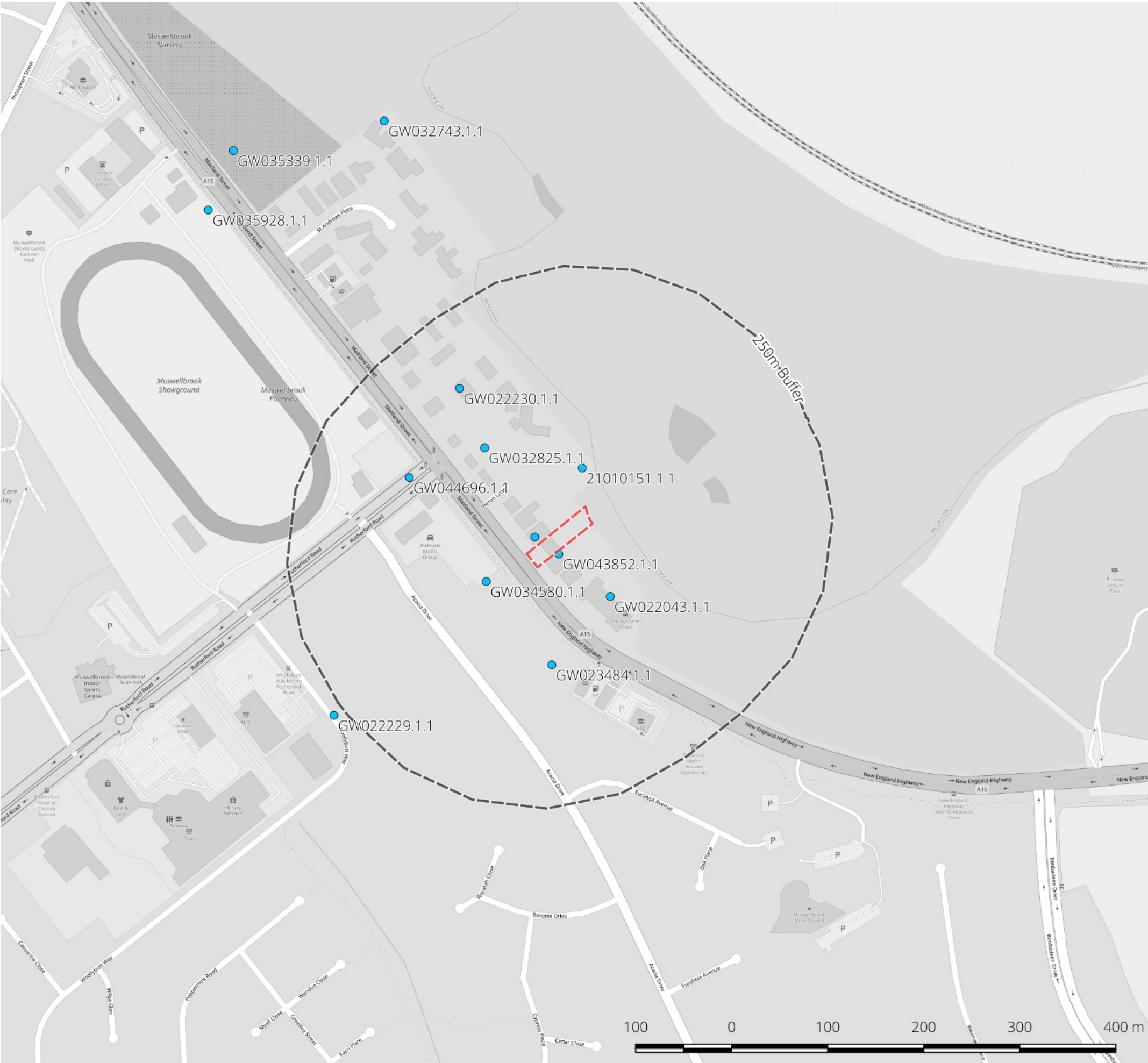
Scale

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Project

3410

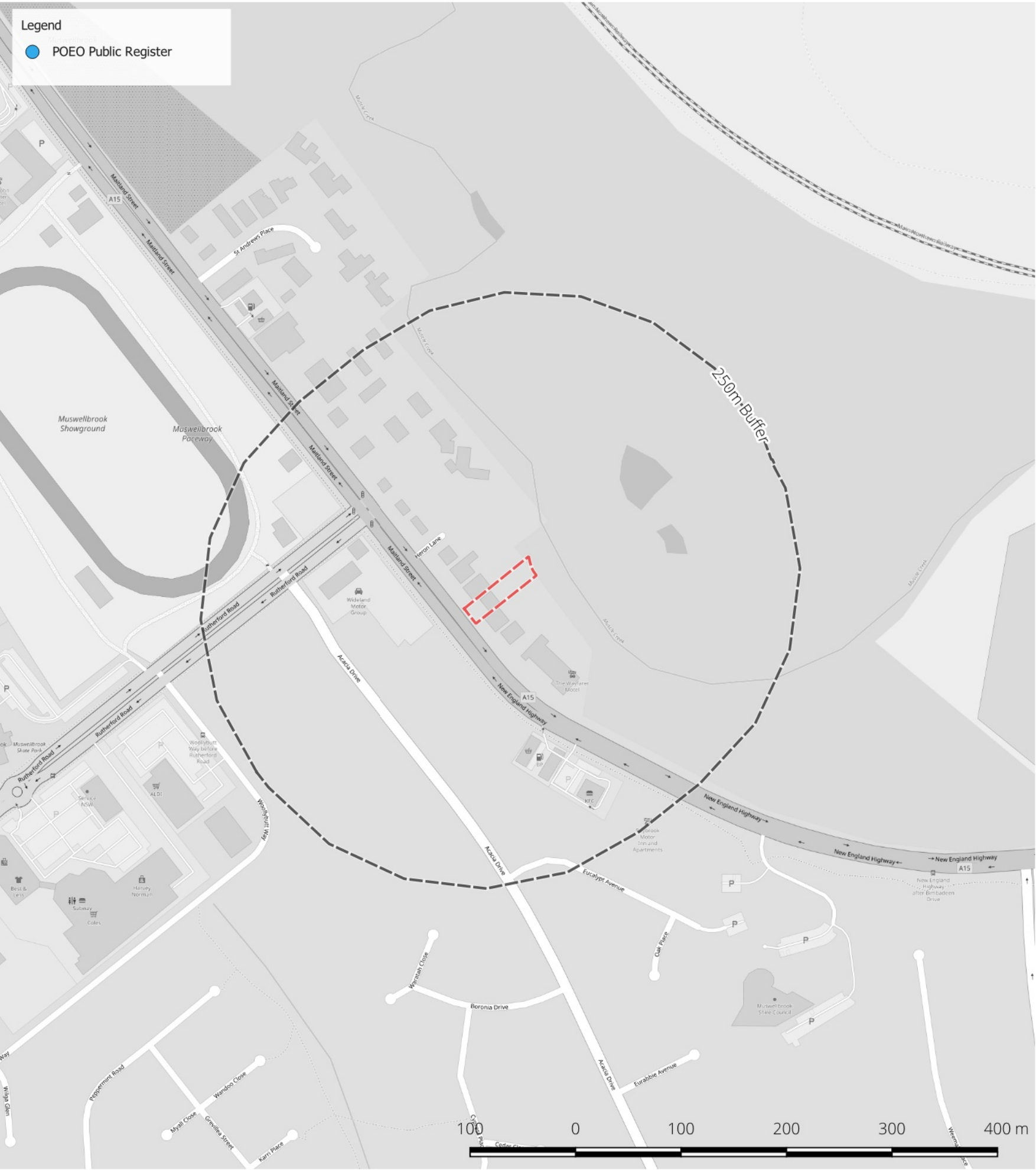




HydroCode	Depth	Strata Description	Bore Data
21010151.1.1	NULL	NULL	Ref Elevation: 150.3 AHD Purpose: Unknown
GW022043.1.1	0m - 0.3m 0.3m - 0.91m 0.91m - 1.22m 1.22m - 1.83m 1.83m - 5.49m 5.49m - 6.1m	Soil Clay Gravel Clay Loam sandy Clay stones	Date Drilled: 01/08/1964 Ref Elevation: 151.73 AHD Purpose: Irrigation
GW022229.1.1	0m - 0.91m 0.91m - 3.05m 3.05m - 10.06m	Soil Clay Sand gravel	Date Drilled: 01/08/1963 Ref Elevation: 160.69 AHD Drill Depth: 10.1m Purpose: Irrigation
GW022230.1.1	NULL	NULL	Date Drilled: 01/01/1965 Ref Elevation: 151.33 AHD Drill Depth: 6.7m Purpose: Irrigation
GW023484.1.1	NULL	NULL	Date Drilled: 01/01/1965 Ref Elevation: 153.12 AHD Drill Depth: 7.6m Purpose: Irrigation
GW029528.1.1	0m - 0.3m 0.3m - 1.52m 1.52m - 6.4m	Soil Clay Sand gravel	Date Drilled: 01/05/1967 Ref Elevation: 151.24 AHD Drill Depth: 6.4m Purpose: Irrigation
GW032743.1.1	NULL	NULL	Date Drilled: 01/04/1968 Ref Elevation: 152.34 AHD Drill Depth: 5.7m Purpose: Irrigation
GW032825.1.1	NULL	NULL	Date Drilled: 1800/01/01 Ref Elevation: 151 AHD Drill Depth: 6m Purpose: Irrigation
GW034580.1.1	NULL	NULL	Date Drilled: 1800/01/01 Ref Elevation: 152.64 AHD Drill Depth: 9.1m Purpose: Irrigation
GW035339.1.1	NULL	NULL	Date Drilled: 01/08/1972 Ref Elevation: 153.13 AHD Drill Depth: 9.1m Purpose: Irrigation
GW035928.1.1	0m - 7.62m 7.62m - 8.07m	Clay Gravel river	Date Drilled: 01/02/1973 Ref Elevation: 153 AHD Purpose: Irrigation
GW043852.1.1	NULL	NULL	Date Drilled: 01/05/1967 Ref Elevation: 151.72 AHD Drill Depth: 6m Purpose: Irrigation
GW044696.1.1	NULL	NULL	Date Drilled: 01/07/1975 Ref Elevation: 152.44 AHD Drill Depth: 7.3m Purpose: Water Supply



ID	Date	Hazard	Synopsis	Impact Comments
No data in mapped area.				



Licence No.	Licence Status	Organisation Name	Scheduled Activity	Fee-Based Activity	Location Name	Location Address
No data in mapped area.						



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Client Jacky Angelovska	Map EPA POEO Public Register
Location 118 Maitland Street, Muswellbrook	LGA MUSWELLBROOK SHIRE COUNCIL

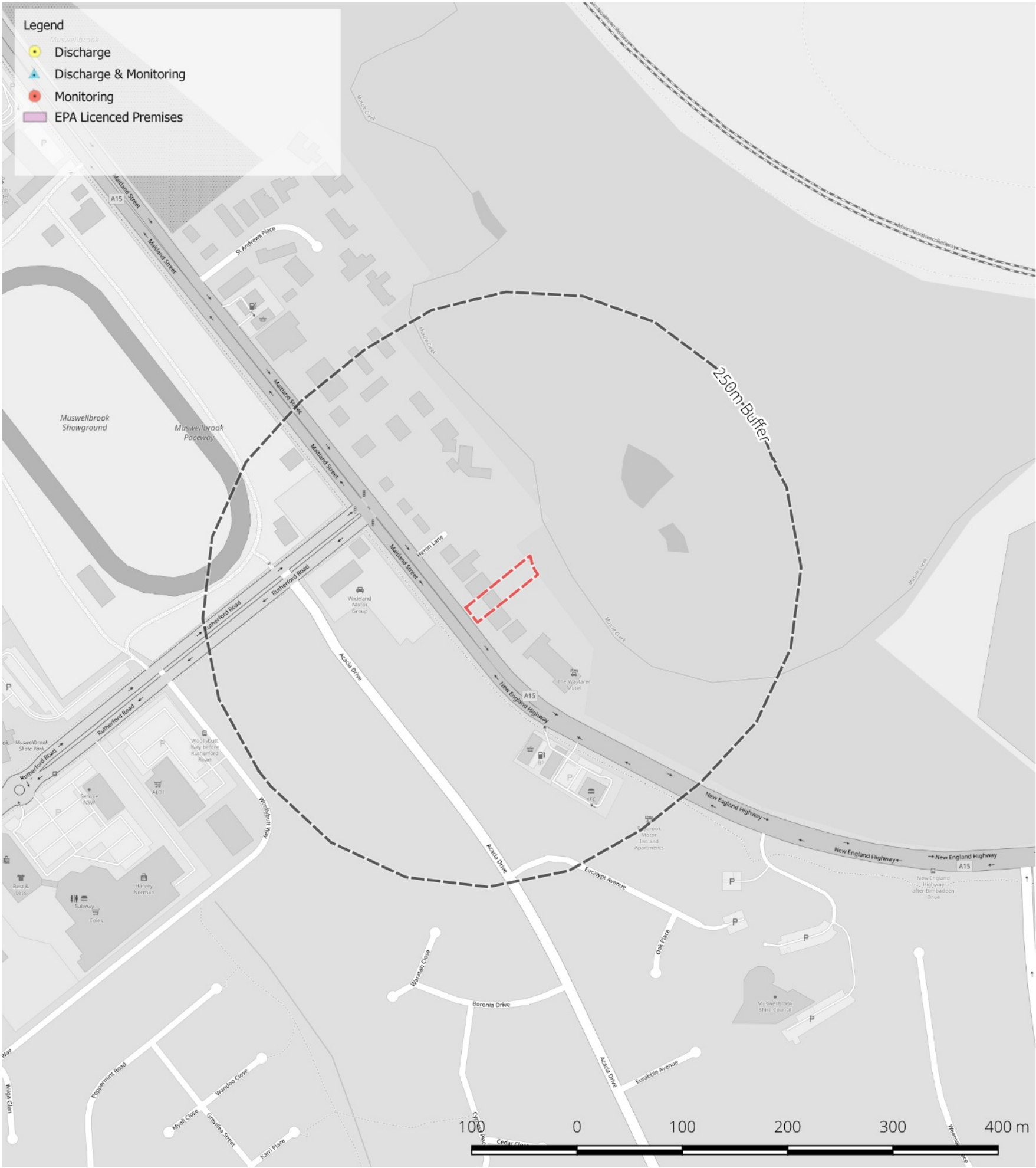
Data Source
NSW Environment Protection Authority | Obtained on 06-06-2023
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Base
Open Street Maps | Obtained on 31.1.2024
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Scale
1:5,000

Project
3410






EPA Licenced Premises

EPL	APName	LocationName	Address	PrimaryFeebasedActivity	PrimarySchedActivity
No data in mapped area.					

Monitoring and Discharge Points

OBJECTID	EPL	PointNo	PointMedium	PointType	PointTypeDescription
No data in mapped area.					



BROADCAST

MAPPING & SPATIAL SERVICES

broadcrest.com.au | contact@broadcrest.com.au | 1300 554 945
Broadcrest Consulting Pty Ltd | ABN: 622 508 187

Client

Jacky Angelovska

Location

118 Maitland Street, Muswellbrook

Map

EPA Licenced Premises

LGA

MUSWELLBROOK SHIRE COUNCIL

Data Source

NSW Environment Protection Authority | Obtained on 31.1.2024
© State of New South Wales through the Environment Protection Authority

Base Map


Open Street Maps | Obtained on 31.1.2024
Creative Commons 3.0 - OpenStreetMap Contributors

Scale

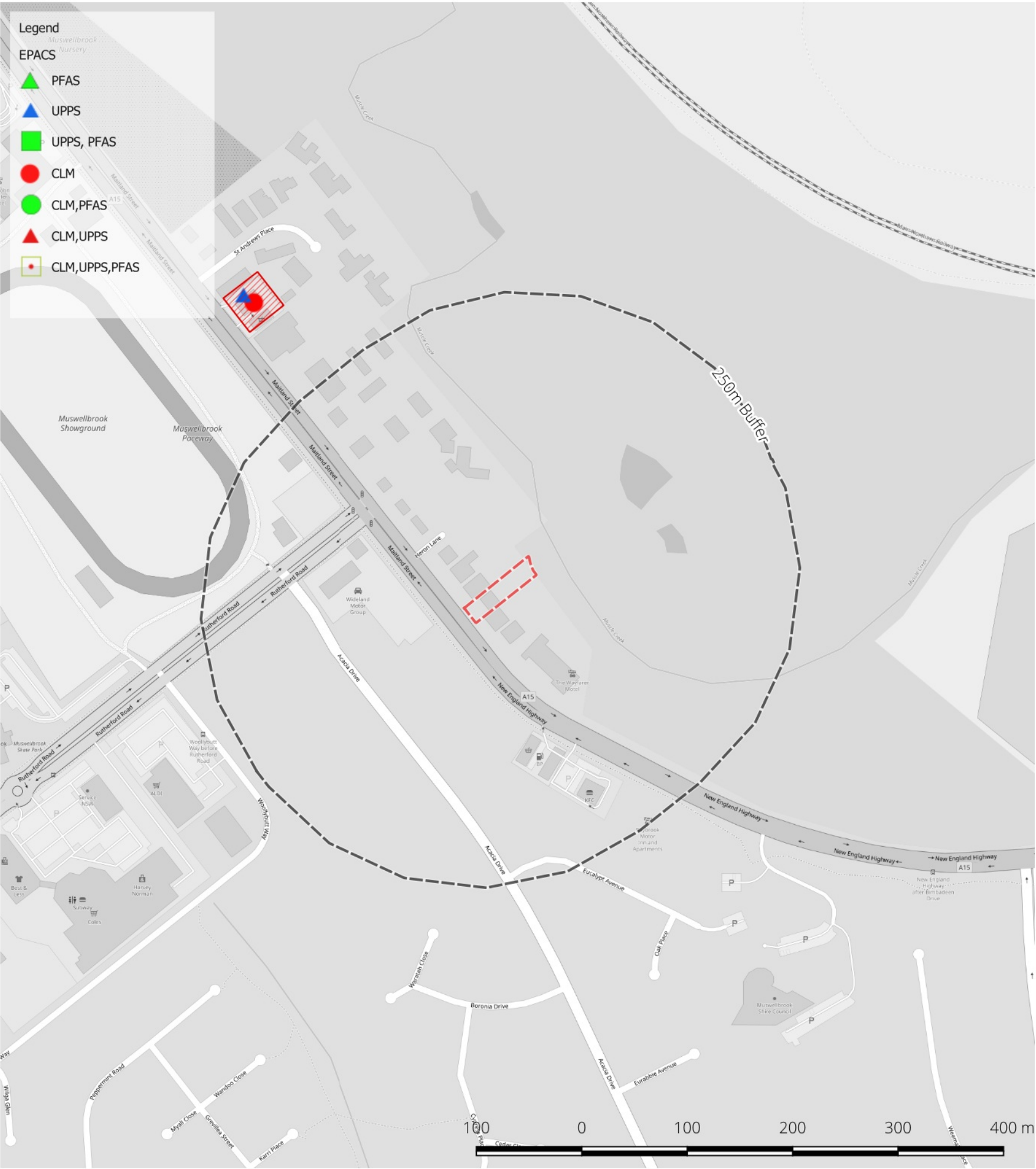
1:5,000

Project

3410



Site id	SiteName
9782	Caltex Muswellbrook Service Station
19605	Caltex Muswellbrook



- Legend
- EPACS
- PFAS
 - UPPS
 - UPPS, PFAS
 - CLM
 - CLM,PFAS
 - CLM,UPPS
 - CLM,UPPS,PFAS



BROADCAST

MAPPING & SPATIAL SERVICES

broadcrest.com.au | contact@broadcrest.com.au | 1300 554 945
Broadcrest Consulting Pty Ltd | ABN: 622 508 187

Client

Jacky Angelovska

Location

118 Maitland Street, Muswellbrook

Map

EPA Contaminated Sites List

LGA

MUSWELLBROOK SHIRE COUNCIL

Data Source

NSW Environment Protection Authority | Obtained on 31.1.2024
© State of New South Wales through the Environment Protection Authority

Base Map


Open Street Maps | Obtained on 31.1.2024
Creative Commons 3.0 - OpenStreetMap Contributors

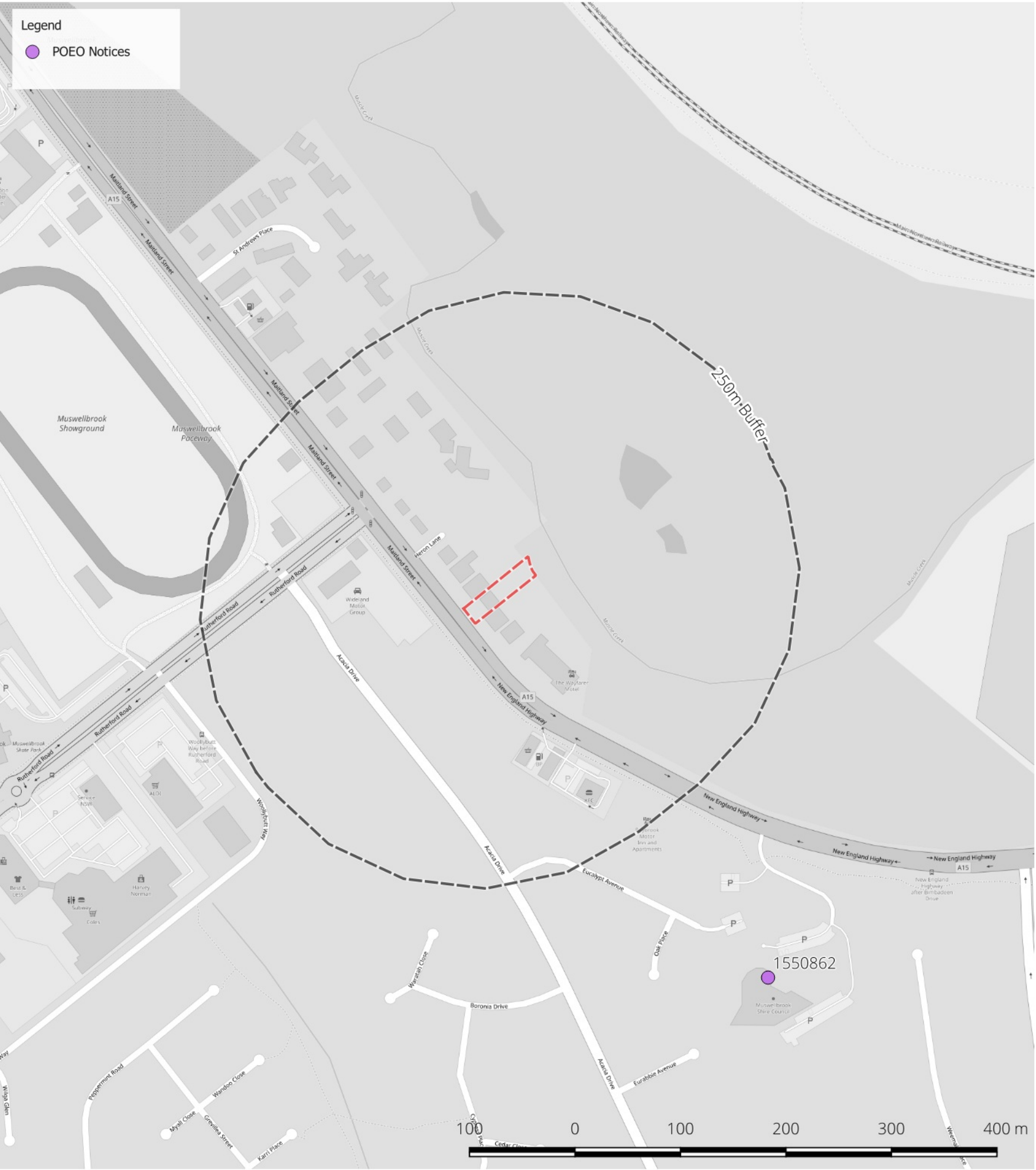
Scale

1:5,000

Project

3410





Number	Name	Location	Type	Issued date	precision
1550862	MUSWELLBROOK SHIRE COUNCIL	Muswellbrook Water Treatment Plant	s.91 Clean Up Notice	7/04/2017	Rooftop



BROADCAST

MAPPING & SPATIAL SERVICES


broadcrest.com.au | contact@broadcrest.com.au | 1300 554 945
Broadcrest Consulting Pty Ltd | ABN: 622 508 187

Client Jacky Angelovska	Map EPA POEO Notices
Location 118 Maitland Street, Muswellbrook	LGA MUSWELLBROOK SHIRE COUNCIL

Data Source NSW Environment Protection Authority Obtained on 12.09.2020 © State of New South Wales through the Environment Protection Authority
Base Open Street Maps Obtained on 31.1.2024 Creative Commons 3.0 - OpenStreetMap Contributors

Scale
1:5,000

Project
3410



APPENDIX C: PHOTOGRAPHS



Figure C1: On-site residential structure, as viewed from Maitland Street facing north-east.



Figure C2: Carport and residential structure, as viewed from central portion of site facing south-west.



Figure C3: Empty cleaning solvent 'Pacer - Gun Wash' drums, located adjacent the residential structure, viewed facing south-west.



Figure C4: Rear yard, viewed facing west.



Figure C5: Rear yard and site boundary, as viewed facing north.



Figure C6: Drilling in the backyard



Figure C7: Fill materials, consisting of imported coal-wash, encountered within BH01 and BH04

APPENDIX D: SECTION 10.7 CERTIFICATE

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2) & (5) ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT 1979**

Enquiries Planning
Contact 02 6549 3700
Receipt no. 1569028
Your reference 118 Maitland Street
Muswellbrook

Date: 25 January 2024

Assessment: 39420

Cert No: 23723

Broadcrest Consulting Pty Ltd
101 Pyramid Street
Emu Plains NSW 2750

Owner (as recorded by Council)
L Abounader & J Angelovska

Property Description: 118 Maitland Street MUSWELLBROOK 2333
LOT: 34 DP: 229637

Land to which the certificate relates

The information contained in this certificate relates only to the lot or lots described on this certificate. Separate planning certificates can be obtained upon application for the other lots, those certificates may contain different information than is contained in this certificate.

This certificate provides information on how the relevant parcel of land may be developed, including the planning policies that may apply to development of the land, on the date the certificate is issued.

CERTIFICATE UNDER SECTION 10.7(2) ENVIRONMENTAL PLANNING & ASSESSMENT ACT

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies apply to land within the Muswellbrook Shire LGA:

SEPP (Biodiversity and Conservation) 2021 – This policy contains:

- Planning rules and controls for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application.
- The land use planning and assessment framework for koala habitat (Chapter 4).

SEPP (Exempt and Complying Development Codes) 2008 – The policy provides exempt and complying codes that have State-wide application, identifying types of development that are of minimal environmental impact that may proceed without development consent, but may require a complying development certificate.

SEPP No. 65 (Design Quality of Residential Apartment Development) – This policy aims to raise the design quality of residential flat development through the application of a series of design principles.

SEPP (Housing) 2021 - This policy supports the development of diverse housing types, including affordable housing and purpose-built rental housing, reinforce the importance of designing housing for climate, hazards and to reflect the locality it is being built in, and to mitigate the loss of affordable rental housing.

SEPP (Industry and Employment) 2021 – This policy contains planning provisions for advertising signage in NSW.

Muswellbrook Shire Council ABN 86 864 180 944

Address all communications to The General Manager Mail PO Box 122 Muswellbrook NSW 2333 Phone 02 6549 3700
Fax 02 65 49 3701 Email council@muswellbrook.nsw.gov.au Web www.muswellbrook.nsw.gov.au

Date: 25 January 2024

Cert No: 23723

SEPP (Planning Systems) 2021 – This policy:

- Identifies State or Regionally significant development, State significant infrastructure, and critical State significant infrastructure (Chapter 2).
- Provides consideration of development delivery plans by local Aboriginal land councils (Chapter 3).
- Allows the Planning Secretary to elect to be the concurrence authority for certain development (Chapter 4).

SEPP (Precincts - Regional) 2021 – This policy contains planning provisions for precinct planning for a specified geographic area. The precincts in this SEPP are located outside the Greater Sydney Region Plan.

SEPP (Primary Production) 2021 – This policy contains planning provisions:

- To manage primary production and rural development including supporting sustainable agriculture.
- For the protection of prime agricultural land of state and regional significance as well as regionally significant mining and extractive resources.

SEPP (Resilience and Hazards) 2021 – This policy contains planning provisions:

- To manage hazardous and offensive development (Chapter 3).
- To provide a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm (Chapter 4).

SEPP (Resources and Energy) 2021 – This policy contains planning provisions:

- For mining, petroleum production and extractive material resource proposals in NSW.
- The locations where open cut mining and coal seam gas projects are prohibited.
- To facilitate the development of extractive resources in proximity to the population of the Sydney.

SEPP (Sustainable Buildings) 2022 – This policy contains planning provisions:

- To encourage the design and delivery of sustainable buildings.
- To minimise the consumption of energy.
- To reduce greenhouse gas emissions.
- To minimise the consumption of mains-supplied potable water.

The provisions apply to residential development (Chapter 2) and non-residential development (Chapter 3).

SEPP (Transport and Infrastructure) 2021 – This policy contains planning provisions:

- For infrastructure, such as hospitals, roads, railways, emergency services, water supply and electricity delivery (Chapter 2).
- For child-care centres, schools, TAFEs and Universities (Chapter 3).

Date: 25 January 2024

Cert No: 23723

Further details regarding these State Environmental Planning Policies and the circumstances in which they may apply to the subject and can be found on the Department of Planning's website.

REGIONAL PLANNING INSTRUMENTS

Hunter Regional Plan 2041
Upper Hunter Strategic Land Use Regional Plan 2012

LOCAL PLANNING INSTRUMENTS

The provisions of Muswellbrook Local Environmental Plan 2009 apply to this land.

Employment Zones Reform

On 26 April 2023, Business and Industrial zones were replaced by Employment zones within standard instrument local environmental plans.

A two-year transitional arrangement exists to continue land use permissibility where the translation to employment zones altered the land use permissibility. Until 26 April 2025, a land use that was permissible with consent under a former zone (for instance, the B2 Local Centre zone) that will not be permissible under the translated zone, will continue to be permissible through the transitional provision.

DEVELOPMENT CONTROL PLANS

The provisions of Muswellbrook Development Control Plan 2009 apply to this land.

2. ZONING AND LAND USE

LOCAL ENVIRONMENTAL PLANS

PLANNING INSTRUMENT	Muswellbrook Local Environmental Plan 2009
LAND USE ZONING	R1 General Residential

PERMITTED WITHOUT CONSENT

Home occupations

PERMITTED WITH CONSENT

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water recycling facilities; Water supply systems.

Date: 25 January 2024

Cert No: 23723

PROHIBITED

Any development not specified above.

MINIMUM LAND DIMENSIONS FOR THE ERECTION OF A DWELLING

Under the provisions of the Muswellbrook Local Environmental Plan 2009, the minimum subdivision lot size IS NOT TO BE LESS than 600m².

WHETHER THE LAND INCLUDES OR COMPRISES CRITICAL HABITAT

The subject land has not been declared as critical habitat.

WHETHER THE LAND IS IN A CONSERVATION AREA

The subject land is not within a conservation area.

WHETHER AN ITEM OF ENVIRONMENTAL HERITAGE IS SITUATED ON THE LAND

The land is NOT affected by any known or listed heritage item.

3. CONTRIBUTION PLANS

The Muswellbrook Section 94 Contributions Plan 2001 and Muswellbrook Section 94A Contributions Plan 2009 apply to all land within the Muswellbrook Shire Local Government Area.

The land is not within a special contributions area under the EP&A Act, Division 7.1.

4. COMPLYING DEVELOPMENT

Complying development may be carried out on the land under each of the following codes for complying development, to the extent stated, because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

INFORMATION SET OUT IN CLAUSE 4 OF SCHEDULE 2 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATIONS

Part 3 General Housing Code

YES. Complying development specified in the General Housing Code may be carried out on this land in certain circumstances pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Part 3A Rural Housing Code

Not applicable to the land to which this certificate relates.

Part 4 Housing Alterations Code

YES. Complying development specified in the Housing Alterations Code may be carried out on this land in certain circumstances pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Date: 25 January 2024

Cert No: 23723

Part 4A General Development Code

YES. Complying development specified in the General Development Code may be carried out on this land in certain circumstances pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Part 5 Commercial and Industrial Alterations Code

Not applicable to the land to which this certificate relates.

Part 5A Commercial and Industrial (New Buildings and Additions) Code

Not applicable to the land to which this certificate relates.

Part 6 Subdivision Code

YES. Complying development specified in the Subdivision Code may be carried out on this land in certain circumstances pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Part 7 Demolition Code

YES. Complying development specified in the Demolition Code may be carried out on this land in certain circumstances pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Part 8 Fire Safety Code

YES. Complying development specified in the Fire Safety Code may be carried out on this land in certain circumstances pursuant to Clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5. EXEMPT DEVELOPMENT

The land is land on which exempt development may be carried out under the exempt development codes under SEPP (Exempt and Complying Development Codes) 2008.

6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (a) There are NO building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- (b) There are NO notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

7. LAND RESERVED FOR ACQUISITION

There are NO environmental planning instruments; deemed environmental planning instruments or draft environmental planning instruments applying to the land that provide for the acquisition of the land by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979.

Date: 25 January 2024

Cert No: 23723

8. ROAD WIDENING AND ROAD REALIGNMENT

The subject land IS NOT affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) Any environmental planning instrument, or
- (c) Any resolution of the council.

9. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

The land is within a flood planning area and any development on the land is subject to flood-related development controls in the Muswellbrook Floodplain Risk Management Study and Plan and Muswellbrook DCP 2009.

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

The land IS NOT affected by a policy adopted by the council, or adopted by any other public authority that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding). Muswellbrook DCP 2009 contains requirements for new development to consider the issues of potentially contaminated land, and land use buffers to premises that may emit odours.

11. BUSH FIRE PRONE LAND

The land IS NOT bush fire prone land.

12. LOOSE-FILL ASBESTOS INSULATION

There are NO residential premises located on this land that are listed on the register that are required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*.

13. MINE SUBSIDENCE

The land IS NOT WITHIN a Mine Subsidence District proclaimed under section 15 of the Mine Subsidence Compensation Act, 1961.

14. PAPER SUBDIVISION INFORMATION

There is NOT an adopted development plan or subdivision order that applies to the land.

15. PROPERTY VEGETATION PLANS

Council has NOT been notified of the existence of such a plan or if the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies.

16. BIODIVERSITY STEWARDSHIP SITES

Council has NOT been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016.

17. BIODIVERSITY CERTIFIED LAND

The land IS NOT biodiversity certified under the Biodiversity Conservation Act 2016.

Date: 25 January 2024

Cert No: 23723

18. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Council has NOT been notified of any order made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

19. ANNUAL CHARGES UNDER THE LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES

The Coastal Management Act 2016 DOES NOT apply to this council area.

20. WESTERN SYDNEY AEROTROPOLIS

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 DOES NOT apply to this council area.

21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

There is NOT a current site compatibility certificate (of which the council is aware), issued under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land.

22. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

There is NOT a current site compatibility certificate for affordable rental housing (of which the council is aware), issued under clause 39 of State Environmental Planning Policy (Housing) 2021 in respect of proposed development on the land.

The accuracy and currency of the details provided by agencies external to Council have not be verified by Muswellbrook Shire Council and should be verified by the applicant.

ADDITIONAL INFORMATION PURSUANT TO SECTION 10.7(5) OF THE ACT

Council is unaware of any other relevant matters that may affect the land.

For further information, please contact
Planning, Environment & Regulatory Services
on (02) 6549 3700.

D Finnigan
General Manager

Per: _____



APPENDIX E: HISTORICAL TITLES SEARCH (INFOTRACK PTY LTD)

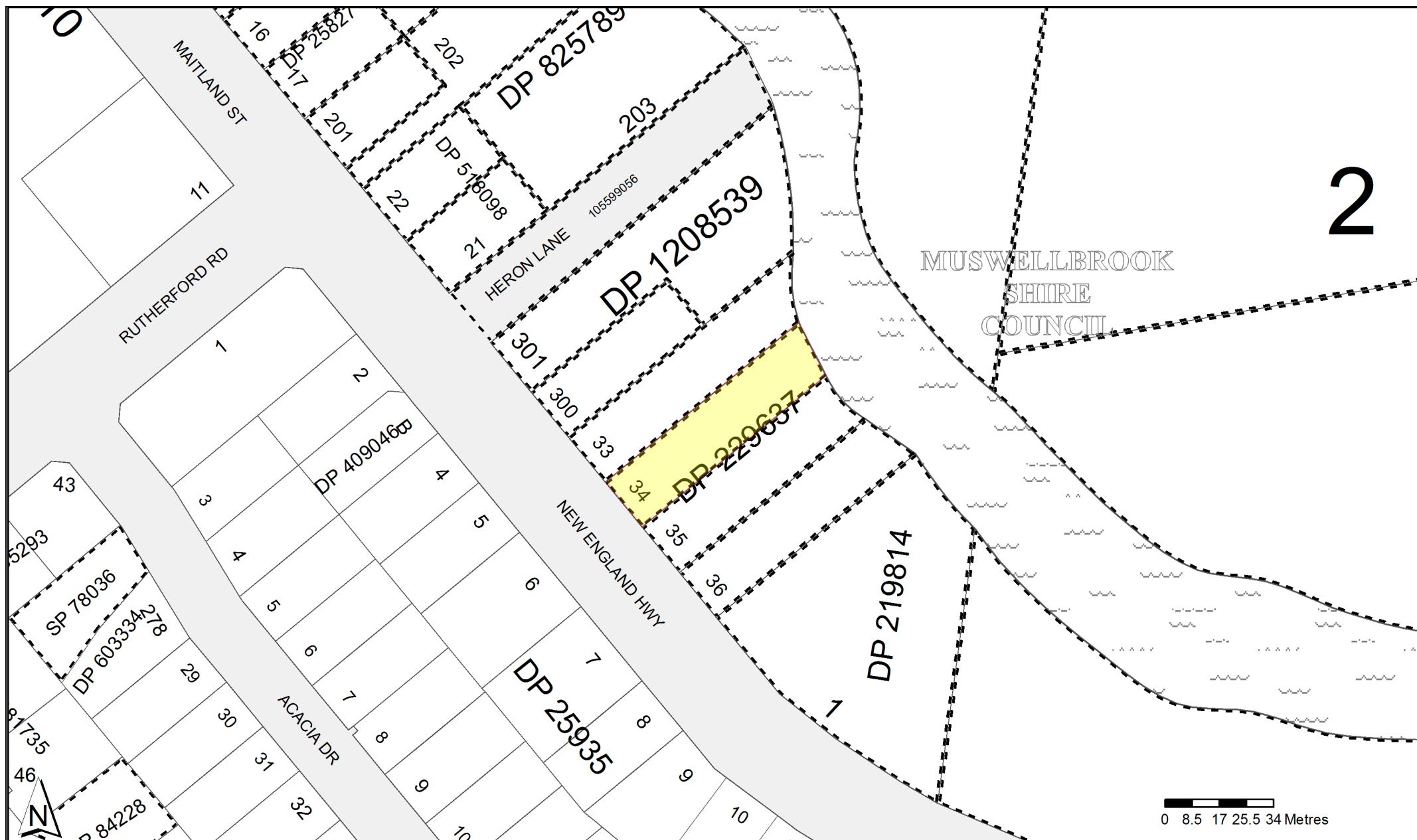
Cadastral Records Enquiry Report : Lot 34 DP 229637

Locality : MUSWELLBROOK

LGA : MUSWELLBROOK

Parish : BROUGHAM

County : DURHAM



Form 2 — This form must NOT be used where any Dedication, Drainage Reserve or Public Garden and Recreation Space is provided. — See Form 3, WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

DP229637

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 229637		
FEET	INCHES	METRES
3		0.076
6		0.152
1	6	0.467
6		1.829
60		18.288
60	0 1/2	18.301
60	0 3/4	18.307
63	9	19.431
64	2 1/2	19.371
66		20.117
101	8	30.988
118	6	36.119
131	8	40.132
132		40.234
166		51.206
169	2	51.562
208	0 1/2	63.411
227	8	69.393
229	6 1/2	69.964
248		74.676
248		75.590
250	6	76.352
258		78.638
265		80.772
300		91.440
360	6	109.880
379	6	115.672

AC RD P	SQ M
5	126.5
5 1/2	139.1
6 3/4	170.7
7 1/4	185.4
11	278.2
14 3/4	373.1
29	733.5
1 15	1391
1 17	1442
1 19 1/2	1505
3 8 1/4	3244

OFFICE USE ONLY.

D.P. 229637

Registered: 14/11/1960
C.A.: No 468 of 14/66
Title System: Torrens
Purpose: Subdivision
Ref. Map: Parish
Last Plan D.P. 219814

PLAN OF
subdivision of
lot 2 of D.P. 210814.

Scale: 20 feet to an inch

Mun./Shire: City of Muswellbrook

Locality: Braugham

County: Dunham

I, Geoffrey Rex Bailey
M.A.M. H.M.S. Bailey
of Muswellbrook

a surveyor registered under the Surveyors Act, 1929, as
amended, hereby certify that the survey represented in
this plan is accurate and has been made: (1) by me
(2) under my immediate supervision in accordance with
the Survey Practice Regulations, 1931, and was completed
on 12/11/1960.

Signature: Geoffrey Rex Bailey
Surveyor registered under Surveyors Act, 1929, as
amended.
Datum Line of A.M.S. 1955

Statements of Proposed Encumbrances.

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

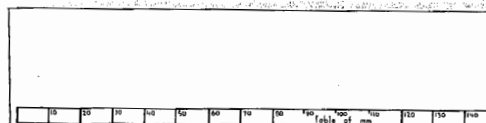
Subdivision No. 468 Date 14/66

Council Clerk: [Signature]

WARNING. Plan Drawing only to appear in this space.

SURVEYOR'S REFERENCE: 538/77

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



I, Bruce Richard Davies, Registrar General for New South Wales, certify
that this negative is a photograph made as a permanent record of a
document in my custody this 15th day of June, 1977

[Signature]

1

G. 4

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.



09615098

Appln. No. 2778

Prior Title Vol. 7226 Fol. 60

Vol. 9615 Fol. 98



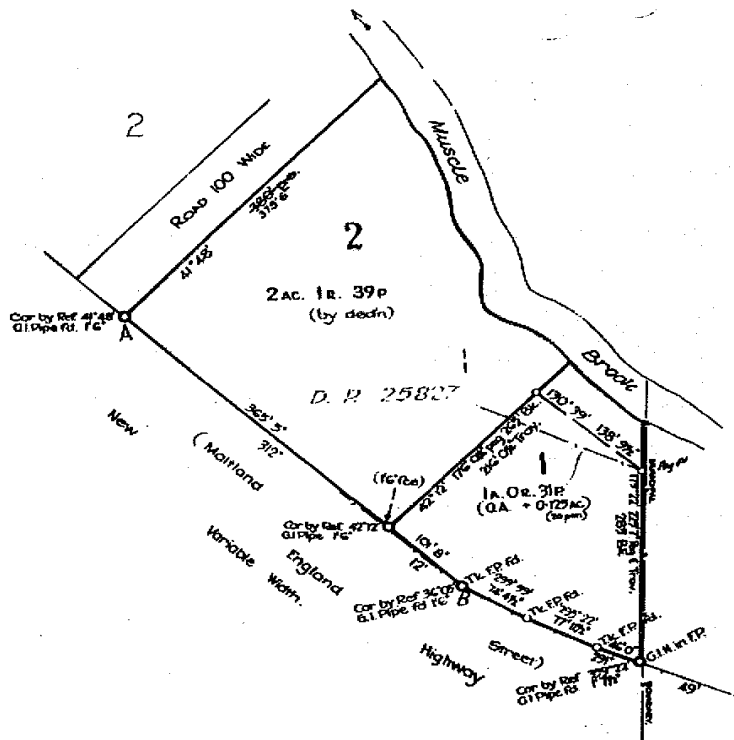
CANCELLED
1st Edition issued 22-1-1964.

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

B. Bailey

J. Watson
Registrar-General.



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 219814 in the Municipality of Muswellbrook Parish of Brougham and County of Durham being part of Portion 2 granted to Francis Forbes on 9-4-1835 excepting thereout the minerals excepted by Transfer No. Q279132.

FIRST SCHEDULE (Continued overleaf)

HERBERT WALTER HOLLINS, of Muswellbrook, Labourer.


J. Watson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Mortgage No. Q279133 to Andrew Laing Bowman of Cassilis Grazier.
Entered 4-8-1957. Discharged J 672583
3. Caveat No. Q271289. Entered 12-8-1959. Withdrawn J 672582.

J. Watson
Registrar General.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<p>This deed is cancelled as to <u>the whole</u>.</p> <p>New Certificates of Title have issued for lots in</p> <p><u>Deposited</u> Plan No. <u>229637</u> as follows:</p> <p>Lots <u>31 to 36</u> Vol. <u>10366</u> Fol. <u>229 to 234</u> respectively</p> <p><i>Janatson</i></p> 					

CT 3/5/6
DP 229637
22/7/6
Reg. fee
DP 229637
(whole)

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
NATURE	NUMBER	DATE						
<u>Mortgage</u>	<u>5738408</u>	<u>9-7-1964</u>	<p>To <u>Rural Bank of New South Wales</u></p> <p>New Cert. issuing on D.P. <u>229637</u>. In further</p> <p>beliance to be right without reference to</p> <p><u>S.D.P.</u></p>	<u>21-8-1964</u>	<i>Janatson</i>			



10366232

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Appln. No. 2778
Prior Title Vol. 9615 Fol. 98

Vol. **10366** Fol. **232**

Edition issued 2-8-1966.



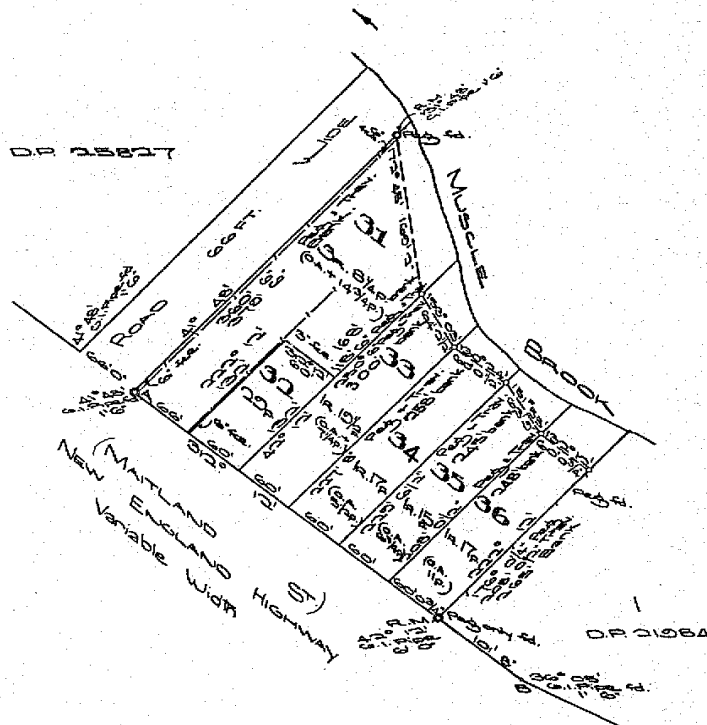
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness **D. O'Sullivan.**

CANCELLED
Joubatson
Registrar General.



PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 34 in Deposited Plan 229637 in the Municipality of Muswellbrook, Parish of Brougham and County of Durham being part of Portion 2 granted to Francis Forbes on 9-4-1835 excepting thereout the minerals excepted by Transfer No. G279132.

FIRST SCHEDULE (Continued overleaf)

HERBERT WALTER COLLINS of Muswellbrook, Labourer.

Joubatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. J73828 to Rural Bank of New South Wales. Entered 21-8-1964. Discharged 14-10-1964.

Joubatson
Registrar General.

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

7K4126439

Q444445
T16579834
99 m

Mc

(Page 2 of 2 pages)

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



SEARCH DATE

23/1/2024 11:21AM

FOLIO: 34/229637

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

Prior Title(s): VOL 10366 FOL 232

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/4/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/6/1993	I426686	MORTGAGE	EDITION 1
29/2/1996	O947781	DISCHARGE OF MORTGAGE	
29/2/1996	O947782	MORTGAGE	EDITION 2
18/4/2008	AD898851	DISCHARGE OF MORTGAGE	
18/4/2008	AD898852	DISCHARGE OF MORTGAGE	
18/4/2008	AD898853	TRANSFER	
18/4/2008	AD898854	MORTGAGE	EDITION 3
29/9/2010	DP1156913	DEPOSITED PLAN	
20/4/2011	AG140728	TRANSFER GRANTING EASEMENT	EDITION 4
13/9/2013	AI18414	DEPARTMENTAL DEALING	
11/9/2017	AM714679	CONVERSION TO CORD	EDITION 5 CORD ISSUED
13/10/2017	AM802488	DISCHARGE OF MORTGAGE	
13/10/2017	AM802489	TRANSFER WITHOUT MONETARY CONSIDERATION	
13/10/2017	AM802490	MORTGAGE	EDITION 6 CORD ISSUED
21/12/2022	AS750783	DISCHARGE OF MORTGAGE	
21/12/2022	AS750784	TRANSFER	
21/12/2022	AS750785	MORTGAGE	EDITION 7

*** END OF SEARCH ***

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AD898853D

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 93363039 1641
Duty: \$2.00 Trans No: 4719549
Assl details:

(A) TORRENS TITLE

FOLIO IDENTIFIER 34/229637

(B) LODGED BY

Delivery
Box

25G

Name, Address or DX and Telephone
EDS BPA PTY LTD
25 PIERSON ST LOCKLEYS SA 5032
TEL: 132558
LLPN: 123002H

CODES

T
TW
(Sheriff)

(C) TRANSFEROR

LYNDON THEO PIEFKE AND SHARON LEE PIEFKE

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 200,000.00 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) TRANSFeree

GREGORY LYNNE HALL AND LINDA EMILY HALL

(I) **TENANCY:** Joint Tenants

(J) **DATE** 6.12.07

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

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

Signature of witness:

Signature of transferor:

Name of witness: _____
Address of witness: _____

See Annexure A

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

Signature:

Signatory's name: ALEXANDER JOHN IRVING
Signatory's capacity: transferee's solicitor

Form: 01TWC
Licence: 01-05-127
Licensee: LEAP Legal Software Pty Limited
Firm name: Kate Mailer Solicitor

TRANSFER
without monetary consideration



AM802489P

New South Wales
Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Client No: 123775070 3804
Duty: EXEMPT Trans No: 9192344-001
Asst details: S68C1)

(A) TORRENS TITLE

34/229637

(B) LODGED BY

Document Collection Box 535G	Name, Address or DX, Telephone, and Customer Account Number if any SAI GLOBAL DX 895 SYDNEY 9210 0700 Reference: <u>65742302 - Hall</u>	CODES TZ
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(C) TRANSFEROR

LINDA EMILY HALL

(D) CONSIDERATION

Pursuant to an order of the Federal Circuit Court of Australia dated 15 November, 2016

(E) ESTATE

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

(F) SHARE TRANSFERRED

whole

(G) Encumbrances (if applicable):

(H) TRANSFEE

GREGORY LYNNE HALL

(I) TENANCY:

DATE 4 OCTOBER 2017

(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

Signature of witness:

Name of witness:

Address of witness:

PROXY LATTAMARJE
127 LIVERPOOL ST
SYDNEY NSW 2037

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

Signature of transferor:

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

Signature:

Signatory's name: Kate Mailer
Signatory's capacity: Solicitor

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No.

1419831

Full name:

Kate Mailer

Signature:

K Mailer



FOLIO: 34/229637

SEARCH DATE	TIME	EDITION NO	DATE
23/1/2024	11:20 AM	7	21/12/2022

LAND

LOT 34 IN DEPOSITED PLAN 229637
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF BROUGHAM COUNTY OF DURHAM
TITLE DIAGRAM DP229637

FIRST SCHEDULE

LILIANNE ABOUNADER
JACKY ANGELOVSKA
AS JOINT TENANTS

(T AS750784)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G279132 LAND EXCLUDES MINERALS
- 3 G279132 RIGHTS TO MINE
- 4 AG140728 EASEMENT TO DRAIN SEWAGE 3 WIDE AFFECTING THE PART SHOWN DESIGNATED (Z) IN DP1156913
- 5 AS750785 MORTGAGE TO AMP BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

