

Preliminary Site Investigation Report Vincentia High School Upgrade, 142 The Wool Road, Vincentia NSW

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Prepared by:

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Executive Summary

Stantec Australia Pty Ltd (Stantec) was engaged by the Department of Education (DoE) (the client) to complete a Preliminary Site Investigation (PSI) for specific portions of the Vincentia High School Upgrade, located at 142 The Wool Road, Vincentia NSW ('the site').

The proposed activity is at specific locations within the site that will require ground disturbance and earthworks. This PSI was prepared to provide preliminary information on the contamination status of the site for the purpose of supporting the planning process for the Review of Environmental Factors, and the primary objective of this investigation were therefore to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

Stantec undertook the following scope during completion of the PSI:

- A desktop study of information for the site and surrounds.
- A site walkover by an experience environmental scientist to identify potential sources of contamination. The inspection was primarily focused on the portions of the site that are proposed for upgrade and alteration, however, the broader site was also inspected but to a lesser extent;
- Interviews with relevant site operators, where possible;
- Review of historical reports for the site.
- Development of a Preliminary Conceptual Site Model based on the information gathered during the desktop study and site inspection; and
- Preparation of a PSI report detailing the findings, conclusions, and recommendations for the site (this report).

Upon completion of the above scope, the following conclusions were drawn:

- Aerial imagery from 1944 indicates that the site appeared to be relatively undisturbed bushland until approximately 1993 when construction of the school is underway. Construction appears to have ceased in the 2004 image and from then relatively minor modifications occur within the site until present day.
- The areas surrounding the site are generally a low risk of contamination, with bushland located to the east, south and west. The Wool Road is located immediately north of the site, and a Rural Fire Services facility is located further north, approximately 200m from the site. The Rural Fire Services facility is first visible under construction in the 2013 image, and it remains unconfirmed if fire storage and/or use of PFAS products occurred as part of the operations. Based on surface elevations, the Rural Fire Services Facility is inferred to be downgradient of the site and the risk of contamination is considered to be low .
- The site was not subject to regulation by the NSW EPA and appeared to be free of statutory notices and licensing agreements under both the CLM Act 1997 and PoEO Act 1997 and was not included on the List of NSW Contaminated Site;



- Evidence of filling was noted at various locations within the site. The sports field appears to be constructed upon fill, as well as the areas surrounding the basketball courts and surrounding some buildings. Filling was also observed along the southern site boundary where various wastes and discarded objects appeared to be stored. Outcrops of sandstone rock were observed at multiple locations within the site, indicating that the native soil profile is limited. As such, the likelihood of material being imported to site during initial construction and ongoing operation / upgrades is high
- The asbestos register for the site notes that asbestos debris and sheeting are assumed to be present beneath several demountable buildings, which is supported by the observations of waste and anthropogenic materials being present beneath buildings during the inspection, these areas are within close proximity to the area defined for the proposed activity.
- The Asbestos In Grounds Management Plan (WSP, 2020) indicates that asbestos impacted soils were previously identified along the southern boundary of the site, which was identified as 'Area A'. The extent of asbestos impacted fill has not been accurately defined, and the extent of 'Area A' as specified by WSP (2020) was inconsistent with the observations of asbestos on site where the extent of impact was greater than that documented, these areas are within close proximity to the area defined for the proposed activity. The current design drawings indicate that the existing demountable structures within the asbestos impacted areas are proposed for removal, however, Stantec understand that this will occur as a separate activity to the upgrades and construction described in Section 1.2. As such, no further actions are required in relation to the known asbestos with exception to ongoing management in accordance with the Asbestos In Ground Management Plan (WSP, 2020).
- Intrusive contamination investigation by Stantec (2024) detailed in Section 4.1 concluded that:
 - Anthropogenic materials and waste were not observed within subsurface soils, however, were evident on ground surface beneath and in the vicinity of buildings, as well as topsoil at some locations.
 - Asbestos containing materials were not observed on ground surface or in soil excavated during the investigation.
 - Filling was observed at multiple locations and there is potential for unidentified contaminated materials to exist in unassessed areas.
 - The fill encountered at the site did not appear to contain properties that would be considered aesthetically unsuitable, as per the guidance of the ASC NEPM (2013), with the exception of plastic, brick and glass at discrete locations.
 - The surficial waste beneath and surrounding buildings are considered unsuitable for future occupants. Upon completion of the proposed upgrades, the aesthetic properties of the ground surface and shallow soil profile would require consideration and be free of aesthetically unsuitable materials.
 - The soils assessed from within the site, at the points of sample collection, did not contain concentrations of chemical contaminants above the adopted human health criteria that would preclude the ongoing land use as a primary school, nor present a potential risk to ecological receptors under the proposed upgrades.
 - The preliminary and indicative classification of soils encountered at the site, for the purpose of informing future off-site disposal, have been preliminarily classified as General Solid Waste (non-



putrescible). Soils could be considered for off-site reuse, particularly natural soils and rock, however that would require detailed assessment in accordance with NSW EPA requirements.

Mitigation Measures and Recommendations

Based on the findings, and with reference to the purpose and objectives of this investigation, the following mitigation measures and recommendations are outlined below:

- Where structures are proposed for demolition and/or removal under the concept design, such as
 demountable buildings, it is recommended that the soils beneath be assessed for suitability to remain
 on site. Whilst asbestos was not observed, a significant quantity of waste and latent demolition rubble
 was frequently noted. Additionally, chemicals may have been applied directly to ground surfaces for
 pest control.
- All future works should be conducted as per a suitable Construction and Environmental Management Plan (CEMP), which incorporates an Unexpected Finds Protocol (UFP), to minimize potential risks to human health and the environment during construction.
- Any material being removed from site must be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines and/or an applicable NSW EPA Resource Recovery Order. Any future classification must be considerate of the data and information provided in this document and other historical reports relating to contamination.
- Current observations and data did not warrant further investigation of contamination based on the concept design provided to Stantec. If the design were to alter and encompass areas of the site that were not subjected to intrusive investigation, an additional supplementary investigation may be required to assess for potential contamination.

Project Stage Design (D) Construction (C) Operation (O)	Mitigation Measures	Reason for Mitigation Measure	Relevant Section of report
С	All future activities should be conducted as per a suitable Construction and Environmental Management Plan (CEMP) to minimise potential risks to human health and the environment.	To ensure that proposed activities will not have a significant impact on human health and ecological receptors.	Section 6.0

Mitigation Measures Table

Project Stage Design (D) Construction (C) Operation (O)	Mitigation Measures	Reason for Mitigation Measure	Relevant Section of report
С	Any material being removed from site be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines and/or an applicable NSW EPA Resource Recovery Order.	 Negative outcomes including: Regulatory penalties. Health risks associated with improperly disposed soils. Legal liabilities associated with non- compliance of waste disposal. 	Section 6.0
С	Validation of imported soils and blended material. Should any soil materials be imported onto the site for the proposed development then they will need to have supporting classification documentation and be validated to meet the adopted validation criteria and meet the definition and requirements of assessment for a NSW EPA Resource Recovery Order, VENM or other suitable material, such as growth medium.	To ensure imported and/or blended material (if required) is suitable for the proposed land-use.	Section 6.1
C	Unexpected find protocol. An unexpected finds protocol is to be incorporated into the contractors CEMP so that previously unidentified contamination is managed appropriately.	If not managed appropriately, unexpected contamination can present potential health risks to human and ecological receptors and can also impact the project delivery program and budget.	Section 6.1

Introduction

Abbreviations

PSI	Preliminary Site Investigation
mBGL	Metres below ground level
DA	Development application
PoEO	Protection of the Environment Operations
DBYD	Dial Before You Dig
LEP	Local Environmental Plan
ASS	Acid Sulfate Soil
°C	Degrees Celsius
UST	Underground storage tank
AST	Aboveground storage tank
PCB	Polychlorinated biphenyls
EPA	Environment Protection Authority
PVC	Polyvinyl chloride
ССО	Chemical control orders
PFAS	Per- and poly-fluoroalkyl substances
SMF	Synthetic mineral fibres



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TRH	Total recoverable hydrocarbons
BTEX	Benzene, toluene, ethylene, xylene
РАН	Polycyclic aromatic hydrocarbons
OCP/OPP	Organochlorine/organophosphorus pesticides
CHCs	Chlorinated hydrocarbons
VOCs	Volatile organic compounds
CSM	Conceptual site model
SPR	Source – pathway – receptor
NEPM	National Environment Protection Measure



Introduction

1.0 INTRODUCTION

Stantec Australia Pty Ltd (Stantec) was engaged by The Department of Education (the client) to complete a Preliminary Site Investigation (PSI) for specific portions of the Vincentia High School, located at 142 The Wool Road, Vincentia NSW (herein referred to as 'the site'). The site locality and layout are shown in **Figure 1** and **Appendix A**.

This Preliminary Site Inspection (PSI) has been prepared to support a Review of Environmental Factors (REF) for the NSW Department of Education (DoE) for Vincentia High School upgrade (the activity).

The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (Transport and Infrastructure)* 2021 (T&I SEPP) as "development permitted without consent" on land carried out by or on behalf of a public authority under Part 5 of the *Environmental Planning and Assessment Act* 1979 (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37 of the T&I SEPP.

This document has been prepared in accordance with the *Guidelines for Division 5.1 assessments* (the Guidelines) by the Department of Planning, Housing and Infrastructure (DPHI) as well as the *Addendum Division 5.1 guidelines for schools*. The purpose of this report is to provide preliminary information on the contamination status of the site for the purpose of supporting the planning process for future redevelopment.

1.1 SITE DESCRIPTION

The site is located at 142 The Wool Road, Vincentia, NSW, 2540 and has an approximate site area of 8.09ha. The site is comprised of two lots, legally referred to as Lot 1 Deposited Plan 809057 and Lot 1 Deposited Plan 550361 and is located within the Shoalhaven Local Government Area (LGA). An aerial photograph of the site is provided at **Figure 1-1**.

The site is zoned SP2 Educational Establishment and existing development comprises various buildings, a car park, landscaping, a sports field and sports courts associated with Vincentia High School. Vincentia High School currently comprises 49 permanent teaching spaces (PTS) and 17 demountable teaching spaces (DTS). The eastern portion of the site contains natural bushland.

The site is an irregularly shaped lot. Vehicle access is provided to The Wool Road via a driveway that connects to a signalised intersection. There is a footpath and cycleway along The Wool Road. The surrounding land consists of extensive natural bushland (Jervis Bay National Park).



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Figure 1-1 Aerial Photograph of the Site

Source: Urbis, January, 2024

1.2 PROPOSED ACTIVITY

The proposed activity relates to upgrades to Vincentia High School. Specifically, the proposed activity comprises the following:

- Construction of a new two-storey home base building.
- Installation of solar panels.
- Construction of new stairs and covered walkways.
- Internal road upgrade which involves providing a new drop off zone, parking spaces and pedestrian pathway.
- Relocation of existing shade structure.
- External landscape works.
- Tree removal.



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Any works relating to the existing demountables will be undertaken via a separate planning pathway. **Figure 1-2** and **Appendix B** provides an extract of the proposed site plan.



Figure 1-2 Site Plan

Source: Fulton Trotter, 2025

1.3 PURPOSE AND OBJECTIVES

The purpose of this PSI is to provide preliminary information on the contamination status of the site for the purpose of supporting the planning process for the REF.

The objectives of the PSI were to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

1.4 SCOPE OF WORKS

The following scope of work was undertaken to meet the objectives of the PSI:

- A desktop study of information for the site and surrounds. This desktop study included a review of:
 - A collection of historical data by Lotsearch;
 - Relevant online maps including geology, hydrogeology, topography and acid sulfate soils risk maps;
 - Historical aerial photographs;



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- NSW EPA contaminated land records and Protection of the Environment Operations (PoEO) Licenses; and
- Information and documentation provided to Stantec by the client, including publicly available asbestos registers for the site.
- The inspection was primarily focused on the portions of the site that are proposed for upgrade and alteration, however, the broader site was also inspected but to a lesser extent;
- Interviews with relevant site operators, where possible;
- Development of a Preliminary Conceptual Site Model based on the information gathered during the desktop study and site inspection; and
- Preparation of a PSI report detailing the findings, conclusions, and recommendations for the site.

1.5 APPLICABLE GUIDELINE AND LEGISLATION

The scope of this PSI has been developed in accordance with the following guidelines and legislation:

- ASSMAC Acid Sulfate Soils Assessment Guidelines, Acid Sulfate Soils Management Advisory Committee, August 1998 (ASSMAC 1998);
- NEPC National Environment protection (Assessment of Site Contamination) Measure 1999. National Environmental Protection Council (NEPC 2013);
- NSW Department of Urban Affairs and Planning (2021) Managing Land Contamination: Planning Guidelines: SEPP Hazards and Resilience, 2021 (SEPP 55);
- NSW EPA Consultants Reporting on Contaminated Land: Contaminated Land Guidelines. New South Wales Environment Protection Authority, April 2020, Updated May 2020 (NSW EPA 2020)

Site Details and setting

2.0 SITE DETAILS AND SETTING

2.1 SITE IDENTIFICATION

Information defining the site are provided in **Table 2-1** below, and a site plan is presented in **Figure 1** in **Appendix A** that shows the site boundary, surface contours and significant features.

Table 2-1 Site Information

ltem	Details
Site Address	Vincentia High School, 142 The Wool Rd, Vincentia NSW 2540
Approximate overall Site Area (ha)	8.09 ha
Title Details	1/-/DP550361 1/-/DP809057
Local Government Area	Shoalhaven City Council
Current land use	The land is currently used as a primary school with various infrastructure, open grass and sporadically vegetated areas.
Current Land Zoning	SP2 Educational Establishment

2.2 REGIONAL AND SITE SETTINGS

Site information available from publicly available data sets was provided in Lotsearch Report (LS046802, 2023), and is summarised below in **Table 2-2**. The Lotsearch Report is attached in its entirety in **Appendix C**.

Table 2-2 Site Setting Information

ltem	Details	
Site topography and drainage features	Data from the Lot search <i>LS046802</i> identifies the site as having a moderate slope to the north in the southern portion of the site, with lesser degree of slope within the central and northern portions of the site. The southern portion of the site has the highest elevations at approximately 30m AHD and the northern site boundary has an approximate elevation of 18m AHD.	
	Drainage features at the site were limited to kerb, guttering and stormwater infrastructure (drains) within paved areas, which is expected to be directed to the local stormwater system. Surface waters are expected to infiltrate unpaved surfaces.	
Nearby water bodies	The closest water body to the site is small unnamed creek flowing into Moona Moona Creek. The unnamed creek is approximately >200m East of the site, whereas Moona Moona Creek is approximately 2.75 km north.	
Acid sulfate soil / rock risk	The NSW Government Planning Industry and Environment online mapping tool, eSPADE Version 2.1, indicates that the site is not mapped as being situated within or near an ASS risk area. Furthermore, data gathered by Lotsearch indicate that the site is within an area of extremely low probability of acid sulfate soils occurrence.	
	The nearest mapped ASS risk area is approximately 1.35 km east in the vicinity of Bunbury Curran Creek.	
Groundwater	A search on Minview 2023.7.17 and LS046802 identified three (3) groundwater wells within	
(BoM, 2021)	 1000m of the site: GW072171, 834m Southwest, listed as for 'water supply', standing water level of 4.0 mBGL GW072893 959m Northeast, listed as for 'water supply' 	



Site Details and setting

ltem	Details
	 GW100191 988m Southwest, listed as for 'water supply', standing water level of 6 mBGL
Site soil landscapes	A review of soil data from provided in <i>LS046802</i> identifies the site-specific soils are Kandosol (Mb5). These soils are described as sandstone plateau ridges with flat to hill crests and steep side slopes, canyons, rock walls, and slabs of sandstone. Chief soils are the primary soils located on site and are described as acidic yellow leached earths; flat to undulating areas of the original plateau surfaceyellow leached earths and yellow earth, containing large amounts of ironstone gravels and/or boulders.
Site upper geology	The site geology is described as underlain with fine to medium-grained sandstone, pebbly sandstone and polymictic pebble conglomerate (down sequence), medium to coarse-grained sandstone with lithic pebbles and fragments, minor siltstone (up sequence); brachiopod, bivalve and bryozoan fossils common.



Site Walkover and Observations

3.0 SITE WALKOVER AND OBSERVATIONS

3.1 SITE WALKOVER

An inspection of the site was undertaken by an Environmental scientist from Stantec on the 4th of September 2023. The site inspection information has been incorporated within the summary below, as appropriate. Relevant observations made during the site inspection are provided below in **Table 3-1**, and photographs taken during the inspection are contained in **Appendix D**. The boundary of the school and notable features are shown on **Figure 1** in **Appendix A**.

Table 3-1 Site Description

Item	Details	Photo Reference (Appendix D)
Weather conditions	The weather conditions at the time of the inspection were fine and sunny, approximate temperature of 21 degrees Celsius.	-
Site slope and drainage features	The local topography has a gentle slope from south to north, which is generally consistent across the site, however, filling was observed at some locations, particularly at the sports field in the north east, beneath and surrounding buildings, and along the southern boundary.	-
Site surface coverings	 Site surface coverings were variable and included: Paved areas within the western portion, in the vicinity of the school entrance, as well as an asphalt carpark and internal roads. Concrete footpaths were also observed throughout the site. Some building footprints were constructed on concrete slab. The majority of the site, where buildings, pavement and structures were not observed, was covered by grass or mature trees. Areas of exposed soils were also observed at some locations including an unpaved carpark situated outside of the school grounds to the far west of the site. 	1, 2, 4, 11
Surface soils	 Observations of surface soils were generally limited due to pavement and grass cover, however, where visible, the following soils were observed: Exposed soils at locations where fill was not observed tended to comprise of orange-brown silty sand. Areas appearing to contain fill generally had different, with demolition rubble and waste observed at some locations, including beneath buildings and structures. Exposed rock outcrops were observed at some locations, indicating that the native soil profile at the site is likely to be shallow. 	1, 3, 4, 9, 15, 17
Site cut and fill	Filling appears to have occurred at locations where a level ground surface has been achieved, such as at the sports oval and beneath building footprints. Filling was also evident along the southern site boundary and surrounding the demountable buildings in that area, within the ag plot, and surrounding the demountable buildings along the eastern boundary / south of the sports oval.	3, 4, 9, 12, 13, 14,15, 16, 17,



Site Walkover and Observations

ltem	Details	Photo Reference (Appendix D)	
Buildings and structures	The site contained numerous buildings and structures generally situated in the southern, central and north western portions of the site, including:	2, 3, 4, 5, 7, 8, 10, 11	
	 Muli-storey brick buildings that appeared to be utilized as class rooms; 		
	 Demountable buildings and structures, some appearing disused and some used as classrooms and toilet blocks; 		
	 Outdoor play equipment and basketball court; 		
	 Cricket nets; 		
	 A water tank along the northern site boundary; 		
	 An asphalt carpark toward the south western portion of the site. 		
Potential asbestos in building materials	The building materials contained within each building were observed to the extent practicable, but the inspection did not constitute a HAZMAT assessment. It was considered that some buildings may contain asbestos products including cement sheeting.	-	
Manufacturing, industrial or chemical processes and infrastructure	Chemical processes and infrastructure on site were limited to small quantities of chemicals utilized during maintenance and groundskeeping of school facilities. These were observed within a building within the south western portion of the site. The chemicals observed appeared to be stored appropriately and no significant staining was evident.	-	
Fuel storage tanks (USTs/ASTs)	Fuel storage tanks were not observed at the site with exception to a liquified petroleum gas (LPG) tank with a capacity of 7,500L, located near the groundskeeping facility.	-	
	Storage of other petroleum-based products were limited to small quantities of fuel and oils stored within the groundskeepers facility.		
Dangerous goods	As noted above, dangerous goods were stored in small quantities within the groundskeepers facility with exception to the LPG tank.	-	
Solid waste deposition	Solid waste appeared to be managed by the municipal garbage collection, with bins observed throughout the site. Evidence of residual building materials and waste were observed on ground surfaces within fill areas and beneath structures, where visible.	3, 4, 6, 9, 12, 13, 14,15, 16, 17,	
	Solid waste storage, and poor general housekeeping, was observed along the southern site boundary in the vicinity demountable buildings. Various waste types were observed including demolition rubble and discarded miscellaneous items.		
Liquid waste disposal features	No liquid waste disposal features were observed on site. Wastewater from toilet blocks appeared to be connected to the local municipal sewerage network.	-	
Evidence of previous site contamination investigations	None observed, however, it is noted that a portion of the site along the eastern boundary surrounding numerous demountable buildings is reported to have contained asbestos in soil. The information is provided in Section 4.7 .	-	
Evidence of land contamination (staining or odours)	None observed with the exception of fragments of asbestos cement sheeting as outlined above.	-	
Evidence of groundwater contamination	None observed.	-	



Site Walkover and Observations

ltem	Details	Photo Reference (Appendix D)
Groundwater use	Groundwater bores were not observed and groundwater extraction at the site is unlikely to occur.	-
Vegetation	Vegetation observed at the site and included grassed areas at the sports oval and in the north west and south western portions. Mature trees were observed along the northern and eastern site boundary, as well as scattered throughout the site among buildings and structures. The vegetation observed appeared to be in reasonable condition and did not appear to be stressed.	
	Dense tree cover was observed to the east, south and west and is identified as the Jervis Bay National Park.	
Site fencing	The entire site is fenced and comprised of metal vertical posts with an approximate height of 2.2 metres.	12
Interview information	An interview was not conducted during the inspection. The inspection commenced at approximately 3:30 pm, so the availability of suitable staff members to interview was limited.	-

3.2 SURROUNDING LAND USE

The surrounding land uses and potential sensitive receptors were determined based on site observations and from a review of aerial imagery provided in the Lotsearch report in **Appendix C**. A summary of the surrounding land uses are provided below in **Table 3-2**.

Table 3-2 Surrounding land uses

Direction from Site	Description	Sensitive Receptors	Distance / Direction to Sensitive Receptor
North	The Wool Road is located immediately north of the site, with bushland located further north as well as a Rural Fire Service facility and the 'Bay and Basin Leisure Centre'.	The bushland north of The Wool Road is a potential ecological receptor.	Approximately 50 metres north of the site.
South	The Jervis Bay National Park is located immediately south of the site.	The Jervis Bay National Park is a sensitive	Immediately south of the site
East	The Jervis Bay National Park is located immediately east of the site.	ecological receptor, including bushland and waterbodies.	Immediately east of the site.
West	The Jervis Bay National Park is located immediately west of the site.		Immediately west of the site.

3.3 AREAS NOT ACCESSED

The inspection was primarily focused on portions of the site that were proposed for upgrade and alteration in accordance with the concept design drawings provided by the client (see **Appendix B**). Despite this, the broader school was also subjected to a less detailed inspection to attempt to identify potential sources of contamination that could impact on the proposed upgrades and alterations. A summary of the inaccessible areas is provided in **Table 3-3**, which should be considered in relation to the further data gaps detailed in **Section 5.2**.



Site Walkover and Observations

Table 3-3 Inaccessible areas during site walkover

Area	Justification / Notes
Within occupied classrooms	The inspection was conducted during school hours on a weekday. As such, inspections of classrooms and locations occupied by students did not occur.
Soil beneath vegetation and structures	Soil properties were inspected to the extent practicable but was constrained by the presence of surface vegetation, pavement, buildings and structures. Where possible, the inspector visually assessed ground surfaces beneath buildings and structures, however, generally the ability to inspect soil properties was highly constrained.



Site History Assessment

4.0 SITE HISTORY ASSESSMENT

A desktop site history review of the following was undertaken:

- Historical Reports;
- Contamination registers and records;
- Historical business directories; and
- Historic aerial photographs.

4.1 HISTORICAL REPORTS

This PSI report was initially prepared in September 2023, prior to completion of the intrusive Contamination Investigation (Stantec, 2024):

• Stantec Australia (Stantec, 2024) *Contamination Investigation Report*, Vincentia High school prepared for Schools infrastructure NSW, Issued 30 January 2024.

An update to this PSI report is occurring following completion of the Contamination Investigation report, and as such the findings of the investigation are being considered and a summary is provided below in **Table 4-1**.

Table 4-1 Contamination Investigation Report (Stantec, 2024)

Item	Description
Objectives	Stantec identified the objectives as:
	 Assess for potential soil contamination at the site in consideration of the potential sources identified in the Preliminary Site Investigation. Identify the associated risks related to the proposed activity, as described in Section 1.1; and Provide a preliminary and indicative waste classification for the soils encountered.
Scope of works	Stantec completed the following scope of works as part of the investigation:
	 Drilling of five (5) boreholes to maximum depth of 3.5m Below Ground Level (BGL) using a drilling rig. Advancement of three (3) soil boreholes of utilising a hand auger. Collection of four (4) surface soil samples around the site. Visual and olfactory assessment of acid suflate soil indicators, and contamination indicators. Field screening on site for the presence of Volatile Organic Compounds (VOCs). Laboratory testing of twenty-one (21) soil samples in line with the following assessment criteria Human Health: NEPM (2013) Health Investigation Level (HIL) – A NEPM (2013) Health Screening Level (HSL) – A&B (Vapour Intrusion) NEPM (2013) HSL – A (Asbestos in soil) NEPM 2.0 (2020) HIL – A (PHOS, PFOA and PFHxS) Ecological: NEPM (2013) Ecological Investigation Level (EIL) and Ecological Screening Level (ESL) for urban residential and public open space. Waste Classification: NSW 2014 General Solid Waste CT1 (No Leaching)



Site History Assessment

ltem	Description
Findings	 The following findings were made: All samples returned results below the adopted human health and ecological criteria Soils encountered are not considered to be acid sulfate soils Soils encountered did not contain asbestos Fill material was encountered with depths ranging from 0.4mBGL to 1.1mBGL. Subsurface fill encountered did not appear to contain properties that would be considered aesthetically unsuitable, with the exception of plastic, brick and glass at discrete locations. Construction / demolition waste including concrete and brick fragments was observed on the ground surface beneath existing buildings, No Asbestos Containing Materials (ACM) were observed in these areas. No groundwater was encountered in any of the boreholes.
Conclusions:	 The following conclusions are drawn upon completion of the site investigation: Anthropogenic materials and waste were not observed within subsurface soils, however, were evident on ground surface beneath and in the vicinity of buildings, and in topsoil at some locations. Asbestos containing materials were not observed on ground surface or in soil excavated during the investigation. Filling was observed at multiple borehole locations and there is potential for unidentified contaminated materials to exist in unassessed areas. Based on current information, this potential risk is low and could be adequately managed during construction through mitigation strategies. Indicators of contamination were not observed during the investigation, including elevated VOC's, staining, discolouration or offensive odour. The fill encountered at the site did not appear to contain properties that would be considered aesthetically unsuitable, as per the guidance of the ASC NEPM (2013), with the exception of plastic, brick and glass at discrete locations. Further, the surficial waste beneath and surrounding buildings are also considered unsuitable should site occupants, such as students, interact with the materials. Upon completion of the proposed upgrades, the aesthetic properties of the ground surface and shallow soil profile would require consideration and be free of aesthetically unsuitable materials. The soils assessed from within the site, at the points of sample collection, did not contain concentrations of chemical contaminants above the adopted human health criteria that would preclude the ongoing land use as a primary school, nor present a potential risk to ecological receptors under the proposed upgrades. The preliminary and indicative classification of soils encountered at the site, for the purpose of informing future off-site disposal, have been preliminarily classified as General Solid Waste (non-putrescible). Soils could be considered for off-site r
Recommendations:	 Observations and data do not warrant further investigation of contamination based on the concept design provided to Stantec. If the design were to alter and encompass areas of the site that were not subjected to intrusive investigation, an additional supplementary investigation may be required. Due to the potential for unexpected finds to be encountered during construction, an Unexpected Finds Protocol (UFP) must be in place to appropriately manage materials considered to be potentially contaminated.
Data Gaps and uncertainties	 The following data gaps und uncertainties were identified by Stantec: Some areas of the site could not be accessed during the investigation There is the potential for contaminated material to exist within the site at unassessed areas.



Site History Assessment

4.2 LAND TITLE DOCUMENT REVIEW

Historical land title documents were obtained to assess for potential historical site uses that may have resulted in contamination. The land title documents are provided in **Appendix C** and summarised in **Table 4-2** below:

Table 4-2 Land Title Summary

Date of Acquisition and Term Held	Registered Proprietor(s) and Occupation / Land Use	Title Reference
As regards to Lot 1 D.P. 5503	61	
11.05.1926 (1926 to 1951)	Perpetual Trustee Company Limited	Volume 3862 Folio 173
26.08.1922 (1922 to 1951)	Perpetual Trustee Company Limited	Volume 3357 Folio 106
20.11.1951 (1951 to 1972)	Queanbeyan Investments Limited	Volume 3357 Folio 106 & Volume 3862 Folio 173 Then Volume 3357 Folio 106 & Volume 7359 Folio 130 Now Volume 11788 Folio 118
11.08.1972 (1972 to Date) # Minister for Education		Volume 11788 Folio 118 (Government Gazette published 11.08.1972 Folio 3238) Now 1/550361
То 1991	The Council of The Shire of Shoalhaven	Now 1/809057
28.06.1991 (1991 to Date)	# Minister for School Education and Youth Affairs	1/809057 (Government Gazette published 28.06.1991 Folio 5260)

4.3 REGISTERS AND RECORDS

A search of the following databases was undertaken on behalf of Stantec by Lotsearch Report (Report ID – LS046802, **Appendix C**) to identify properties within 1,000 metres of the site that may present a potential contaminant risk:

- List of NSW contaminated sites notified to NSW EPA;
- NSW EPA Contaminated land records of notice;
- NSW EPA locations of former gasworks sites;
- NSW EPA per and poly fluoroalkyl substance (PFAS) Investigations program;
- NSW EPA other sites with contamination issues;
- NSW EPA Licensed activities under the PoEO Act;
- NSW EPA Delicensed PoEO activities now revoked or surrendered;



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- Defence PFAS investigation & Management Program;
- Airservices Australia National PFAS Management Program;
- Geoscience Australia National Waste Management Facilities Database; and
- Geoscience Australia National Liquid Fuel Facilities.

Records identified within 1,000 metres of the site are summarised in **Section 4.3.1** to **Section 4.3.4** while the full results of searches including records outside the 1,000 m buffer and results for databases with no records identified are included in **Appendix C**.

4.3.1 Contaminated Land Record of Notices

The Contaminated Land Record of Notices is maintained by the Office of Environment and Heritage (OEH) in accordance with Part 5 of the Contaminated Land Management (CLM) Act 1997 and contains regulatory notices issued by the Environment Protection Authority (EPA) in relation to contaminated sites. The Lotsearch Report LS036798 did not identify any sites on the Contaminated Land Record of Notices within a 1,000 m buffer.

4.3.2 Protection of the Environment Operations Public Register

The Protection of the Environment Operations (PoEO) Public Register under Section 308 of the *Protection of the Environment Operations Act 1997* (PoEO Act) contains Environment Protection Licenses, applications and notices issued by the EPA. A search of the PoEO public register was undertaken on 21 August 2023 and results are summarised below in **Table 4-3** and **Table 4-4**. The full results can be viewed in **Appendix C**.

Table 4-3 PoEO Act Licenses and status

Licence Number	Licence Holder	Location	Activity	Status	Distance (m) / Direction
4653	Luhrmann Environment Management PTY LTD	Waterways throughout NSW	Other activities / Non Scheduled Activity – Application of Herbicides	Surrendered	26m On-site
4838	Robert Orchard	Waterways throughout NSW – Sydney NSW 2000	Other activities / Non Scheduled Activity – Application of Herbicides	Surrendered	26m On-site
6630	Sydney Weed & Pest Management PTY LTD	Waterways throughout NSW – Prospect NSW 2148	Other activities / Non Scheduled Activity – Application of Herbicides	Surrendered	26m On-site

Table 4-4 PoEO Act - Clean up and Penalty Notices

Notice Number	Licence Holder	Location	Distance (m) / Direction
n/a	-	-	

No PoEO penalty notices have been identified within 1000m of the site; *LS046802* and *Protection of the Environment Operations Act (POEO)* public register online.



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4.3.3 List of NSW Contaminated Sites Notified to the EPA

The list of NSW contaminated sites notified to the EPA are properties that are contaminated to an extent that warranted reporting to the NSW EPA; however, 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 the requirements for regulation. A search of the List of NSW Contaminated Sites Notified to the EPA was undertaken by Lotsearch which identified no contaminated sites within a 1,000 m radius of the site.

4.3.4 National Waste Management and Liquid Fuel Facilities

A search of Geoscience Australia, Waste Management and Liquid Fuel Facilities did not identify any fuel facilities within the buffer.

4.4 HISTORICAL AERIAL PHOTOGRAPHY REVIEW

Seventeen (17) historical aerial photographs taken in the years 1944, 1961, 1969, 1979, 1987, 1993, 2004, 2008, 2013, 2018, and 2022 were reviewed to identify historical land uses that may present potential contaminant sources. The aerial photograph summary is provided below in **Table 4-5**. Historical photographs are presented in the Lotsearch report in **Appendix C**.

Year	Onsite	Offsite
1944 (B&W)	The site appears to be covered with dense vegetation.	North: Area appears to be forested/bushland. An unsealed road is visible approximately 175 metres further north.
		East: Area appears to be forested/bushland and a water body (creek or river) is visible to the east and flows in a north/south direction.
		West: Area appears to be forested/bushland.
		South: Area appears to be forested/bushland.
1961 (B&W)	The site remains heavily vegetated, however, a linear shaped line passes through the centre of the	North: An unsealed road appears to have been constructed immediately north of the site, consistent with the location of The Wool Road.
	site in a north/south direction, possibly a road or easement. An	East: No visible changes.
	unsealed road now appears to pass through the north eastern corner of	West: An unsealed road appears to have been constructed approximately 250m west of the site.
	the site.	South: No visible changes.with the exception of the possible easement / road passing through the site that extends further south.
1969	The site appears relatively	North: The road north of the site appears to have been upgraded.
(B&W)	unchanged since 1961.	East: No notable changes.
		West: No notable changes.
		South: No notable changes.
1979	The site appears relatively	North: No notable changes.
(B&W)	unchanged since 1969 with	East: No notable changes.

Table 4-5 Summary of Aerial Photograph Review



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	Onsite	Offsite
	exception of trails that are visible within the central and northern portions. The purpose of the trails is unclear.	West: A linear clearing is visible approximately 150 west and south of the site. The purpose of the clearing is unclear, however, it may be an easement,
		South: A linear clearing is visible approximately 150 west and south of the site. The purpose of the clearing is unclear, however, it may be an easement,
1987	The site appears relatively	North: No notable changes.
(B&W)	unchanged since 1979. The trails visible within the site in 1979 are no	East: No notable changes.
	longer present.	West: No notable changes.
		South: No notable changes.
1993 (Colour)	Development of the site is evident, however, it is unclear if the school is operational. Approximately ten	North: Several areas of exposed soil are visible north of The Wool Road, indicating the potential presence of trails and/or installation of subsurface infrastructure such as pipework.
	buildings are visible along with an asphalt carpark in the south western	East: No notable changes.
	portion, the sports field in the north	West: No notable changes.
	eastern portion, two basketball courts and the cricket nets. A large area of exposed soil is visible in the south western corner at the location of the current ag plot.	South: No notable changes.
2004 The site (Colour) develope	The site appears to be further developed since 1993. The layout appears generally consistent with	North: A development is visible approximately 200m north of the sit, which includes one large building, car parking and a sports field further north.
	present day.	East: No notable changes.
		West: No notable changes.
		South: No notable changes.
2013 (Colour)	Demountable buildings are now visible at the site along the southern	North: The parcel of land north of The Wool Road has been further developed.
	and eastern boundary.	East: No notable changes.
		West: No notable changes.
		South: A development is located approximately 75m south west of the site. The development appears to be a low-density residential dwelling and associated infrastructure including a swimming pool.
2018	The site appears relatively	North: No notable changes.
(Colour)	unchanged since 2013.	East: No notable changes.
		West: No notable changes.
		South: No notable changes.
2022	The basketball courts appear to be	North: No visible changes.
(Colour)	covered with a blue surface covering, and some small buildings	East: No visible changes.
	are now present in the north	West: No visible changes.
	western portion of the site.	South: No visible changes.

4.5 HERITAGE

The Lotsearch report LS046802 (**Appendix C**) indicates that 'Jervis Bay and the surrounding area' (Place ID 106073), which includes the site, are on the National Heritage List. The Shoalhaven LEP (2014) shows that



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'Colonial Road – Remnants (Former Wool Road) is listed as having heritage significance and is located 3 metres north of the site.

4.6 HISTORICAL BUSINESS DIRECTORY

Historical business directory records for the site and site area show no records in the site buffer, presented in the Lot Search report *LS046802* (**Appendix C**).

4.7 SECTION 10.7 PLANNING INFORMATION

4.7.1 Lot 1 DP 550361

The site is zoned as SP2 Infrastructure under the Shoalhaven Local Environmental Plan 2014. The Section 10.7 Planning Certificate provided by Shoalhaven City Council is attached in **Appendix C** and includes the following pertinent information relating to contamination:

- The land DOES NOT include any 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.
- The Council HAS NOT been informed by the Environment Protection Authority that the land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- The Council HAS NOT been informed by the Environment Protection Authority that the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.
- The Council HAS NOT been informed by the Environment Protection Authority that the land is subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- The Council HAS NOT been informed by the Environment Protection Authority that the land is subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- The land IS NOT the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 that has been provided to the Council.

4.7.2 Lot 1 DP 809057

The site is zoned as SP2 Infrastructure under the Shoalhaven Local Environmental Plan 2014. The Section 10.7 Planning Certificate provided by Shoalhaven City Council is attached in **Appendix C** and includes the following pertinent information relating to contamination:

- The land DOES NOT include any 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.
- The Council HAS NOT been informed by the Environment Protection Authority that the land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- The Council HAS NOT been informed by the Environment Protection Authority that the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.
- The Council HAS NOT been informed by the Environment Protection Authority that the land is subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- The Council HAS NOT been informed by the Environment Protection Authority that the land is subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.



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• The land IS NOT the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 that has been provided to the Council.

4.8 SCHOOLS ASBESTOS REGISTER

The asbestos register found on the School Infrastructure website (link:

<u>https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/what-we-do/we-look-after-our-schools/schools-asbestos-register.html</u>) was accessed on the 15th of August 2023. Historical findings of asbestos on site have been summarised in **Table 4-6** below.

Table 4-6 Asbestos Register Summary

Asbestos Type	Area Found	Building No.	Risk Status*
Chrysotile (white asbestos)	n/a	-	-
Amosite (brown asbestos)	n/a	-	-
Crocidolite (blue asbestos)	n/a	-	-
Assumed asbestos	 The following occurrences of asbestos were assumed for demountable buildings at the site: Compressed asbestsos sheeting within ramp, landing and entry steps; flat asbestos sheeting in awnings; asbestos fragments / debris in underfloor voids; flat asbestos sheeting in underfloor voids and wall cladding 	D11355; D11612; D12250; D13019; D13322; D13466; D13562; D14170; D14310; D14505; D16064; D16074; D19353; D16633; D14176; D12209	Not assessed

In addition to the above, an Asbestos in Grounds Management Plan (WSP, 2019) was available online and reviewed. The document contained the following information with respect to asbestos at the site:

 Non-friable fibre cement fragments were observed on the ground surface adjacent to the east of demountable classrooms south of the main oval, identified as 'Area A' as shown below



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- The specified 'remedial measure / treatment' is 'a sparrow pick was performed on the visibly accessible ground surface portion. An asbestos clearance certificate was provided following the successful remediation works'.
- WSP commented that 'topsoil has become exposed in an area where asbestos containing materials may be present below clean soils/clean fill.
- The risk status and control priority are listed as low, and the maintenance requirements include 'visual checks to ensure grass cover is adequate at three-monthly intervals. Periodic resting of area may be required otherwise turf will require re-laying if the surface becomes eroded. Adequate watering during drought periods (this option may not be suitable during periods of extended drought when reservoir levels drop below 40%)'.
- The 'Site Management Requirements Checklists' within the Management Plan (WSP, 2019) stipulates the requirement for:
 - 3-monthly inspections to assess the adequacy of surface cover and confirm if suspected asbestos materials are visible;
 - Inspection following an incident such as heavy rain or disturbance. The inspection is required to assess the same details as that noted above.

4.9 CONTROLLED CHEMICALS ASSESSMENT

The NSW EPA uses Chemical Control Orders (CCO) as a primary legislative tool under the Environmentally Hazardous Chemicals Act 1985 to manage chemicals of concern and limit their potential impact on the environment. Stantec provide a preliminary screening of the site history for the likelihood of chemicals of concern within the CCO framework in **Table 4-7** below.



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Table 4-7 Preliminary Controlled Chemicals Screening

Chemical of Concern	Likelihood of Occurrence
Were aluminium smelter wastes used or stored on the site (CCO, 1986)?	Low
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site?	Low
Were organotin products (CCO 1989) used or stored on site?	Low
Were polychlorinated biphenyls (PCBs) used or PCB waste (CCO 1997) stored on site?	Low

4.10 PER- AND POLY-FLUOROALKYL SUBSTANCES (PFAS)

A PFAS probability of occurrence qualitative desktop survey is provided in **Table 4-8** and has been undertaken on the basis of information provided in the PFAS National Environmental Management Plan (NEMP 2020). PFAS are known to be present in Aqueous Film Forming Firefighting Foams (AFFF) and Alcohol-Type Concentrate (ATC). The historic use of AFFF is reported as being used by Fire & Rescue NSW between 1976 and 2007, while other agencies used AFFF during training exercises as late as 2010 (Source: Fire & Rescue NSW, Information Sheet, Firefighting Foam and PFAS, reference D16/82523).

Table 4-8 PFAS Desktop Survey

Preliminary Screening Questions	Likelihood of Occurrence ^{1,2,3}
Is the past or present site activity listed in the NEMP 2020 as being an activity with risk of fire. If so, list activity:	Low
Is the past or present off-site activity up-gradient or adjacent to the site listed in the NEMP 2020 as being an activity with risk of fire. If so list activity:	Low
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	Low
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010?	Low
Have "fuel" fires ever occurred on site between 1970 and 2010? (i.e. ignition of fuel storage tanks - solvent, petrol diesel, kerosene, other)?	Low
Have PFAS been used in manufacturing or stored on-site?	Low
Could PFAS have been imported to the site in fill materials from a site with activity listed in NEMP 2020 and subject to exposure to PFAS from 1970 to 2010?	Medium. The site appears to have been filled at numerous locations and the origin of the fill is unknown.
Could PFAS-contaminated groundwater or run-off have migrated beneath or on to the site?	Low
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation program 4?	Low
Does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil and waters (incl. ASLP or TCLP)? Provide rationale.	Low

Notes:

1 - Likelihood: Low – All necessary documentation has been reviewed and there is no recorded instance of potential PFAS use or exposure 2 - Medium - All necessary documentation has been reviewed and there is potential evidence of a recorded instance of potential PFAS

use or exposure

3 - High - All necessary documentation has been reviewed and there is evidence of a recorded instance of potential PFAS use or exposure

4 - https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program



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4.11 SAFEWORK DANGEROUS GOODS SEARCH

A SafeWork NSW Site Search for Schedule 11 Hazardous Chemicals on premises was conducted and found one (1) above ground storage tank within the premises, as summarized in **Table 4-9**.

Table 4-9 SafeWork NSW Schedule 11 Search

Identifier	Туре	Class	Quantity (L)	Capacity (L)	Location
LPG1	Liquefied Petroleum Gas	2.1	-	7500	Within the south western portion of the site, north of Building I

4.12 SUITABILITY OF SITE HISTORY RECORDS

The site history information collected during this investigation is considered of a suitable quality for the purposes of a PSI.



Conceptual Site Model

5.0 CONCEPTUAL SITE MODEL

Table 5-1 summarises the contamination sources identified within the site based on the desktop assessment

 and site walkover that have potential to impact portions of the site proposed for upgrade and alteration.

Table 5-1 Contamination Sources Summary

Contamination Source	Description	Contaminants of Concern	On/off Site	
Weathering of building materials within current and former buildings and structures Demolition of buildings and structures that may have resulted in latent hazardous building materials	The buildings and structures currently and historically located at the site have the potential to contain hazardous building materials, including asbestos and lead based paint. Demolition of buildings and structures appears to have occurred at some locations within the site. Structures that have been demolished may have contained hazardous building materials and there is potential for latent materials to remain post-demolition.	Lead, PCBs, Synthetic Mineral Fibres (SMF), Asbestos	On site	
Potentially contaminated fill materials imported to the site	Evidence of filling was noted at various locations within the site. The sports field appears to be constructed upon fill, and the area surrounding the basketball courts and, around some buildings also appeared to contain fill. Filling was also observed along the southern site boundary where various wastes and discarded objects appeared to be stored. Fragments of asbestos cement sheeting were identified on the ground surface south of the sports oval surrounding the demountable buildings. The fragments appear to be associated with impacted fill. Some fragments appeared to be weathered, but most were in reasonable condition.	Metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), organochlorine / organophosphorus pesticides (OCP/OPP), asbestos	On site and off site	
Pest control, application of chemicals around / beneath buildings	Chemical pesticides, herbicides and insecticides are commonly applied to the perimeter and beneath buildings and structures. This activity could have occurred at the site resulting in chemical residues in shallow soils	Pesticides, herbicides, insecticides	On site	
Potential PFAS use and storage the Rural Fire Services Facility	A Rural Fire Services facility is located approximately 200m north of the site. The facility appears to have been built around 2013 and it is unknown if, during it's establishment, the facility stored or used PFAS products as part of the operations.	PFAS	Off site	

5.1 PRELIMINARY CONCEPTUAL SITE MODEL

A Conceptual Site Model (CSM) provides the framework for identifying sources of contamination, contaminant migration pathways, human and ecological receptors and exposure mechanisms. Risk to human health and the environment is identified through complete Source – Pathway – Receptor (SPR) linkages. In order to identify SPR linkages the CSM considers site specific factors, including:



Conceptual Site Model

- Source(s) of contamination;
- Identification of Contaminants of Potential Concern (CoPCs) associated with past (and present) source(s);
- Site specific information including soil type(s), depth to groundwater, inferred groundwater flow direction and surface water bodies and interactions;
- Location of any identified sources relative to the proposed site activity; and
- Actual or potential receptors considering both current and future land use both for the site, adjacent properties and any sensitive ecological receptors.

Based on a review of the desktop site history information and site walk-over observations, the following preliminary CSM has been developed showing potential SPR linkages considered to be potentially complete or incomplete under our understanding of the current and future land use.

The preliminary CSM for the site is summarised in **Table 5-2** and applies to the current and future land use as a high school. The CSM provides an assessment of the likelihood of a complete contaminant exposure pathway, which has been considered in the context of the location and nature of the proposed upgrades and alterations as per the concept design drawings provided to Stantec.



Conceptual Site Model

Table 5-2 Preliminary CSM

Contaminant Source	Potential Impacted Media	Contaminants of Potential Concern	Potential Exposure Pathways	Receptors	Likelihood of complete exposure pathway
Potentially contaminated fill materials imported to the site	• Surficial Soils	 Metals TRH PAH BTEX OCP OPP PCB Asbestos 	 Direct contact Incidental ingestion Incidental inhalation dust and/or fibres (asbestos) Vapour intrusion (volatiles only) 	 Human: Current site users Future Site workers (including maintenance workers 	Potentially contaminated fill, low – medium: Filling was evident at some locations in the contamination investigation (Stantec, 2024), with evidence of waste at ground surface in locations beneath current buildings and structures. The asbestos register for the site notes that asbestos debris and sheeting are assumed to be present beneath several demountable buildings. Current data indicates that the fill soil profile is not impacted by contaminants that would constrain the construction or ongoing land use, however, there is potential for unidentified contamination to exist.
Pest control, application of chemicals around / beneath buildings		OCP OPP	 Direct contact Incidental ingestion Incidental incidental inhalation dust 	 Ecological: Existing and future plant- based biota within the site 	Pest control, low: Chemical products may have been applied directly to the ground surface around and beneath buildings and structures as part of an ongoing maintenance schedule. Current data indicates that contaminants associated with pest control are not present in soils at the site.
Weathering of building materials within current and former buildings and structures Demolition of buildings and structures that may have resulted in latent hazardous building materials	 Air Surficial Soils 	 Asbestos Lead PCB Synthetic mineral fibres 	 Direct Contact Incidental Inhalation dust/or fibres (asbestos) Incidental Ingestion 	 Offsite receptors including vegetation and waterways 	Weather of building materials and latent building materials post- demolition, low to medium: Whilst hazardous building materials were not observed during the inspection, latent demolition rubble and other wastes were observed in surface soils, including beneath and surrounding buildings. The asbestos register for the site notes that asbestos debris and sheeting are assumed to be present beneath demountable buildings. Current data indicates that hazardous building materials are not present.
Potential PFAS use and storage the Rural Fire Services Facility	SoilWater	• PFAS	 Direct contact Incidental ingestion 		PFAS originating from the RFS facility, low: The RFS facility is a potential source of PFAS, however, the elevation is approximately 10m less than the site and is inferred to be downgradient. Current data indicates that PFAS was not detected in soils assessed in the contamination investigation (Stantec, 2024) and the risk is considered low.



Conceptual Site Model

5.2 DATA GAPS

Based on Stantec's assessment of the site historical information, which included, site inspection, review of prior investigations (Stantec, 2024), and historical review, the following data gaps were identified:

- Some areas of site could not be accessed during the site walkover and therefore not inspected as part of the investigation, as outlined in **Section 3.3**. It is noted that inaccessibility of classrooms and buildings occupied by students is unlikely to alter the outcome of this assessment.
- The potential for contamination to exist in groundwater at the site is not known;
- It is unknown if buildings historically demolished contained hazardous materials and whether a clearance certificate (for asbestos) was provided.
- Soil properties were assessed to the extent practicable but was constrained by the presence of surface vegetation, pavement, buildings and structures
- Stantec (2024) contamination site investigation was completed in reference to designs presented in NBRS (2023) *Vincentia High School Upgrade Study*, revision_04_17/10/2024. Drawing number VHS-FTA-00-00-DR-A-1101, revision 05, has since been provided to Stantec following completion of the investigation. Review of updated drawings and comparison to the previous design indicates that some areas remain unassessed that are now subject to development activities. Whilst the contamination status of soils within these areas is unassessed, Stantec consider there to be a low likelihood of unacceptable contamination based on the investigation of the nearby surrounding areas. If contaminated materials were to be encountered during construction, an unexpected finds protocol would be an appropriate mechanism to manage such materials.


Conclusions

6.0 CONCLUSIONS

Stantec Australia Pty Ltd (Stantec) was engaged by the Department of Education (the client) to complete a Preliminary Site Investigation (PSI) for specific portions of the Vincentia High School upgrade, located at 142 The Wool Road, Vincentia NSW ('the site').

Upgrades and alterations are proposed at specific locations within the site that will require ground disturbance and earthworks. This PSI was prepared to provide preliminary information on the contamination status of the site for the purpose of supporting the planning process for the REF, and the primary objective of this investigation was therefore to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

Stantec undertook the following scope during completion of the PSI:

- A desktop study of information for the site and surrounds.
- A site walkover by an experience environmental scientist to identify potential sources of contamination. The inspection was primarily focused on the portions of the site that are proposed for upgrade and alteration, however, the broader site was also inspected but to a lesser extent;
- Interviews with relevant site operators, where possible;
- Review of Prior Contamination investigation by Stantec
- Development of a Preliminary Conceptual Site Model based on the information gathered during the desktop study and site inspection; and
- Preparation of a PSI report detailing the findings, conclusions, and recommendations for the site (this report).

Upon completion of the above scope, the following conclusions were drawn:

- Aerial imagery from 1944 indicates that the site appeared to be relatively undisturbed bushland until approximately 1993 when construction of the school is underway. Construction appears to have ceased in the 2004 image and from then relatively minor modifications occur within the site until present day.
- The areas surrounding the site are generally a low risk of contamination, with bushland located to the
 east, south and west. The Wool Road is located immediately north of the site, and a Rural Fire Services
 facility is located further north, approximately 200m from the site. The Rural Fire Services facility is first
 visible under construction in the 2013 image, and it remains unconfirmed if fire storage and/or use of
 PFAS products occurred as part of the operations. Based on surface elevations, the Rural Fire Services
 Facility is inferred to be downgradient of the site and the risk of contamination is considered to be low.
- The site was not subject to regulation by the NSW EPA and appeared to be free of statutory notices and licensing agreements under both the CLM Act 1997 and PoEO Act 1997 and was not included on the List of NSW Contaminated Site;
- Evidence of filling was noted at various locations within the site. The sports field appears to be constructed upon fill, as well as the areas surrounding the basketball courts and surrounding some buildings. Filling was also observed along the southern site boundary where various wastes and discarded objects appeared to be stored. Outcrops of sandstone rock were observed at multiple locations within the site, indicating that the native soil profile is limited. As such, the likelihood of material being imported to site during initial construction and ongoing operation / upgrades is high



Conclusions

- The asbestos register for the site notes that asbestos debris and sheeting are assumed to be present beneath several demountable buildings, which is supported by the observations of waste and anthropogenic materials being present beneath buildings during the inspection, these areas are within close proximity to the area defined for the proposed activity.
- The Asbestos In Grounds Management Plan (WSP, 2020) indicates that asbestos impacted soils were previously identified along the southern boundary of the site, which was identified as 'Area A'. The extent of asbestos impacted fill has not been accurately defined, and the extent of 'Area A' as specified by WSP (2020) was inconsistent with the observations of asbestos on site where the extent of impact was greater than that documented, these areas are within close proximity to the area defined for the proposed activity. The current design drawings indicate that the existing demountable structures within the asbestos impacted areas are proposed for removal, however, Stantec understand that this will occur as a separate activity to the upgrades and construction described in **Section 1.2**. As such, no further actions are required in relation to the known asbestos with exception to ongoing management in accordance with the Asbestos In Ground Management Plan (WSP, 2020).
- Intrusive contamination investigation by Stantec (2024) detailed in **Section 4.1** concluded that:
 - Anthropogenic materials and waste were not observed within subsurface soils, however, were evident on ground surface beneath and in the vicinity of buildings, as well as topsoil at some locations.
 - Asbestos containing materials were not observed on ground surface or in soil excavated during the investigation.
 - Filling was observed at multiple locations and there is potential for unidentified contaminated materials to exist in unassessed areas.
 - The fill encountered at the site did not appear to contain properties that would be considered aesthetically unsuitable, as per the guidance of the ASC NEPM (2013), with the exception of plastic, brick and glass at discrete locations.
 - The surficial waste beneath and surrounding buildings are considered unsuitable for future occupants. Upon completion of the proposed upgrades, the aesthetic properties of the ground surface and shallow soil profile would require consideration and be free of aesthetically unsuitable materials.
 - The soils assessed from within the site, at the points of sample collection, did not contain concentrations of chemical contaminants above the adopted human health criteria that would preclude the ongoing land use as a primary school, nor present a potential risk to ecological receptors under the proposed upgrades.
 - The preliminary and indicative classification of soils encountered at the site, for the purpose of informing future off-site disposal, have been preliminarily classified as General Solid Waste (nonputrescible). Soils could be considered for off-site reuse, particularly natural soils and rock, however that would require detailed assessment in accordance with NSW EPA requirements.

6.1 RECOMMENDATIONS

Based on the findings, and with reference to the purpose and objectives of this investigation, the following recommendations are made:

 Where structures are proposed for demolition and/or removal under the concept design, such as demountable buildings, it is recommended that the soils beneath be assessed for suitability to remain on site. Whilst asbestos was not observed, a significant quantity of waste and latent demolition rubble was



Conclusions

frequently noted. Additionally, chemicals may have been applied directly to ground surfaces for pest control.

- All future works should be conducted as per a suitable Construction and Environmental Management Plan (CEMP), which incorporates an Unexpected Finds Protocol (UFP), to minimize potential risks to human health and the environment during construction.
- Any material being removed from site must be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines and/or an applicable NSW EPA Resource Recovery Order. Any future classification must be considerate of the data and information provided in this document and other historical reports relating to contamination.
- Current observations and data did not warrant further investigation of contamination based on the concept design provided to Stantec. If the design were to alter and encompass areas of the site that were not subjected to intrusive investigation, an additional supplementary investigation may be required to assess for potential contamination.

6.2 MITIGATION MEASURES.

Table 6-1 outlines appropriate mitigation measures for contamination risks outlined in this report.

Project Stage Design (D) Construction (C) Operation (O)	Mitigation Measures	Reason for Mitigation Measure	Relevant Section of report
С	All future activities should be conducted as per a suitable Construction and Environmental Management Plan (CEMP) to minimise potential risks to human health and the environment.	To ensure that proposed activities will not have a significant impact on human health and ecological receptors.	Section 6.0
C	Any material being removed from site be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines and/or an applicable NSW EPA Resource Recovery Order.	 Negative outcomes including: Regulatory penalties. Health risks associated with improperly disposed soils. Legal liabilities associated with non- compliance of waste disposal. 	Section 6.0

Table 6-1 Mitigation Measures



Conclusions

Project Stage Design (D) Construction (C) Operation (O)	Mitigation Measures	Reason for Mitigation Measure	Relevant Section of report
С	Validation of imported soils and blended material. Should any soil materials be imported onto the site for the proposed development then they will need to have supporting classification documentation and be validated to meet the adopted validation criteria and meet the definition and requirements of assessment for a NSW EPA Resource Recovery Order, VENM or other suitable material, such as growth medium.	To ensure imported and/or blended material (if required) is suitable for the proposed land-use.	Section 6.1
С	Unexpected find protocol. An unexpected finds protocol is to be incorporated into the contractors CEMP so that previously unidentified contamination is managed appropriately.	If not managed appropriately, unexpected contamination can present potential health risks to human and ecological receptors and can also impact the project delivery program and budget.	Section 6.1

6.3 EVALUATION OF ENVIRONMENTAL IMPACTS

Based on the findings of this assessment and in consideration to the data gaps presented in **Section 5.2**, The extent and nature of potential impacts are low and will not have significant impacts on the locality, community, and/or the environment. Potential impacts can be appropriately mitigated or managed to ensure that there is minimal impact on the locality community and/or the environment following the implementation of the mitigation measures in **Section 6.2** (as required).



Limitations

7.0 LIMITATIONS

This assessment has been undertaken in general accordance with the current "industry standards" for a PSI for the purpose and objectives and scope identified in this report. These standards are set out in:

- National Environment Protection (Assessment of Site Contamination) Measure (NEPM) *1999* (NEPC, 1999) as varied May 2013 (the 'NEPM 2013').
- AS4482.1- 2005: Guide to the sampling and investigation of potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds. Standards Australia (2005).

The agreed scope of this assessment has been limited for the current purposes of the Client. The assessment may not identify contamination occurring in all areas of the site, or occurring after sampling was conducted. Subsurface conditions may vary considerably away from the sample locations where information has been obtained.

This Document has been provided by Stantec subject to the following limitations:

- This Document has been prepared for the particular purpose outlined in Stantec's proposal and no responsibility is accepted for the use of this Document, in whole or in part, in other contexts or for any other purpose.
- The scope and the period of Stantec's services are as described in Stantec's proposal, and are subject to
 restrictions and limitations. Stantec did not perform a complete assessment of all possible conditions or
 circumstances that may exist at the site referenced in the Document. If a service is not expressly indicated,
 do not assume it has been provided. If a matter is not addressed, do not assume that any determination
 has been made by Stantec in regards to it.
- Conditions may exist which were undetectable given the limited nature of the enquiry Stantec was retained to undertake with respect to the site. Variations in conditions may occur between investigatory locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.
- In addition, it is recognised that the passage of time affects the information and assessment provided in this Document. Stantec's opinions are based upon information that existed at the time of the production of the Document. It is understood that the services provided allowed Stantec to form no more than an opinion of the actual conditions of the site at the time this Document was prepared and cannot be used to assess the effect of any subsequent changes in the quality of the site, or its surroundings, or any laws or regulations.
- Any assessments made in this Document are based on the conditions indicated from published sources and the investigation described. No warranty is included, either express or implied, that the actual conditions will conform exactly to the assessments contained in this Document.
- Where data supplied by the client or other external sources, including previous site investigation data, have been used, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Stantec for incomplete or inaccurate data supplied by others.
- Stantec may have retained sub consultants affiliated with Stantec to provide services for the benefit of Stantec. To the maximum extent allowed by law, the Client acknowledges and agrees it will not have any



Limitations

direct legal recourse to, and waives any claim, demand, or cause of action against, Stantec's affiliated companies, and their employees, officers and directors.

This assessment report is not any of the following:

- A Site Audit Report or Site Audit Statement as defined under the *Contaminated Land Management Act,* 1997.
- A site investigation sufficient for an Site Auditor to be able to conclude a Site Audit Report and Site Audit Statement.
- A geotechnical report and the bore logs or test pit logs may not be sufficient as the basis for geotechnical advice.
- A detailed hydrogeological assessment in conformance with NSW DEC (2007) Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination.
- A hazardous building material survey that will identify any specific building materials on site, which may pose a risk to human health or the environment.
- A waste classification certificate in conformance with NSW EPA Waste Classification Guidelines (NSW EPA, 2014).



8.0 REFERENCES

WSP (2020). Asbestos in Grounds Management Plan, ref PS119130, dated 9 April 2020.

DLWC (1998). *Acid Sulfate Soils Risk.* Retrieved from eSpade v2.0: <u>https://www.environment.nsw.gov.au/eSpade2WebApp</u>

GS NSW (2018). *NSW Statewide Seamless Geology.* Retrieved from Minview: minview.geoscience.nsw.gov.au

Guideline on the Investigation Levels for Soil and Groundwater' of the *National Environment Protection* (Assessment of Site Contamination) Measure (NEPM) 1999 (NEPC, 1999) as varied May 2013 (the 'NEPM 2013'); Standards Australia (2005).

Lotsearch Pty Ltd (2023). Lotsearch LS046802, dated 11 August 2023.

NSW DPIE (2022) *eSPADE v2.2*, NSW Department of Planning Industry and Environments (DPIE), Retrieved from: <u>https://www.environment.nsw.gov.au/eSpade2Webapp.</u>

NSW EPA (2015) Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997. NSW Environment Protection Authority, Sydney. September 2015.

NSW EPA (2017) Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd edition). NSW Environment Protection Authority, Sydney. October 2017.

NSW EPA (2020) *Consultants Reporting on Contaminated Land*, Contaminated Land Guidelines, NSW Environment Protection Authority, Sydney, April 2020.

NSW Government (2021) *MinView*, Mining, Exploration and Geoscience, NSW Government, Regional NSW, Retrieved from: <u>https://minview.geoscience.nsw.gov.au/#/?lon=148.9143&lat=-32.65607&z=6&bm=bm1&l=</u>.

Stantec (2024). Contamination Investigation Report, Vincentia High School. Stantec Austalia Pty. Ltd.

APPENDIX A Figures

Appendix A





Client: NSW Department of Education | Schools Infrastructure NSW Project Code: 304100928-GS-041 Drawn By: SM, Checked By: AS Rev: 01 Date: 2023-09-26



This document has been prepared based on information provided by others as cited in the data sources. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

100 125 Scale at A3: 1:2,500

Erowal Bay

Heights

APPENDIX B

Concept Design Drawings

Appendix B





 Image: state in the state

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	10	REF ISSUE	25/03/2025	JH
	09	DRAFT TENDER ISSUE	27/02/2025	JH
	08	100% SCHEMATIC DESIGN ISSUE	07/02/2025	JH
	07	DRAFT 100% SCHEMATIC DESIGN ISSUE	10/01/2025	JH
	06	80% SCHEMATIC DESIGN ISSUE	12/12/2024	JH
	05	50% SCHEMATIC DESIGN ISSUE	28/11/2024	JH
	04	DRAFT 50% SCHEMATIC DESIGN ISSUE	22/11/2024	JH
	03	100% CONCEPT DESIGN ISSUE	10/11/2024	JH
	02	CONSULTANT COORDINATION	07/11/2024	JH
OUR	01	80% CONCEPT DESIGN ISSUE	18/10/2024	JH
	REV.	DESCRIPTION	DATE	INIT.



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PROVIDE 20 NEW STEEL LOCKERS FOR STAFF END OF TRIP FACILITIES. TO BE SPREAD ACROSS THE SCHOOL NOMINALLY TO BUILDINGS B, C, H AND J. FIX IN POSITION OUTSIDE EXISTING STAFF SHOWER LOCATIONS. PROVIDE VINYL WRAP TO LOCKERS EXTERIOR SURFACES. REFER TO ARCHITECTURAL SPECIFICATIONS.

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	10	REF ISSUE	25/03/2025	JH
	09	DRAFT TENDER ISSUE	27/02/2025	JH
	08	100% SCHEMATIC DESIGN ISSUE	07/02/2025	JH
	07	DRAFT 100% SCHEMATIC DESIGN ISSUE	10/01/2025	JH
	06	80% SCHEMATIC DESIGN ISSUE	12/12/2024	JH
	05	50% SCHEMATIC DESIGN ISSUE	28/11/2024	JH
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	03	100% CONCEPT DESIGN ISSUE	10/11/2024	JH
	02	CONSULTANT COORDINATION	07/11/2024	JH
.OUR	01	80% CONCEPT DESIGN ISSUE	18/10/2024	JH
	REV.	DESCRIPTION	DATE	INIT.



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APPENDIX C

Lotsearch Report, Land Title Documents, Section 10.7 Certificate, SafeWork NSW Schedule 11 Search

Appendix C



Bridge Rd, Nowra NSW 2541 | **02 4429 3111** Deering St, Ulladulla NSW 2539 | **02 4429 8999**

Address all correspondence to

The General Manager, PO Box 42, Nowra NSW 2541 Australia council@shoalhaven.nsw.gov.au | DX5323 Nowra | Fax 02 4422 1816

shoalhaven.nsw.gov.au 🖪 🛽 🖬 🛥 🕊

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 Certificate No: 2023/03704

Applicant: Franco Palazzolo LEVEL 10 5 BLUE ST NORTH SYDNEY NSW 206

 Receipt No.:
 Ext: 168514

 Date:
 21/09/2023

Applicant reference: LS048393

The land to which this Certificate relates is:

Lot 1 DP 550361, 142 The Wool Rd, VINCENTIA Parish of BHERWERRE, County of ST. VINCENT

The above information is as recorded by Council.

DISCLAIMER AND CAUTION:

- 1. The information on zones, controls etc given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
- 2. The information contained in this certificate is accurate as at the date of this certificate.
- 3. In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

The information contained in this certificate is prepared in accordance with the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning Assessment Regulation 2021 (as amended).

Page 1 of 13

This is a Planning Certificate issued by Shoalhaven City Council under Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* on the application of the person described above in respect of the land described above.

1 Names of relevant planning instruments and development control plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

State Environmental Planning Policies

State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Precincts - Regional) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resources and Energy) 2021 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development

Local Environmental Plans

Shoalhaven Local Environmental Plan 2014 (as amended)

Development Control Plans

Shoalhaven Development Control Plan 2014 (as amended)

Note: a copy of Shoalhaven Development Control Plan 2014 is available on the internet at <u>www.dcp2014.shoalhaven.nsw.gov.au</u> or can be inspected at Council's Nowra office during normal business hours.

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Proposed State Environmental Planning Policies and other Environmental Planning Instruments

Explanation of Intended Effect - Proposed amendments to the in-fill affordable housing, group homes, supportive accommodation and social housing provisions of the State Environmental Planning Policy (Housing) 2021 - exhibition 22/11/2022 to 13/01/2023.

Explanation of Intended Effect - Special Flood Considerations Clause - exhibition 17/01/2023 to 14/02/2023.

Explanation of Intended Effect - Proposed changes to Standard Instrument - Principal Local Environmental Plan to include a standard definition for temporary workers' accommodation, and specific provisions for construction accommodation in certain renewable energy zones - exhibition 16/08/2023 to 27/09/2023.

Explanation of Intended Effect - Amendment to Infrastructure SEPP - Changes to protect fuel pipelines - exhibition 13/04/2022 to 18/05/2022.

Explanation of Intended Effect - Review of clause 4.6 of the Standard Instrument LEP - exhibition 31/03/2021 to 12/05/2021.

Planning Proposals for Local Environmental Plans

PLANNING PROPOSAL - PP048 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - MOSS VALE ROAD NORTH URBAN RELEASE AREA (URA) - PUBLIC EXHIBITION 18 MAY 2022 TO 1 JULY 2022 (55387E) (MIN21.447) The Planning Proposal (PP) seeks to amend the Shoalhaven Local Environmental Plan 2014 (LEP) to meet the changing housing needs of the wider Nowra-Bomaderry community and facilitate development of the Moss Vale Road North URA. The proposed changes include (not exclusively) modifications to existing zones, heights and minimum lot sizes, as well as the application of Clause 4.1H of the LEP in identified locations close to the retail centre, open space, and main roads to permit subdivision into 300-499m2 lots.

PLANNING PROPOSAL - PP059 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - 2023 INSTRUMENT HOUSEKEEPING - PUBLIC EXHIBITION 13 SEPTEMBER 2023 TO 6 OCTOBER 2023 (71387E) (MIN22.336) This PP seeks to make four (4) instrument-only amendments to Shoalhaven LEP 2014 which will: extend the minimum subdivision lot size provisions currently applicable to community title schemes to strata title schemes; include suitable vehicular access as an essential service for development; and correct property addresses and descriptions for two (2) heritage items identified in Schedule 5.

PLANNING PROPOSAL - PP068 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - HERITAGE LISTING - FORMER HUSKISSON ANGLICAN CHURCH AND SITE (comprising the land identified as Lots 7-9 Section 3 DP 758530) - PUBLIC EXHIBITION 26 JULY 2023 TO 25 AUGUST 2023 (72148E) (MIN22.618) The Planning Proposal seeks to amend the Shoalhaven Local Environmental Plan (LEP) 2014 to include the Former Huskisson Anglican Church and Site (comprising the land identified as Lots 7-9 Section 3 DP 758530) as an item of local heritage significance. This is proposed to be achieved by including Lots 7-9 Section 3 DP 758530 (17 Hawke Street and 22-26 Currambene Street, Huskisson) in Schedule 5 Environmental heritage of the LEP and updating the corresponding LEP Map Sheet (HER_020C) to apply the heritage layer over the subject lots.

Note: In this section - **proposed environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2023/03704

2 Zoning and land use under relevant planning instruments For Shoalhaven Local Environmental Plan 2014 (as amended)

a. The identity of the zone in which the land is included under Shoalhaven Local Environmental Plan 2014:

Zone SP2 Infrastructure

b. The purposes for which development in the zone

i. may be carried out without development consent:

Nil

ii. may not be carried out except with development consent:

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

iii. is prohibited:

Any development not specified in item i or ii.

- c. Additional permitted uses **DO NOT** apply to the land
- d. Development standards applying to the land under Shoalhaven Local Environmental Plan 2014 **DO NOT** fix minimum land dimensions for the erection of a dwelling-house on the land.
- e. The land **IS NOT** in an area of outstanding biodiversity value under the *Biodiversity Conservation Act* 2016.
- f. The land **IS NOT** in a conservation area (however described) under Shoalhaven Local Environmental Plan 2014.

Note: this item relates to "heritage conservation areas" as defined in the LEP.

g. An item of environmental heritage (however described) under Shoalhaven Local Environmental Plan 2014 IS NOT located on the land.

Note: "environmental heritage" relates to matters/items of cultural heritage, for example, items listed on the State Register, items specifically listed in the LEP or matters subject to an "interim heritage order" under the Heritage Act 1977.

Other provisions under Shoalhaven Local Environmental Plan 2014 may also apply to the development of this land. You can view the Shoalhaven Local Environmental Plan 2014 at the website www.legislation.nsw.gov.au or at Council's offices.

3 **Contributions plans**

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

Shoalhaven Contributions Plan 2019 (as amended)

The land IS NOT in a special contributions area under the Act, Division 7.1

4 **Complying development**

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2021 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with the lodgement of a Complying Development Certificate application to either Council or a private certifier. The NSW Department of Planning, Industry and Environment has provided a series of information sheets on its website

http://www.planning.nsw.gov.au/exemptandcomplying

Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be complying development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Whether the extent to which the land is land on which complying development may be carried out under the following codes for complying development of State Environmental Planning Policy (Exempt Complying Development Codes) 2008 is restricted by the following 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:

Housing Code, Rural Housing Code, Agritourism and Farm Stay Accommodation Code and Greenfield Housing Code: **IS NOT RESTRICTED**

Housing Alterations Code and General Development Code: **IS NOT RESTRICTED**

Industrial and Business Buildings Code: IS NOT RESTRICTED

Low Rise Housing Diversity Code: IS NOT RESTRICTED

The complying development codes **ARE NOT** varied, under that Policy, clause 1.12, in relation to the land.

5 **Exempt Development**

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2021 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with exempt development. The NSW Department of Planning and Environment has provided a series of information sheets on its website

http://www.planning.nsw.gov.au/exemptandcomplying

Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be exempt development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Whether the extent to which 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 is restricted by the following provisions of that Policy, clause 1.16(1)(b1)–(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

General Exempt Development Code, Advertising and Signage Exempt Development Code and Temporary Uses and Structures Exempt Development Code: **IS NOT RESTRICTED**

The exempt development codes **ARE NOT** varied, under that Policy, clause 1.12, in relation to the land.

Page 6 of 13

6 Affected building notices and building product rectification orders

a) Council IS NOT aware that an affected building notice is in force in relation to the land.

b) Council **IS NOT** aware that a building product rectification order is in force in relation to the land that has not been fully complied with.

c) Council **IS NOT** aware that a notice of intention to make a building product rectification order given in relation to the land is outstanding.

Note: In this section, **affected building notice** has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4. **building product rectification order** has the same meaning as in the *Building Products (Safety) Act 2017*.

7 Land reserved for acquisition

The land **IS NOT** reserved for acquisition by an authority of the State, as referred to in section 3.15 of the Act under any environmental planning instrument, or proposed environmental planning instrument referred to in Section 1.

8 Road widening and road realignment

a) The land **IS NOT** affected by any road widening or road realignment under the *Roads Act 1993*, Part 3, Division 2.

b) The land **IS NOT** affected by road widening or road realignment under an environmental planning instrument.

c) The land **IS NOT** affected by any road widening or road realignment under a resolution of Council.

Note: Information in item 8 relates only to proposed plans by the Council for the widening of a public road that would affect the land and have been submitted to the Minister by the Council and any road widening orders affecting the land that the Council has caused to be published in the NSW Government Gazette under section 25 of the *Roads Act 1993*. Other authorities e.g. Transport for NSW, may have proposals not set out herein.

9 Flood related development controls

(1) Council's adopted flood information **DOES NOT** identify the land or part of the land as being within the flood planning area and subject to flood related development controls. Note that not all areas within the Shoalhaven LGA are covered by an adopted flood investigation.

(2) Council's adopted flood information **DOES NOT** identify the land or part of the land as being between the flood planning area and the probable maximum flood and subject to flood related development controls. Note that not all areas within the Shoalhaven LGA are covered by an adopted flood investigation.

Page 7 of 13

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 0) published by the NSW Government in April 2005.

Probable Maximum Flood has the same meaning as in the Floodplain Development Manual.

Note: In relation to sub clause (1) and (2) above, if the land or part of the land is within 40 metres of a creek; or is within 10 metres of a major drainage system, local overland flow path or drainage easement; or has a history of flooding then a flood assessment report may need to be submitted with any development application under the requirements of the Shoalhaven Development Control Plan 2014. The flood assessment report is to identify whether or not the land or part of the land is flood prone and determine, if flood prone, the probable maximum flood extent and the flood planning level.

For further information or to request a flood certificate, please contact Council's Coast and Floodplains Unit.

10 Council and other public authority policies on hazard risk restrictions

The land **IS** affected by the following adopted policy or policies that restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or any other risk (other than flooding).

Shoalhaven Development Control Plan 2014

Shoalhaven City Council - Contaminated Land Policy

Shoalhaven Coastal Zone Management Plan 2018

Planning for Bush Fire Protection 2019

Note: The policies above apply across the City. If certain specific hazards are known to apply to the land, those hazards may be noted below .

Note: In this section adopted policy means a policy adopted

(a) by the council, or

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

11 Bush fire prone land

The land **IS** bushfire prone land, either in whole or in part (as designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3).

12 Loose-fill asbestos insulation

The land **DOES NOT** include any 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.

13 Mine subsidence

The land **IS NOT** declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

14 Paper subdivision information

1) The land **IS NOT** affected by a development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a ballot.

2) The land **IS NOT** affected by a subdivision order.

Note: Words and expressions used in this section have the same meaning as in the Regulation, Part 10 and the Act, Schedule 7.

15 **Property vegetation plans**

The Council **HAS NOT** been notified that the land is land to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4.

16 Biobanking stewardship sites

The Council **HAS NOT** been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5.

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.

17 Biodiversity certified land

The land **IS NOT** biodiversity certified land under the *Biodiversity Conservation Act 2016*, Part 8.

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*, Part 8.

18 Orders under Trees (Disputes Between Neighbours) Act 2006

The Council **HAS NOT** been notified that 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.

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

The owner (or any previous owner) of the land **HAS NOT** 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.

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.

20 Western Sydney Aerotropolis

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

21 Development consent conditions for seniors housing

The Council **IS NOT** aware of any terms of a kind referred to in clause 88(2) of State Environmental Planning Policy (Housing) 2021 that have been imposed as a condition of development consent granted after 11 October 2007 in relation to the land.

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

(1) The Council **IS NOT** aware of a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, in relation to proposed development on the land.

(2) The Council **IS NOT** aware of any conditions of development consent in relation to the land that are of a kind referred to in State Environmental Planning Policy (Housing) 2021, section 21(1) or 40(1).

(3) The Council **IS NOT** aware of any conditions of a development consent in relation to the land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

Note: in this section -

former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

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

a) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is significantly contaminated land within the meaning of the *Contaminated Land Management Act 1997*.

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d) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an ongoing maintenance order within the meaning of the *Contaminated Land Management Act 1997*.

e) The land **IS NOT** the subject of a site audit statement within the meaning of the *Contaminated Land Management Act 1997* that has been provided to the Council.

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Information under Section 10.7(5)

As at the date of this certificate, the abovementioned land is also affected as follows: (**NOTE:** SECTION 10.7(6) STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SECTION 10.7(5))

Matters Affecting This Land

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA - HELO SOUTH Advice to Council on 3 November 2006 confirms information previously provided by The Department of Defence, that the subject land is within HMAS Albatross Military Aircraft Operating Area. Specifically, the subject land is within an area known as Helo South and information provided to Council advises:

"Helo South

Helicopter Training Area/Parachuting/Jervis Bay Airfield (JBAF) Operating heights - Surface to 3000ft

Military helicopters conduct training evolutions in this area which are generally confined to circuit training at JBAF. The Army Parachute Training School utilise JBAF for parachuting. This area is available for operation 24 hours per day, however operations are generally weekdays between 8.00am and 5.00pm. Occasionally night flying is conducted in this area. This activity is normally completed by 11.00pm. Where possible, local administrative authorities are advised prior to night flying activities."

Further information is available by contacting HMAS Albatross at Nowra.

JERVIS BAY SETTLEMENT STRATEGY

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POLICY - COMPANION ANIMALS (IMPACTS ON NATIVE FAUNA) - CONDITIONS OF DEVELOPMENT CONSENT

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INFORMATION REGARDING LOOSE-FILLED ASBESTOS INSULATON Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space, NSW Eair Trading maintains a Re

asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

INFORMATION REGARDING FOSSICKING DISTRICT 68.

Pursuant to section 369A of the Mining Act 1992, the NSW Department of Planning and Environment have declared all land within the Shoalhaven City Council Local Government Area to be a Fossicking District (Fossicking District 68). Contact the NSW Department of Planning and Environment for further information.

for the CHIEF EXECUTIVE OFFICER

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Bridge Rd, Nowra NSW 2541 | **02 4429 3111** Deering St, Ulladulla NSW 2539 | **02 4429 8999**

Address all correspondence to

The General Manager, PO Box 42, Nowra NSW 2541 Australia council@shoalhaven.nsw.gov.au | DX5323 Nowra | Fax 02 4422 1816

shoalhaven.nsw.gov.au 🖪 🛽 🖬 🛥 🕊

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 Certificate No: 2023/03705

Applicant: Franco Palazzolo LEVEL 10 5 BLUE ST NORTH SYDNEY NSW 206

Receipt No.: Ext: 168514 Date: 21/09/2023

Applicant reference: LS048393

The land to which this Certificate relates is:

Lot 1 DP 809057, The Wool Rd, VINCENTIA Parish of BHERWERRE, County of ST. VINCENT

The above information is as recorded by Council.

DISCLAIMER AND CAUTION:

- 1. The information on zones, controls etc given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
- 2. The information contained in this certificate is accurate as at the date of this certificate.
- 3. In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

The information contained in this certificate is prepared in accordance with the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning Assessment Regulation 2021 (as amended).

Page 1 of 13

This is a Planning Certificate issued by Shoalhaven City Council under Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* on the application of the person described above in respect of the land described above.

1 Names of relevant planning instruments and development control plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

State Environmental Planning Policies

State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Precincts - Regional) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resources and Energy) 2021 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Primary Production) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development

Local Environmental Plans

Shoalhaven Local Environmental Plan 2014 (as amended)

Development Control Plans

Shoalhaven Development Control Plan 2014 (as amended)

Note: a copy of Shoalhaven Development Control Plan 2014 is available on the internet at <u>www.dcp2014.shoalhaven.nsw.gov.au</u> or can be inspected at Council's Nowra office during normal business hours.

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Proposed State Environmental Planning Policies and other Environmental Planning Instruments

Explanation of Intended Effect - Proposed amendments to the in-fill affordable housing, group homes, supportive accommodation and social housing provisions of the State Environmental Planning Policy (Housing) 2021 - exhibition 22/11/2022 to 13/01/2023.

Explanation of Intended Effect - Special Flood Considerations Clause - exhibition 17/01/2023 to 14/02/2023.

Explanation of Intended Effect - Proposed changes to Standard Instrument - Principal Local Environmental Plan to include a standard definition for temporary workers' accommodation, and specific provisions for construction accommodation in certain renewable energy zones - exhibition 16/08/2023 to 27/09/2023.

Explanation of Intended Effect - Amendment to Infrastructure SEPP - Changes to protect fuel pipelines - exhibition 13/04/2022 to 18/05/2022.

Explanation of Intended Effect - Review of clause 4.6 of the Standard Instrument LEP - exhibition 31/03/2021 to 12/05/2021.

Planning Proposals for Local Environmental Plans

PLANNING PROPOSAL - PP048 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - MOSS VALE ROAD NORTH URBAN RELEASE AREA (URA) - PUBLIC EXHIBITION 18 MAY 2022 TO 1 JULY 2022 (55387E) (MIN21.447) The Planning Proposal (PP) seeks to amend the Shoalhaven Local Environmental Plan 2014 (LEP) to meet the changing housing needs of the wider Nowra-Bomaderry community and facilitate development of the Moss Vale Road North URA. The proposed changes include (not exclusively) modifications to existing zones, heights and minimum lot sizes, as well as the application of Clause 4.1H of the LEP in identified locations close to the retail centre, open space, and main roads to permit subdivision into 300-499m2 lots.

PLANNING PROPOSAL - PP059 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - 2023 INSTRUMENT HOUSEKEEPING - PUBLIC EXHIBITION 13 SEPTEMBER 2023 TO 6 OCTOBER 2023 (71387E) (MIN22.336) This PP seeks to make four (4) instrument-only amendments to Shoalhaven LEP 2014 which will: extend the minimum subdivision lot size provisions currently applicable to community title schemes to strata title schemes; include suitable vehicular access as an essential service for development; and correct property addresses and descriptions for two (2) heritage items identified in Schedule 5.

PLANNING PROPOSAL - PP068 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - HERITAGE LISTING - FORMER HUSKISSON ANGLICAN CHURCH AND SITE (comprising the land identified as Lots 7-9 Section 3 DP 758530) - PUBLIC EXHIBITION 26 JULY 2023 TO 25 AUGUST 2023 (72148E) (MIN22.618) The Planning Proposal seeks to amend the Shoalhaven Local Environmental Plan (LEP) 2014 to include the Former Huskisson Anglican Church and Site (comprising the land identified as Lots 7-9 Section 3 DP 758530) as an item of local heritage significance. This is proposed to be achieved by including Lots 7-9 Section 3 DP 758530 (17 Hawke Street and 22-26 Currambene Street, Huskisson) in Schedule 5 Environmental heritage of the LEP and updating the corresponding LEP Map Sheet (HER_020C) to apply the heritage layer over the subject lots.

Note: In this section - **proposed environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2023/03705

2 Zoning and land use under relevant planning instruments For Shoalhaven Local Environmental Plan 2014 (as amended)

a. The identity of the zone in which the land is included under Shoalhaven Local Environmental Plan 2014:

Zone SP2 Infrastructure

b. The purposes for which development in the zone

i. may be carried out without development consent:

Nil

ii. may not be carried out except with development consent:

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

iii. is prohibited:

Any development not specified in item i or ii.

- c. Additional permitted uses **DO NOT** apply to the land
- d. Development standards applying to the land under Shoalhaven Local Environmental Plan 2014 **DO NOT** fix minimum land dimensions for the erection of a dwelling-house on the land.
- e. The land **IS NOT** in an area of outstanding biodiversity value under the *Biodiversity Conservation Act* 2016.
- f. The land **IS NOT** in a conservation area (however described) under Shoalhaven Local Environmental Plan 2014.

Note: this item relates to "heritage conservation areas" as defined in the LEP.

g. An item of environmental heritage (however described) under Shoalhaven Local Environmental Plan 2014 IS NOT located on the land.

Note: "environmental heritage" relates to matters/items of cultural heritage, for example, items listed on the State Register, items specifically listed in the LEP or matters subject to an "interim heritage order" under the Heritage Act 1977.

Other provisions under Shoalhaven Local Environmental Plan 2014 may also apply to the development of this land. You can view the Shoalhaven Local Environmental Plan 2014 at the website www.legislation.nsw.gov.au or at Council's offices.

3 **Contributions plans**

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

Shoalhaven Contributions Plan 2019 (as amended)

2) The land **IS NOT** in a special contributions area under the Act, Division 7.1

4 **Complying development**

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2021 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with the lodgement of a Complying Development Certificate application to either Council or a private certifier. The NSW Department of Planning, Industry and Environment has provided a series of information sheets on its website

http://www.planning.nsw.gov.au/exemptandcomplying

Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be complying development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Whether the extent to which the land is land on which complying development may be carried out under the following codes for complying development of State Environmental Planning Policy (Exempt Complying Development Codes) 2008 is restricted by the following 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:
Housing Code, Rural Housing Code, Agritourism and Farm Stay Accommodation Code and Greenfield Housing Code: **IS NOT RESTRICTED**

Housing Alterations Code and General Development Code: **IS NOT RESTRICTED**

Industrial and Business Buildings Code: IS NOT RESTRICTED

Low Rise Housing Diversity Code: IS NOT RESTRICTED

The complying development codes **ARE NOT** varied, under that Policy, clause 1.12, in relation to the land.

5 **Exempt Development**

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2021 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with exempt development. The NSW Department of Planning and Environment has provided a series of information sheets on its website

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Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be exempt development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Whether the extent to which 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 is restricted by the following provisions of that Policy, clause 1.16(1)(b1)–(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008:

General Exempt Development Code, Advertising and Signage Exempt Development Code and Temporary Uses and Structures Exempt Development Code: **IS NOT RESTRICTED**

The exempt development codes **ARE NOT** varied, under that Policy, clause 1.12, in relation to the land.

Page 6 of 13

6 Affected building notices and building product rectification orders

a) Council IS NOT aware that an affected building notice is in force in relation to the land.

b) Council **IS NOT** aware that a building product rectification order is in force in relation to the land that has not been fully complied with.

c) Council **IS NOT** aware that a notice of intention to make a building product rectification order given in relation to the land is outstanding.

Note: In this section, **affected building notice** has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4. **building product rectification order** has the same meaning as in the *Building Products (Safety) Act 2017*.

7 Land reserved for acquisition

The land **IS NOT** reserved for acquisition by an authority of the State, as referred to in section 3.15 of the Act under any environmental planning instrument, or proposed environmental planning instrument referred to in Section 1.

8 Road widening and road realignment

a) The land **IS NOT** affected by any road widening or road realignment under the *Roads Act 1993*, Part 3, Division 2.

b) The land **IS NOT** affected by road widening or road realignment under an environmental planning instrument.

c) The land **IS NOT** affected by any road widening or road realignment under a resolution of Council.

Note: Information in item 8 relates only to proposed plans by the Council for the widening of a public road that would affect the land and have been submitted to the Minister by the Council and any road widening orders affecting the land that the Council has caused to be published in the NSW Government Gazette under section 25 of the *Roads Act 1993*. Other authorities e.g. Transport for NSW, may have proposals not set out herein.

9 Flood related development controls

(1) Council's adopted flood information **DOES NOT** identify the land or part of the land as being within the flood planning area and subject to flood related development controls. Note that not all areas within the Shoalhaven LGA are covered by an adopted flood investigation.

(2) Council's adopted flood information **DOES NOT** identify the land or part of the land as being between the flood planning area and the probable maximum flood and subject to flood related development controls. Note that not all areas within the Shoalhaven LGA are covered by an adopted flood investigation.

Page 7 of 13

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 0) published by the NSW Government in April 2005.

Probable Maximum Flood has the same meaning as in the Floodplain Development Manual.

Note: In relation to sub clause (1) and (2) above, if the land or part of the land is within 40 metres of a creek; or is within 10 metres of a major drainage system, local overland flow path or drainage easement; or has a history of flooding then a flood assessment report may need to be submitted with any development application under the requirements of the Shoalhaven Development Control Plan 2014. The flood assessment report is to identify whether or not the land or part of the land is flood prone and determine, if flood prone, the probable maximum flood extent and the flood planning level.

For further information or to request a flood certificate, please contact Council's Coast and Floodplains Unit.

10 Council and other public authority policies on hazard risk restrictions

The land **IS** affected by the following adopted policy or policies that restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or any other risk (other than flooding).

Shoalhaven Development Control Plan 2014

Shoalhaven City Council - Contaminated Land Policy

Shoalhaven Coastal Zone Management Plan 2018

Planning for Bush Fire Protection 2019

Note: The policies above apply across the City. If certain specific hazards are known to apply to the land, those hazards may be noted below .

Note: In this section adopted policy means a policy adopted

(a) by the council, or

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

11 Bush fire prone land

The land **IS** bushfire prone land, either in whole or in part (as designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3).

12 Loose-fill asbestos insulation

The land **DOES NOT** include any 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.

13 Mine subsidence

The land **IS NOT** declared to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

14 Paper subdivision information

1) The land **IS NOT** affected by a development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a ballot.

2) The land **IS NOT** affected by a subdivision order.

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POLICY - COMPANION ANIMALS (IMPACTS ON NATIVE FAUNA) - CONDITIONS OF DEVELOPMENT CONSENT

Council resolved on 21 February 2017, in order to protect populations of native fauna, including threatened species, from impacts associated with the keeping of domestic cats and dogs within certain development, that appropriate restrictions on title or conditions of consent for the management of companion animals may be applied in sensitive environmental locations (23139E) (MIN17.95)

INFORMATION REGARDING LOOSE-FILLED ASBESTOS INSULATON Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register

of homes that are affected by loose-fill asbestos insulation. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

INFORMATION REGARDING FOSSICKING DISTRICT 68.

Pursuant to section 369A of the Mining Act 1992, the NSW Department of Planning and Environment have declared all land within the Shoalhaven City Council Local Government Area to be a Fossicking District (Fossicking District 68). Contact the NSW Department of Planning and Environment for further information.

for the CHIEF EXECUTIVE OFFICER

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Date: 11 Aug 2023 09:38:46 Reference: LS046802 EP Address: 142 The Wool Road, Vincentia, NSW 2540

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	17/05/2023	17/05/2023	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	26/07/2023	10/07/2023	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	28/06/2023	28/06/2023	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	10/05/2023	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	26/07/2023	26/07/2023	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	13/07/2012	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	14/06/2023	23/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	09/05/2023	09/05/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	09/05/2023	09/05/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	09/05/2023	09/05/2023	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	16/06/2023	02/09/2022	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	09/06/2023	09/06/2023	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	09/06/2023	09/06/2023	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	09/06/2023	09/06/2023	Monthly	1000m	0	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	1	1	10
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	23/05/2023	23/05/2023	Quarterly	1000m	0	0	1
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	1	1
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	As required	1000m	1	1	2
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018		1000m	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	0	22
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	1	1	5
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	1	1
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/06/2023	12/05/2023	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	3
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	15/05/2023	15/05/2023	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	10/05/2023	10/05/2023	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	10/05/2023	10/05/2023	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	10/05/2023	10/05/2023	Monthly	1000m	7	7	7
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	02/06/2023	16/12/2022	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	02/06/2023	26/05/2023	Monthly	1000m	1	9	37
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	1	1	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	18/10/2022	01/07/2022	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	02/06/2023	26/05/2023	Monthly	1000m	0	1	1
Bush Fire Prone Land	NSW Rural Fire Service	23/06/2023	23/06/2023	Monthly	1000m	2	3	3
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	5	8	15
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	2	3	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	2	3	8
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	13/06/2023	13/06/2023	Weekly	10000m	-	-	-

Site Diagram





Contaminated Land

142 The Wool Road, Vincentia, NSW 2540

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Contaminated Land

142 The Wool Road, Vincentia, NSW 2540

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

 $\ensuremath{\mathbb C}$ State of New South Wales through the Environment Protection Authority

Contaminated Land

142 The Wool Road, Vincentia, NSW 2540

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Number	Туре	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer										

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

142 The Wool Road, Vincentia, NSW 2540

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia

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National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

142 The Wool Road, Vincentia, NSW 2540

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

142 The Wool Road, Vincentia, NSW 2540

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

142 The Wool Road, Vincentia, NSW 2540

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- · Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

EPA Activities

142 The Wool Road, Vincentia, NSW 2540

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities





EPA Activities

142 The Wool Road, Vincentia, NSW 2540

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	26m	North East
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	26m	North East
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	26m	North East

Former Licensed Activities Data Source: Environment Protection Authority © State of New South Wales through the Environment Protection Authority

Historical Business Directories

142 The Wool Road, Vincentia, NSW 2540

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Business Directory Records 1950-1991 Road or Area Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

Historical Business Directories

142 The Wool Road, Vincentia, NSW 2540

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					





Aerial Imagery 2018 142 the Wool Road, Vincentia, NSW 2540




































Aerial Imagery 1944





Topographic Map 2015





Historical Map 1981





Historical Map c.1931









142 The Wool Road, Vincentia, NSW 2540

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
399408	High School	VINCENTIA HIGH SCHOOL	0m	On-site
417740	Sports Field	VINCENTIA SPORTS GROUND	284m	North
421278	Firestation - Bush	CROSSROADS RFB	326m	North West
398900	Primary School	VINCENTIA PUBLIC SCHOOL	442m	North East
297464	Place Of Worship	CATHOLIC CHURCH	695m	North East
297465	Place Of Worship	BAPTIST CHURCH	709m	North East
422465	Special School	NOVO EDUCATION SPACE VINCENTIA	718m	North East
417829	Community Facility	VINCENTIA PUBLIC HALL	825m	North East
345309	Village	VINCENTIA	958m	North East
304132	Post Office	VINCENTIA POST OFFICE	985m	North East

Topographic Data Source: $\ensuremath{\mathbb{C}}$ Land and Property Information (2015)

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142 The Wool Road, Vincentia, NSW 2540

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer? Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120114406	Primary	Undefined		980m	East

Easements Data Source: © Land and Property Information (2015)

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142 The Wool Road, Vincentia, NSW 2540

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N0090	NATIONAL PARK	Jervis Bay National Park	15/03/1995	0m	East

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Elevation Contours (m AHD)





Hydrogeology & Groundwater

142 The Wool Road, Vincentia, NSW 2540

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site
Porous, extensive highly productive aquifers	892m	North

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes





Hydrogeology & Groundwater

142 The Wool Road, Vincentia, NSW 2540

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation		Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10020182	GW072171	Water Supply	Functioning	29/01/1994	15.00		AHD	Good	2.000	4.00	834m	South West
10024495	GW072893	Water Supply	Unknown	22/12/1994	48.00		AHD				959m	North East
10095117	GW100191	Water Supply	Functioning	26/03/1992	18.00		AHD	Good	1.000	6.00	988m	South West
10151040	GW026596	Water Supply	Unknown	01/04/1967	30.50		AHD	1001- 3000 ppm			1245m	West
10092699	GW031332	Water Supply	Unknown	01/11/1968	39.60		AHD	0-500 ppm			1353m	East
10101813	GW037400	Irrigation	Unknown	01/06/1973	38.10		AHD				1353m	East
10027763	GW048315	Water Supply	Unknown	01/12/1977	33.00		AHD				1499m	North East
10061021	GW101595	Water Supply	Unknown	01/01/1998	6.50		AHD			4.00	1590m	North East
10135593	GW100260	Water Supply	Functioning	26/08/1993	7.00		AHD	Good	0.300	4.00	1646m	North
10125045	GW100262	Water Supply	Functioning	28/08/1993	7.00		AHD	Fair	0.300	4.00	1649m	North
10136760	GW048923	Water Supply	Unknown	01/11/1977	29.00		AHD	0-500 ppm			1727m	East
10087133	GW103022	Water Supply	Unknown	01/01/1994	8.00		AHD		0.500	2.00	1747m	North
10095416	GW045360	Water Supply	Removed	01/03/1976	5.50		AHD		0.300		1778m	North
10098368	GW100206	Water Supply	Functioning	31/03/1993	12.00		AHD	Good	0.300	5.00	1779m	North
10128640	GW048746	Water Supply	Functioning	01/12/1977	30.50		AHD	0-500 ppm	0.620	5.10	1780m	East
10136780	GW100259	Water Supply	Functioning	29/08/1993	7.00		AHD	Good	0.300	4.00	1808m	North
10136880	GW049260	Water Supply	Unknown	01/11/1978	30.00		AHD				1891m	East
10033481	GW104113	Water Supply	Unknown	01/01/1991			AHD				1917m	North
10147376	GW049636	Water Supply		01/11/1977	30.50		AHD	Good			1948m	East
10054343	GW100686	Water Supply		11/11/1994	6.00		AHD				1961m	North
10145935	GW048772	Unknown	Unknown	01/11/1977	30.50		AHD	0-500 ppm			1973m	East
10010680	GW048310	Water Supply	Unknown	01/11/1977	38.00		AHD	0-500 ppm			1975m	East

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Hydrogeology & Groundwater

142 The Wool Road, Vincentia, NSW 2540

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10020182	0.00m-1.00m SOIL 1.00m-6.00m CLAYS 6.00m-12.00m SHALES 12.00m-15.00m SANDSTONE	834m	South West
10024495	0.00m-7.50m Clay And Soil 7.50m-48.00m Grey Sandstone	959m	North East
10095117	0.00m-6.00m SOIL & CLAY 6.00m-11.00m SOFT SHALES 11.00m-18.00m SOLID SHALE	988m	South West
10151040	0.00m-0.30m Soil 0.30m-5.79m Clay White Red 5.79m-9.14m Rock Very Hard 9.14m-22.56m Shale Grey Hard 22.56m-24.38m Shale Sandy 24.38m-26.52m Shale Hard Sandy 26.52m-30.48m Shale Sandy Water Supply	1245m	West
10092699	0.00m-0.91m Sand Yellow Loose Fine 0.91m-1.52m Sand White Medium 1.52m-2.13m Sand Clayey 2.13m-2.74m Sand White Medium 2.74m-4.42m Sandstone Soft Decomposed 4.42m-4.82m Hard Bands Some 4.82m-9.30m Sandstone White Red Medium 9.30m-12.50m Sandstone White Red Medium 12.50m-15.67m Sandstone Dark Brown Soft Medium Decomposed 15.67m-16.40m Sandstone White Fine 16.40m-16.61m Sandstone Red Fine 16.61m-17.89m Sandstone Grey Fine 17.89m-35.05m Sandstone Dark Grey Fine 35.05m-39.62m Sandstone Grey Fine Some Quartz Bands Water Bearing	1353m	East
10101813	0.00m-0.30m Topsoil 0.30m-4.27m Clay Sandy 4.27m-18.59m Sandstone White Decomposed 18.59m-38.10m Sandstone Water Supply	1353m	East
10027763	0.00m-14.00m Rock Water Supply 14.00m-15.00m Clay 15.00m-17.00m Rock 17.00m-19.50m Clay 19.50m-33.00m Rock	1499m	North East
10135593	0.00m-7.00m SAND	1646m	North
10125045	0.00m-7.00m SAND	1649m	North
10098368	0.00m-12.00m SAND	1779m	North
10128640	0.00m-0.80m Fill 0.80m-11.00m Sandstone Layers, Some Soft Thin Layers 11.00m-30.50m Sandstone Hard Water Supply	1780m	East
10136780	0.00m-7.00m SAND	1808m	North
10147376	0.00m-4.60m Clay Sand 4.60m-30.50m Sandstone Water Supply	1948m	East
10054343	0.00m-6.00m SAND	1961m	North
10145935	0.00m-1.50m Clay Sandy 1.50m-26.00m Sandstone 1.50m-26.00m Layers Soft 26.00m-26.10m Water Supply 26.10m-30.50m Sandstone	1973m	East
10010680	0.00m-1.25m Sand Clay 1.25m-4.75m Sandstone Layers Soft 4.75m-38.00m Sandstone Water Supply	1975m	East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Geology 142 The Wool Road, Vincentia, NSW 2540





Geology

142 The Wool Road, Vincentia, NSW 2540

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Pshs	Snapper Point Formation	Fine- to medium-grained sandstone, pebbly sandstone and polymictic pebble conglomerate (down sequence), medium- to coarse-grained sandstone with lithic pebbles and fragments, minor siltstone (up sequence); brachiopod, bivalve and bryozoan fossils common.	/Shoalhaven Group//Snapper Point Formation//	Artinskian (base) to Artinskian (top)	Sandstone	Om
Pshw	Wandrawandian Formation	Mid-grey to blue-grey fine- grained quartz-lithic silty sandstone, mudstone, siltstone (fine specks mica present); matrix-supported polymictic pebbles within sequence. Commonly bioturbated, fossils include: brachiopods, corals and crinoid stems.	/Shoalhaven Group//Wandrawandian Formation//	Sakmarian (base) to Wuchiapingian (top)	Siliciclastic sedimentary rock	265m
Q_av	Alluvial valley deposits	Silt, clay, (fluvially deposited) lithic to quartz- lithic sand, gravel.	/Alluvium//Alluvial valley deposits//	Quaternary (base) to Now (top)	Clastic sediment	482m
CZ_rf	Residual deposits - ferruginous	Highly ferruginous (principally hematite), locally iron-indurated lags and crusts derived from regolith and sedimentary rocks.	/Residual deposits//Residual deposits - ferruginous//	Gelasian (base) to Upper Pleistocene (top)	Iron rich sediment	516m
QH_bI	Coastal deposits - lagoon facies	Organic-rich mud, silt, clay, very fine- to fine-grained quartz-lithic-carbonate sand (marine-deposited), shell and shell grit.	/Coastal deposits//Coastal deposits - lagoon facies//	Holocene (base) to Now (top)	Organic rich sediment	594m

Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW

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Naturally Occurring Asbestos Potential

142 The Wool Road, Vincentia, NSW 2540

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Atlas of Australian Soils





Soils

142 The Wool Road, Vincentia, NSW 2540

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Mb5	Kandosol	Dissected sandstone plateau"terraced" ridges with flat to hilly crests and steep side slopes, scarps, canyons, rock walls, pillars, and slabs of sandstone: chief soils are acid yellow leached earths and acid yellow earths as follows: (i) flat to undulating areas of the original plateau surfaceyellow leached earths (Gn2.74) and yellow earths (Gn2.21) and (Gn2.24) all containing large amounts of ironstone gravels and/or boulders; (ii) gently undulating ridge tops of leached sands (Uc2.12) and (Uc2.3) with open (treeless) areas of acid peats (O) and yellow leached earths (Gn2.74) and (Gn2.34), these areas are in part comparable with unit NZ1; (iii) hilly areas of the (Uc) soils and shallow forms of the (Gn2) soils; (iv) areas of (Dy3.41) and (Dy2.41) soils sometimes containing ironstone gravels on some ridge slopes; and (v) steep slopes with pockets of soil materials from the above soils. The unit has many features comparable with those of unit Mb2. Data are limited.	Om	On-site

Atlas of Australian Soils Data Source: CSIRO

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Acid Sulfate Soils





Acid Sulfate Soils

142 The Wool Road, Vincentia, NSW 2540

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Shoalhaven Local Environmental Plan 2014

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
None				

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Atlas of Australian Acid Sulfate Soils





Acid Sulfate Soils

142 The Wool Road, Vincentia, NSW 2540

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
С	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
В	Low Probability of occurrence. 6-70% chance of occurrence.	555m	North
А	High Probability of occurrence. >70% chance of occurrence.	825m	North

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

142 The Wool Road, Vincentia, NSW 2540

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

142 The Wool Road, Vincentia, NSW 2540

Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016) Creative Commons 3.0 © Commonwealth of Australia http://creativecommons.org/licenses/by/3.0/au/deed.en

Mining & Exploration Titles





Mining

142 The Wool Road, Vincentia, NSW 2540

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

142 The Wool Road, Vincentia, NSW 2540

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0059	L H SMART OIL EXPLORATION CO. LTD			PETROLEUM	Petroleum	0m	On-site
EL0498	DOWNES, C	19720201	19761001	MINERALS	Brick clay	0m	On-site
PEL0469	LEICHHARDT RESOURCES PTY LTD	20110604	20150110	PETROLEUM	Petroleum	0m	On-site
PEL0154	GENOA OIL NL, HARTOG OIL NL			PETROLEUM	Petroleum	0m	On-site
PSPAUTH21	LEICHHARDT RESOURCES PTY LTD	20090602	20100602	PETROLEUM	Petroleum	0m	On-site
AUTH0234	ELECTRICITY COMMISSION OF NSW	19810507	19830507	COAL	Coal	0m	On-site
PEL469	LEICHHARDT RESOURCES PTY LTD	20130208	30000101	MINERALS		0m	On-site

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

142 The Wool Road, Vincentia, NSW 2540

State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

EPI Planning Zones 142 The Wool Road, Vincentia, NSW 2540





Environmental Planning Instrument

142 The Wool Road, Vincentia, NSW 2540

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Educational Establishment	Shoalhaven Local Environmental Plan 2014	17/06/2022	17/06/2022	26/04/2023	Amendment No 44	0m	On-site
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014			0m	South East		
R5	Large Lot Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		0m	South
SP2	Infrastructure	Road	Shoalhaven Local Environmental Plan 2014	14/10/2022	14/10/2022	26/04/2023	Map Amendment No 5	0m	West
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	17/06/2022	17/06/2022	26/04/2023	Amendment No 44	0m	South West
SP2	Infrastructure	Community Facility	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		45m	North West
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	45m	North
R1	General Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		61m	South West
C2	Environmental Conservation		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	66m	North West
C2	Environmental Conservation		Shoalhaven Local Environmental Plan 2014	17/06/2022	17/06/2022	26/04/2023	Amendment No 44	182m	South
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	295m	South West
SP2	Infrastructure	Educational Establishment	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		308m	North East
E1	Local Centre		Shoalhaven Local Environmental Plan 2014	24/02/2023 26/04/2023 26/04/2023 State		348m	West		

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
C2	Environmental Conservation		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	417m	South West
SP2	Infrastructure	Water Treatment Facility	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		445m	East
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	461m	North East
SP2	Infrastructure	Road	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		468m	North East
SP2	Infrastructure	Water Treatment Facility	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		479m	South East
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	495m	South
SP2	Infrastructure	Road	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		523m	North East
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	538m	North East
RU2	Rural Landscape		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		587m	West
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		641m	North East
R1	General Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		652m	North East
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	16/02/2018	16/02/2018	26/04/2023	Amendment No 18	663m	North West
RU2	Rural Landscape		Shoalhaven Local Environmental Plan 2014	22/10/2021	22/10/2021	26/04/2023		669m	South West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		689m	North
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		711m	North
R1	General Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		723m	West
E1	Local Centre		Shoalhaven Local Environmental Plan 2014	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	802m	North East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	840m	East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		915m	East
SP2	Infrastructure	Road	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		924m	North West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		955m	East
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	957m	North West
SP2	Infrastructure	Sewage Treatment Plant	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	26/04/2023		972m	North West
C1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	05/11/2021	01/12/2021	26/04/2023	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	987m	North West

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Heritage Items





Heritage

142 The Wool Road, Vincentia, NSW 2540

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

National Heritage List

What are the National Heritage List Items located within the dataset buffer? Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
<u>106073</u>	Jervis Bay and Surrounding Area	Jervis Bay Rd, Jervis Bay NSW	1/11/102/0017	Natural	Nomination now ineligible for PPAL		0m	On-site

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch Creative Commons 3.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/3.0/au/deed.en

State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage Creative Commons 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
218	Colonial Road- Remnants (Former Wool Rd)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	17/06/2022	3m	North

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Natural Hazards - Bush Fire Prone Land





Natural Hazards

142 The Wool Road, Vincentia, NSW 2540

Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 1	0m	On-site
Vegetation Buffer	0m	On-site
Vegetation Category 3	30m	West

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence
Ecological Constraints - Vegetation & Ramsar Wetlands

142 The Wool Road, Vincentia, NSW 2540





Ecological Constraints

142 The Wool Road, Vincentia, NSW 2540

Native Vegetation

What native vegetation exists within the dataset buffer?

Лар D	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
970527	Not classified	(Not classified) Not classified	Not classified	0m	On-site
970642	Wet Sclerophyll Forests (Grassy sub-formation)	(Wet Sclerophyll Forests (Grassy sub-formation)) South Coast Lowland Shrub-Grass Forest	Southern Lowland Wet Sclerophyll Forests	0m	On-site
970648	Dry Sclerophyll Forests (Shrubby sub- formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Coastal Sands Bloodwood Low Forest	Coastal Dune Dry Sclerophyll Forests	0m	On-site
970731	Heathlands	(Heathlands) Shoalhaven Rockplate Heath	Sydney Coastal Heaths	0m	On-site
970770	Forested Wetlands	(Forested Wetlands) Coastal Alluvial Bangalay Forest	Coastal Floodplain Wetlands	0m	On-site
970700	Dry Sclerophyll Forests (Shrubby sub- formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Shoalhaven Lowland Bloodwood Shrub Forest	South East Dry Sclerophyll Forests	14m	South West
970749	Freshwater Wetlands	(Freshwater Wetlands) Sydney Sandstone Button Grass Sedgeland	Coastal Heath Swamps	29m	South East
970746	Freshwater Wetlands	(Freshwater Wetlands) Sydney Coastal Sandstone Creekline Swamp Heath	Coastal Heath Swamps	75m	South
969488	Forested Wetlands	(Forested Wetlands) Southern Estuarine Swamp Paperbark Creekflat Scrub	Coastal Floodplain Wetlands	321m	North
970765	Forested Wetlands	(Forested Wetlands) Shoalhaven Lowland Flats Wet Swamp Forest	Coastal Swamp Forests	339m	North
969478	Forested Wetlands	(Forested Wetlands) Coastal Creekline Dry Shrubby Swamp Forest	Coastal Floodplain Wetlands	356m	North East
1880223	Freshwater Wetlands	(Freshwater Wetlands) Shoalhaven Lowland Heath	Coastal Heath Swamps	398m	South West
970654	Dry Sclerophyll Forests (Shrubby sub- formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Shoalhaven Foothills Bloodwood Heathy Forest	Sydney Coastal Dry Sclerophyll Forests	687m	South East
970756	Forested Wetlands	(Forested Wetlands) Coastal Floodplain Swamp Paperbark Scrub	Coastal Swamp Forests	715m	North
970652	Dry Sclerophyll Forests (Shrubby sub- formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Coastal Sands Littoral Scrub-Forest	Coastal Dune Dry Sclerophyll Forests	769m	South West

Native Vegetation Type Map : NSW Department of Planning and Environment 2022 Creative Commons Attributions 4.0 © Commonwealth of Australia https://creativecommons.org/licenses/by/4.0/

Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints - Groundwater Dependent Ecosystems Atlas

142 The Wool Road, Vincentia, NSW 2540





Ecological Constraints

142 The Wool Road, Vincentia, NSW 2540

Groundwater Dependent Ecosystems Atlas

Туре	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Moderate potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m	On-site
Terrestrial	Low potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m	On-site
Terrestrial	High potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		2m	North East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

142 The Wool Road, Vincentia, NSW 2540





Ecological Constraints

142 The Wool Road, Vincentia, NSW 2540

Inflow Dependent Ecosystems Likelihood

Туре	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	4	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		Om	On-site
Terrestrial	7	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		Om	On-site
Terrestrial	6	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		97m	West
Terrestrial	8	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		120m	North
Terrestrial	3	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		171m	South West
Terrestrial	2	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		495m	South East
Terrestrial	5	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		528m	North
Terrestrial	9	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		543m	West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

142 The Wool Road, Vincentia, NSW 2540

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom Class		Class Scientific C		NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Listed Not Sensitive Not Listed		ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anous stolidus	Common Noddy	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3 Endangered		
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black- Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black- Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Dasyornis brachypterus	Eastern Bristlebird	Endangered	Category 2	Endangered	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Menura alberti	Albert's Lyrebird	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensi s	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Thalassarche cauta	Shy Albatross	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Thalassarche melanophris	Black-browed Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur- seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur- seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy- possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Dugong dugon	Dugong	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isoodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Mastacomys fuscus	Broad-toothed Rat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent- winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Planigale maculata	Common Planigale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Potorous tridactylus	Long-nosed Potoroo	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pseudomys gracilicaudatus	Eastern Chestnut Mouse	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Pseudomys novaehollandiae	New Holland Mouse	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad- nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Sminthopsis leucopus	White-footed Dunnart	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	Banksia vincentia		Critically Endangered	Category 2	Critically Endangered	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Endangered	Category 2	Vulnerable	
Plantae	Flora	Calochilus pulchellus	Pretty Beard Orchid	Endangered	Category 2	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Eucalyptus sturgissiana	Ettrema Mallee	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Galium australe	Tangled Bedstraw	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Prasophyllum affine	Jervis Bay Leek Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Pterostylis ventricosa		Critically Endangered	Category 2	Not Listed	
Plantae	Flora	Rhizanthella slateri	Eastern Australian Underground Orchid	Vulnerable	Category 2	Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Triplarina nowraensis	Nowra Heath Myrtle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Wilsonia backhousei	Narrow-leafed Wilsonia	Vulnerable	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

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Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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8593 - Vincentia High School

142 The Wool Road Vincentia 2540

Emergency Contact: School Security Unit 1300 880 021 (24 Hours)



Manifest for Hazardous Chemicals

Person Conducting the Business or Undertaking (PCBU)	Vincentia High School (8593)
Address of premises:	142 The Wool Road, Vincentia NSW 2540, Australia
Date of preparation:	01/02/2017

Emergency contacts

Name	Position	Telephone
School Security Unit	Central contact	1300 880 021 (24 hours)

Hazardous chemicals stored in tanks

Tank	D	Dangerous goods						
ld No.	Name	UN No.	Class	Sub risk	PG	Туре	Capacity	Diameter
LPG1	Petroleum Gases, Liquefied	1075	2.1	n/a	n/a	a/g	7500 L	n/a

a/g — Above Ground Tank n/a — Not Applicable





ABN: 36 092 724 251 Ph: 02 9099 7400 (Ph: 0412 199 304) Level 14, 135 King Street, Sydney Sydney 2000 GPO Box 4103 Sydney NSW 2001 DX 967 Sydney

Summary of Owners Report

Address: - 142 The Wool Road, Vincentia, NSW 2540

Description: - Lot 1 D.P. 550361 & Lot 1 D.P. 809057

As regards to Lot 1 D.P. 550361: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
	<u>As to part: -</u>	
11.05.1926 (1926 to 1951)	Perpetual Trustee Company Limited	Volume 3862 Folio 173
	<u>As to part: -</u>	
26.08.1922 (1922 to 1951)	Perpetual Trustee Company Limited	Volume 3357 Folio 106
	Continued as to the whole	
20.11.1951 (1951 to 1972)	Queanbeyan Investments Limited	Volume 3357 Folio 106 & Volume 3862 Folio 173 Then Volume 3357 Folio 106 & Volume 7359 Folio 130 Now Volume 11788 Folio 118
11.08.1972 (1972 to Date)	# Minister for Education	Volume 11788 Folio 118 (Government Gazette published 11.08.1972 Folio 3238) Now 1/550361

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL



ABN: 36 092 724 251 Ph: 02 9099 7400 (Ph: 0412 199 304) Level 14, 135 King Street, Sydney Sydney 2000 GPO Box 4103 Sydney NSW 2001 DX 967 Sydney

As regards to Lot 1 D.P. 809057: -

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
Circa 1922	Road provided for in Crown Plan 15040-1603	
То 1991	The Council of The Shire of Shoalhaven	Now 1/809057
28.06.1991 (1991 to Date)	# Minister for School Education and Youth Affairs	1/809057 (Government Gazette published 28.06.1991 Folio 5260)

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL

Yours Sincerely, Taylor Wilson 21st August 2023



8593 - Vincentia High School

142 The Wool Road Vincentia 2540

Emergency Contact: School Security Unit 1300 880 021 (24 Hours)



Manifest for Hazardous Chemicals

Person Conducting the Business or Undertaking (PCBU)	Vincentia High School (8593)	
Address of premises:	142 The Wool Road, Vincentia NSW 2540, Australia	
Date of preparation:	01/02/2017	

Emergency contacts

Name	Position	Telephone
School Security Unit	Central contact	1300 880 021 (24 hours)

Hazardous chemicals stored in tanks

Tank	Dangerous goods					Tank		
ld No.	Name	UN No.	Class	Sub risk	PG	Туре	Capacity	Diameter
LPG1	Petroleum Gases, Liquefied	1075	2.1	n/a	n/a	a/g	7500 L	n/a

a/g — Above Ground Tank n/a — Not Applicable





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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



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

	FIRST SCHEDULE (c	ontinued)				
REGISTERED PRO	PRIETOR .		INSTRUMENT	·	ENTERED	Signature of Registrar Genera
Minister for Education		Resumption	NUMBER M898175	DATE 11-9-1972		
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	INSTRUMENT	·				
NATURE	NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
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NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED .

SCHEDULE

(Easement for Railway Transit)

All that strata land situate at Bondi Junction in the Municipality of Woollahra Parish of Alexandria County of Cumberland and State of New South Wales being that part of the land comprised in Conveyances Number 968 Book 1283 Number 302 Book 2689 Number 424 Book 2798 and Number 590 Book 2934 shown as Proposed Easement for Railway Transit variable width in Deposited Plan 556084 and said to be in the possession of Alexander Hudson as regards the land in Conveyance Number 968 Book 1283 Robert George Stevenson and Edna Gertrude Stevenson as regards the land in Conveyance Number 424 Book 2798 Leonard Anthony Shaw as regards the land in Conveyance Number 302 Book 2689 and Vincenzo Qortale and Maria Qortale as regards the land in Conveyance Number 590 Book 2934.

Signed at Sydney, this 19th day of July, 1972.

A. R. CUTLER, Governor.

By His Excellency's Command,

M. A. MORRIS, Minister for Transport. **GOD SAVE THE QUEEN!**

NOTIFICATION OF RESUMPTION OF LAND UNDER

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that so much of the land described in the Schedule hereto as is Crown land is hereby appropriated, and so much of the said land as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the following public purpose, namely a High School at Vincentia, and that the said land is vested in the Minister for Education as Constructing Authority on behalf of Her Majesty the Queen.

THE PUBLIC WORKS ACT, 1912, AS AMENDED

Dated this twenty-sixth day of July, one thousand nine hundred and seventy-two.

A. R. CUTLER, Governor.

(7858)

(7857)

(7882)

(8082)

By His Excellency's Command,

F. A. WILLIS. Minister for Education.

THE SCHEDULE

All that piece or parcel of land situated in the Shire of Shoalhaven, Parish of Bherwerre, and County of St Vincent, being lot 1, Deposited Plan 550361, and being also the whole of the land comprised in Certificate of Title, volume 11788, folio 118: having an area of 15 acres 3 roods 161 perches or thereabouts, and said to be in the possession of Queanbevan Investments Limited. (8097) (8097)

STOCK DISEASES ACT, 1923

CANCELLATION OF MOREE QUARANTINE AREA (TUBERCULOSIS) Stock Diseases Notification No. 1194

I, GEORGE FRANCIS FREUDENSTEIN, Acting Minister for Agricul-ture for the State of New South Wales, being the Minister charged with the administration of the Stock Diseases Act. 1923, in pursuance of the powers conferred upon me by the said Act, do hereby cancel Stock Diseases Notification No. 784 published in Government Gazette No. 107 of 29th September. 1961, (A.I. 70-938)

G. F. FREUDENSTEIN, Acting Minister for Agriculture.

Department of Agriculture, Sydney, 28th July, 1972.

STOCK DISEASES ACT, 1923

HUNTER DISTRICT WATER, SEWERAGE AND DRAINAGE ACT, 1938, AS AMENDED

HUNTER DISTRICT WATER BOARD-RAISING OF LOANS

IN accordance with the approval of His Excellency the Governor, with the advice of the Executive Council, and in pursuance of the provisions of the Hunter District Water, Sewerage and Drainage Act, 1938, as amended, the Hunter District Water Board has been authorized to raise the following loans:

\$100,000. \$100,000. \$200,000.

Dated at Sydney, this 8th day of August, 1972.

(8100) DAVIS HUGHES, Minister for Public Works.

METROPOLITAN WATER, SEWERAGE, AND DRAINAGE ACT, 1924, AS AMENDED

LOANS TO THE METROPOLITAN WATER SEWERAGE AND DRAINAGE BOARD

IN accordance with the approval of His Excellency the Gover-nor, with the advice of the Executive Council, and in pur-suance of the provisions of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, the Metropolitan Water Sewerage and Drainage Board has been authorized to raise the following loans:

Loan 1382-\$1,300,000

Loan 1383-\$1,000,000

Loan 1384- \$300,000

Dated at Sydney, this 3rd day of August, 1972. DAVIS HUGHES, Minister for Public Works. (8028)

MAIN ROADS ACT, 1924, AS AMENDED

THE COMMISSIONER FOR MAIN ROADS-RAISING OF LOANS

IN accordance with the approval of His Excellency the Governor, with the advice of the Executive Council, and in pursuance of the provisions of the Main Roads Act, 1924, as amended, the Commissioner for Main Roads has been authorized to raise the following loans:

\$250	,000.
\$250	,000.
\$100	,000,
\$400	,000.

Dated at Sydney, this 4th day of August, 1972.

(8101) R. W. ASKIN, Premier and Treasurer.

PUBLIC HOSPITALS ACT, 1929, AS AMENDED

I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, do, by this my Order, upon the recommendation of The Hospitals Commission of New South Wales, and with the advice of the Executive Council of the said State, accept the resignation of Mr E. J. McDermott as a Director of The Goulburn Base Hospital and appoint Mr John Giri, technical college principal, 51 Cathcart Street, Goulburn, in pursuance of section 25 of the Public Hospitals Act, 1929, as amended, to hold office in his stead.

Dated this 2nd day of August, 1972.

	A. R. CUTLER, Governor.
(7761)	A. H. JAGO, Minister for Health.

Sydney, 11th August, 1972.

ESTABLISHMENT OF PUBLIC SCHOOL PURSUANT to section 34 of the Public Instruction Act of 1880, it is notified for general information that approval has been granted for the establishment of a Public School at Albury North to be known as "Glenroy" Public School.

[11 AUGUST, 1972

3238

(8106)

REMOVAL OF SPECIAL CONDITIONS TO RICHMOND RANGE SECTION OF TABULAM QUARANTINE AREA

Stock Diseases Notification No. 1195

I, GEORGE FRANCIS FREUDENSTEIN, Acting Minister for Agricul-ture for the State of New South Wales, being the Minister charged with the administration of the Stock Diseases Act, 1923, in pursuance of the powers conferred upon me by the said Act, do hereby cancel Stock Diseases Notification No. 1160 published in Government Gazette No. 118 of 15th October, 1971.

G. F. FREUDENSTEIN, Acting Minister for Agriculture. Department of Agriculture

Sydney, 28th July, 1972.

E. A. WILLIS, Minister for Education.

COBAR WATER SUPPLY ACT, 1963

LOAN TO THE COBAR WATER BOARD

HIS Excellency the Governor, with the advice of the Executive Council, and in pursuance of the provisions of the Cobar Water Supply Act, 1963, has approved of the Cobar Water Board raising a loan of \$90,000.

Dated at Sydney, this 12th day of July, 1972.

R. W. ASKIN, Premier and Treasurer.

National Library of Australia

http://nla.gov.au/nla.news-page14443282



LAND

SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH _____

> SEARCH DATE _____ 18/8/2023 3:38PM

FOLIO: 1/550361

First Title(s): SEE PRIOR TITLE(S) Prior Title(s): VOL 11788 FOL 118

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/5/1994	U286648	APPLICATION	EDITION 1

*** END OF SEARCH ***



REGISTRY Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/550361

LAND

SERVICES

SEARCH DATE	TIME	EDITION NO	DATE
18/8/2023	3:33 PM	1	24/5/1994

LAND

LOT 1 IN DEPOSITED PLAN 550361 AT VINCENTIA LOCAL GOVERNMENT AREA SHOALHAVEN PARISH OF BHERWERRE COUNTY OF ST VINCENT TITLE DIAGRAM DP550361

FIRST SCHEDULE

MINISTER FOR EDUCATION

(AP U286648)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS BY THE CROWN GRANT OF 137 ACRES 3 ROODS

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

142 The Wool Road, Vincentia

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



		08-Dec-2004 /NSW LRS /Pgs:Al Src:InfoTrack /Ref:142 The V	LL /Prt:18-Aug-2023 15:40 /s Wool Road? Vincentia	PA 962688 E
	··· .		N APPLICATION Real Property Act, 1900 RA	or \$ 85 -
ESCRIPTION	Lot No.	Pian No.		Location
DF LAND lote (a)	LOT 1	809057	PARISH: BHERWERRE COUNTY: ST. VINCEN	г
	Torrens Title Ref	erenceIf Part Only, Do	elete Whole and Give Details	Location
DESCRIPTION OF ASEMENT lote (b)	:		WHOLE	
NPPLICANT Note (c)	MINISTER FOR SCH	DOL EDUCATION AND YOUTH AF	FAIRS	
GAZETTAL Note (d)	(the abovenamed Applicant) in co a true copy whereof is attached i	nsequence of the resumption notified in Go nereto, hereby applies to the Registrar Ge	wernment Gazette dated 28 Jun neral	e , 1991 , folio 5260
ASEMENT Note (e)	(i) for the issue of a ce XiX XXXXXX 产XXXXXXXXXXXXXXXXXXXXXXXXXXX	ntificate of title in favour of the applicant, Yak Xeiki Kirki Xir		
Note (f)		Register, described in the above schedule. TS, STATE CROWN SOLICITOR	ereby certify that	
Note (c)	and no estate or interes	en divested from the applicant <u>MINIS</u> t therein has been created in favour of any		
	prior to the issue of the	folio of the Register; and		tion affecting it is intended to be completed
and the second	(4) this application is corre	t for the purposes of the Real Property Ac		,
	. ,	(Copy of	Gazette notification.)	
	• • •	(SEE)	ANNEXURE)	
	- -	·		
EXECUTION	for t	this 16 46 day of UGH KING ROBERTS, State C he applicant by CHARLES M itor's Office; who is per	URRAY DIMOND, State Crown	
Note (g)	Samo dh.			H. K. ROBERIS
C	Signature of W	litness		State Crown Solicitos
				DEE
	JANICE HARA Name of Witness (BLC	USON	an <u>un samu adalan samu</u> na	Signature
TO BE COMPLETED		CWN SOLICITORS OFF	ICF LOCATION OF DOCUMENTS	DELIVERY DIRECTIONS
BY LODGING PARTY Notes (h)	GOODSEL	L BUILDING	Herewith	
and (i)	Checked DX 19	EY SQUARE, SYDNEY.	In R.G.O. with	
	Delivery Box Num	ber 813E	Produced by	
•	<u></u>			

16	Ind	1 (99)

2688

ANNEXURE TO RESUMPTION DATED by the State Crown Solicitor

5260

OFFICIAL NOTICES

Req:R067602 /Doc:PA 062688 PA /Rev:08-Dec-2004 /NSW LRS /Pgs:ALL /Prt:18-Aug-2023 15:40 /Seq:2 of 2 © Office of the Registrar-General /Src:InfoTrack /Ref:142 The Wool Road? Vincentia

28 June 1991

NOTIFICATION OF RESUMPTION G. LAND UNDER THE PUBLIC WORKS ACT, 1912, AS AMENDED

It is hereby notified and declared by his Excellency the Governor, acting with the advice of the Executive Council, that so much of the land described in the Schedule hereto as is Crown Land is hereby appropriated, and so much of the said land as is private property is hereby resumed, under the Public Works Act, 1912, as amended, for the following public purpose, namely a High School at Vincentia and that the said land is vested in the Minister for School Education and Youth Affairs as Constructing Authority on behalf of Her Majesty the Queen.

DATED this 6th day of June one thousand nine hundred and ninety one.

MIS

Governor

By His Excellency's Commend

Minister for School Education and Youth Affairs

THE SCHEDULE

All that piece or parcel of land situate in the Shire of Shoalhaven, Parish of Bherwerre and County of St Vincent, being Lot 1 Deposited Plan 809057, having an area of 1.678 hectares or thereabouts and said to be in the possession of the Council of the Shire of Shoalhaven, (S.B.51232).

Part Public Road (SB 73/000514)

H. K. ROBERTS State Crown Soliciton

Authorised Officer





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH _____

> SEARCH DATE _____ 18/8/2023 3:38PM

FOLIO: 1/809057

5/8/1991

First Title(s): 1/809057 Prior Title(s): CROWN LAND

PA62688

LAND

SERVICES

Recorded	Number	Type of Instrument
28/5/1991	DP809057	DEPOSITED PLAN

C.T. Issue _____ LOT RECORDED FOLIO NOT CREATED

FOLIO CREATED EDITION 1

*** END OF SEARCH ***

PRIMARY APPLICATION



REGISTRY Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/809057

LAND

SERVICES

SEARCH DATE	TIME	EDITION NO	DATE
18/8/2023	3:33 PM	1	5/8/1991

LAND

LOT 1 IN DEPOSITED PLAN 809057 AT VINCENTIA LOCAL GOVERNMENT AREA SHOALHAVEN PARISH OF BHERWERRE COUNTY OF ST VINCENT TITLE DIAGRAM DP809057

FIRST SCHEDULE

MINISTER FOR SCHOOL EDUCATION AND YOUTH AFFAIRS

(PA62688)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS -VIDE MEMORANDUM T447400

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

142 The Wool Road, Vincentia

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

APPENDIX D Photograph Log

Appendix D

Appendix D

Site walkover photographic log.



Photograph 1; The site entrance from The Wool Road, note the presence of an unpaved carpark adjacent to the entrance



Photograph 2; Potential filling around the basketball courts and adjoining building



Appendix D



Photograph 3; potential filling and waste / debris beneath a demountable building



Photograph 4; Exposed soils north of Buildings A and J where asbestos cement sheeting was observed on the ground surface



Appendix D



Photograph 5; A demountable structure utilized as a toilet block



Photograph 6; A water tank observed along the northern site boundary with evidence of debris and waste on the ground surface nearby



Appendix D



Photograph 7; A demountable building along the southern site boundary



Photograph 8; Demountable buildings observed along the southern site boundary, including a laundry

Appendix D



Photograph 9; evidence of demolition rubble and anthropogenic materials on the ground surface along the southern site boundary



Photograph 10; existing cricket nets toward the north western portion of the site



Appendix D



Photograph 11; A demountable building and cricket nets located toward the north western portion fo the site



Photograph 12; Waste observed on the ground surface along the southern portion of the site



Appendix D



Photograph 13; Fragments of asbestos cement sheeting surrounding demountable buildings located north of Building A and J



Photograph 14; A fragment of asbestos cement sheeting surrounding demountable buildings located north of Building A and J



Appendix D



Photograph 15; Fill soil containing fragments of asbestos cement sheeting north of Building A and J



Photograph 16; A fragment of asbestos cement sheeting surrounding demountable buildings located north of Building A and J



Appendix D



Photograph 17; Debris and waste on the ground surface beneath a demountable building

