



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Proposed Club and Car Park Upgrade
Dapto Leagues Club, Dapto

Prepared for
Integrated Projects Pty Ltd

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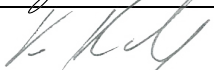
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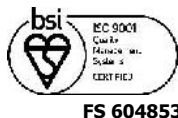
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.

	Signature	Date
Author		6 July 2023
Reviewer	 For D. Woods	6 July 2023



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Report on Preliminary Site Investigation (Contamination)

Proposed Club and Car Park Upgrade

Dapto Leagues Club, Dapto

1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Integrated Projects Pty Ltd to complete this preliminary site investigation (contamination) (PSI) conducted for a proposed club and car park upgrade for the site located at 18 Bong Bong Road, Dapto Leagues Club, Dapto (hereinafter referred to as 'the site'). The site locality and layout are shown on Drawing 1, Appendix A.

The investigation was commissioned in an email dated 17 April 2023 by Integrated Projects Pty Ltd and was conducted in accordance with DP's proposal 221880.00.P.001.Rev1 dated 11 April 2023.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development. It is understood that the report will be used to support a development application (DA) for the proposed development.

DP has conducted this investigation concurrently with a Geotechnical Investigation (DP Project 221880.00.R.001.Rev0 dated 28 June 2023) and a Hazardous Building Materials (HBM) Survey (DP Project 221880.01.R.002.Rev0), both of which are reported under separate covers.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [NEPM] (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

2. Proposed Development

It is understood that the proposed development of the site includes the demolition of the south-western section of the club and reconstruction of a single storey addition. Construction of suspended single level parking over the existing on-grade car park is also proposed.

3. Scope of Works

The scope of works for the PSI comprised:

- Review of readily available site history information including current and historical titles and deposited plans, available historical and recent aerial photographs, public databases held under the Contaminated Land Management Act 1997 and the Protection of the Environment Operations Act 1997, readily accessible Council Records and the Section 10.7 (2) & (5) planning certificate;
- Review of site information, comprising published maps of acid sulfate soil (ASS) potential, geological and topographical maps/drawings, groundwater bores registered with WaterNSW and a limited review of relevant information provided by the client (e.g. design plans);
- Conduct a site walkover and observe situations that indicate a potential for contamination and identify associated human and ecological receptors;
- Preparation and provision of this report detailing the methodology and results of the investigation and providing comment on:
 - o Observed potential sources of contamination and associated potential contaminants; and
 - o The compatibility of the site for the proposed development; and
 - o Recommendations for further works if considered necessary.

4. Site Information

Site Address	18 Bong Bong Road, Dapto
Legal Description	Lot 1 Deposited Plan 1277336
Area	15,025 m ²
Zoning	Zone E1 Local Centre
Local Council Area	Wollongong City Council (WCC)
Current Use	Dapto Leagues Club and ancillary infrastructure
Surrounding Uses	North –Baan Baan Street, then residential beyond East – Osborne Street then commercial (grocery and takeaway shops) South – Bong Bong Road then commercial / car park West – Station Street then lightly developed public open space (war memorial), Dapto Train Station and residential beyond.

The site boundary is shown on Figure 1.



Figure 1: Site Boundary (in red) and layout

5. Environmental Setting

5.1 Topography

The regional topography generally slopes in a north westerly direction towards Mullet Creek (approximately 240 m west of the site).

The surface level of the site is relatively flat. Surface levels slope in a north westerly direction with an approximate change in elevation of 1.8 m, with the highest point of approximately 13.7 m relative to Australian Height Datum (AHD) present in the south eastern portion of the site, with the lowest point of approximately 11.9 m (AHD) present in the north western portion of the site.

5.2 Site Geology

Reference to the Wollongong-Port Hacking 1:100 000 Soil Landscape Sheet (SCS, 1990) indicates that the site is located in an area mapped as alluvial plains, floodplains, valley flats and terraces below the Illawarra Escarpment comprising low wet bearing strength and highly permeable soils.

Reference to the NSW Seamless Geology mapping (GSNSW, 2019) indicates the site is underlain by red-brown and green-grey, lithic to feldspathic sandstone with minor interbedded siltstone belonging to the Broughton Formation (Pshr) (see Figure 2).



Figure 2: Geological Setting (GSNSW, 2019)

5.3 Acid Sulfate Soils

Reference to the NSW Department of Environment and Climate Change Acid Sulfate Soil Risk Mapping digital dataset (NSW DECC, 2008) indicates that the site is located in an area of “*No known occurrence*” of acid sulfate soils. The site is approximately 150 m east from an area mapped as “*Low probability of Occurrence*” of acid sulfate soils. Further commentary on acid sulfate soils is given in the geotechnical report.

5.4 Surface Water and Groundwater

The site does not contain any surface water bodies. Surface water runoff is presumed to follow local topography and enter the local stormwater system. Mullet Creek which flows into Lake Illawarra is located approximately 240 m west (down gradient) of the site and is considered the likely receiving water

boy for stormwater from the site. Groundwater at the site is expected to flow to the north-west in the direction of Mullet Creek.

A search of the NSW Groundwater wells (January 2022) database indicated that there are ten registered groundwater bores within a 1 km radius of the site. Of the ten identified registered groundwater bores, five of them provide information on standing water level and are summarised in Table 1:

Table 1: Summary of Available Information from Nearby Registered Groundwater Bores

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW110693 Monitoring Bore	550 m south	12.0	6.0
GW110694 Monitoring Bore	540 m south	20.0	18.0
GW110695 Monitoring Bore	550 m south	10.0	5.0
GW110696 Monitoring Bore	580 m south	11.0	7.0
GW107654 Recreation	770 m south west	54.0	6.0

6. Site History

6.1 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix C. A summary of key features observed for the site and surrounding land is presented in Table 2.

Table 2: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1948	The site appeared to be divided into approximately 15 allotments associated with likely light commercial (e.g. retail) and residential uses. Two of the allotments in the northern section of the site appeared to be undeveloped. Southern allotments appeared to contain larger structures (likely commercial) and allotments further north likely used for	<p>North: residential / commercial and farmland beyond.</p> <p>East: residential / commercial.</p> <p>South: residential / commercial.</p> <p>West: public open space, Dapto train station and residential beyond.</p>

Year	Site	Surrounding Land Use
	residential use with the majority appearing to have sheds / storage areas.	
1961	The larger commercial building in the southern allotments appeared to have been redeveloped. A multi-storey building with a curved façade was present at that location (and is presumed to have been used for the Dapto Leagues Club). A single (likely) residential structure was developed in the middle portion of the site with the remainder of the site appearing to be relatively unchanged.	Some residential / light commercial development had occurred in the surrounding area, however, it appeared to be relatively unchanged since 1948.
1977	Several additions to the Dapto Leagues Club building were observed in the south-eastern corner of the site. On-grade paved car parking was observed to the west and north of the primary structure. The Dapto Leagues Club (and car park area) were observed to utilise approximately half of the site. The northern portion of the site was observed to have remained residential with three additional structures noted.	Some of the surrounding area appeared to have undergone commercial re-development. The re-development comprised demolition of numerous residential structures and construction of larger commercial structures and car parking to the east, southeast and south of the site.
1986	The western portion of the Dapto Leagues Club car park appeared to have been replaced with a structure that adjoined the primary structure. A residential structure at the east was observed to have been undergoing demolition. The remainder of the site appeared to have been relatively unchanged.	Further commercial development of the surrounding area were observed to have included large structures and associated car parks.
1993	The site appeared to have been relatively unchanged since 1986.	Dapto Train Station appeared to have been upgraded. The remainder of the surrounding area was generally undergoing progressive commercial re-development.
2001	The Dapto Leagues Club had expanded north with the replacement of three residential allotments with a car park servicing the club. The primary structure had also expanded north into the previous northern car park area.	The surrounding area appeared to be relatively unchanged since 1993.

Year	Site	Surrounding Land Use
2012	The Dapto Leagues Club property had extended further north where there were residential allotments which were replaced with car parking. Three residential structures remained at the north.	Dapto Mall shopping centre appeared to have been constructed. The remainder of the surrounding area appeared to have been relatively unchanged.
2014	No residential structures remained on site. The northern portion appeared to have been undergoing minor earthworks following demolition of the previous dwellings. The southern portion of the site appeared to be relatively unchanged.	The War Memorial (west of the site) appeared to have undergone concrete resurfacing. The remainder of the surrounding area appeared to be relatively unchanged.
2016	The mid to northern portions of the site were utilised for car parking. The remainder of the site appeared to have been relatively unchanged.	The surrounding area appeared to have been relatively unchanged since 2014.
2018	The site appears to have been relatively unchanged since 2016.	The surrounding area appears to have been relatively unchanged since 2016.

6.2 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. The results of the title deeds search are provided in Appendix D. A limited title deeds search was undertaken only on the allotments comprising the Dapto Leagues Club building area (i.e. not the car park). This was due to the historical aerial photographs suggesting only residential land use had occurred at the northern half of the site prior to being developed into the club's car park.

The title deeds search area historically comprised fifteen allotments dating back to 1902. It appears that the site was mostly owned by individuals prior to the progressive purchasing of land by Trustees for the Dapto Leagues Club (now Dapto Leagues Club Limited) and then Dapto Leagues Club Limited between 1957 and 2002. Possible land uses (apart from residential) prior to Dapto Leagues Club use include hairdressing, a butcher, and retail.

6.3 Public Registers and Planning Records

EPA Notices available under Section 58 of the Contaminated Lands Management Act (CLM Act)

There were no records of notices for the site or adjacent sites.

The search was conducted on the 21 April 2023

Sites notified to EPA under Section 60 of the CLM Act	<p>The site and adjacent sites were not listed as a notified contaminated site.</p> <p>The search was conducted on the 21 April 2023</p>
Licences listed under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act)	<p>There were no records issued for the site or adjacent sites.</p> <p>The search was conducted on the 21 April 2023</p>
SafeWork NSW	No relevant records
Planning Certificate(s)	The Section 10.7 (2) & (5) Planning Certificate was obtained on 21 April 2023. No information pertaining to contaminated land at the site was included. The Section 10.7 (2) & (5) Planning Certificate is included in Appendix E.
Council Records	A search of WCC records relevant to the site, accessible under the Government Information (Public Access) Act 2009 (GIPA Act) was undertaken by Council Staff on 1 June 2023. Various records including, building and development applications and construction certificates were recorded between the years 1955 and 2019. Development application records included those for the demolition of existing dwellings (DA-2001/2131, DA-2002/1211, DA-2003/97 and DA-2014/519).

6.4 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs can provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

6.5 Summary of Site History

The site would have likely been used for residential purposes up until the 1950s (according to aerial photographs and title deeds). There may have also been some light commercial activities (e.g., hairdressing, butcher and retail). The Dapto Leagues Club Limited (or its Trustees) started progressively purchasing the land from 1957 and demolition of residences at the site ensued. The original Dapto

Leagues Club structure can be observed in the 1961 aerial photograph, with the footprint limited to the southern end of the site. The 1977 aerial photograph shows the Dapto Leagues Club facility and car park expansion to cover approximately half of the site. The club building was further expanded at different times between 1986 and 2012. The club parking area also gradually expanded north between 1993 and 2016.

7. Site Walkover

7.1 Observations

A site walkover was undertaken by an environmental engineer on 22 May 2023. The general site topography was consistent with that described in Section 5.1. The site layout appears to have remained unchanged from the 2016 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix F).

- Car Park:
 - o The hardstand car park in the northern portion of the site appeared to be asphaltic concrete wearing course. An obvious change in gradient, sloping from west to east, was observed in the middle portion of the car park;
 - o The raised island separators in the car park appeared to be either filled with mulch or soil and vegetated with hedges and shrubs. Litter was observed in majority of the islands generally comprising plastic packaging and some concrete;
- Facility exteriors:
 - o The Dapto Leagues northern façade appeared to be made from a combination of large cladding panels, brick and rendered brick. A cobbled caged gabion signage wall approximately 4 m high by 30 m long was observed facing the car park in the eastern portion of the northern façade.
 - o A graded fill platform (valet parking) and wheel-chair access ramp were observed in the western portion of the northern façade. A change in level of approximately 1.5 m was noted which graded up from the on-grade Railway Street;
 - o Three emergency exit staircases were observed along the western side of the facility;
 - o The southern façade of the facility appeared to be a dark grey fibrous cladding with large glass windows; and
 - o The eastern exterior of the building appeared to be made from the same dark grey cladding (in the south) and bricks further north. A building refuse loading zone was observed in the mid-portion of the eastern side with the interior walls to be made from fibrous sheeting. A raised garden bed approximately 1.3 m high was observed along the eastern extent of the building.
- Undercroft car park:
 - o The western portion of the building comprised under-croft car parking and facility service features such as loading docks, carbon dioxide storage tank and a utilities room in the south-eastern corner of the under-croft area.

- o Utilities such as electrical conduits, data cables and water lines appeared to be mounted to the ceiling of the under-croft area. The insulation of the older copper hot water pipes appeared to be loose and weathered.
- Facility interior:
 - o Areas accessible to the public i.e., entrance, lobby, gaming room and dining area appeared to be modern with plaster board walls and carpeted or tiled floors; and
 - o Suspected asbestos containing material (ACM) walls and ceiling were observed in the older hallways and ancillary service / storage rooms.
- Surrounding land:
 - o Two residential structures, of brick (western) and weatherboard (eastern) construction were observed on the opposite side of Baan Baan Street. Another weatherboard residential structure was observed at the intersection of Osborne and Baan Baan Streets;
 - o The eastern adjacent land, past Osborne Street, appeared to be primarily used as car parking (asphaltic concrete paved construction) servicing the Aldi supermarket and surrounding shopping complexes;
 - o The southern adjacent land, past Bong Bong Road, appeared to be primarily used for car parking (asphaltic concrete paved construction). A brick commercial structure was observed being Dapto Telstra Exchange; and
 - o The western adjacent land, past Station Street, was observed to be residential (in the north). The Dapto Train Station (in the mid-western portion) comprised concrete accessways, grassed areas and the station itself.

8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site may have become contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (CoPC) have been identified:

- S1: Fill of unknown origin or quality.
 - o Various CoPC and may include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), organochlorine pesticides (OCP) and organophosphorus pesticides (OPP) and asbestos.
- S2: The use of hazardous building materials (HBM) in current and former structures;
 - o CoPC include asbestos, synthetic mineral fibres (SMF), lead and PCB.

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [Leagues Club workers and patrons];
- R2: Construction and maintenance workers;
- R3: End users [Leagues Club workers and patrons]; and
- R4: Adjacent site users [Commercial / industrial and residential].

The following potential environmental receptors have been identified:

- R5: Surface water [Mullet Creek];
- R6: Groundwater; and
- R7: Terrestrial ecosystems.

Potential Pathways

The following potential pathways in relation to human receptors have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust, vapours and/or asbestos fibres;

The following potential pathways in relation to the environmental receptors have been identified:

- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Inhalation, ingestion and absorption.

Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways (P1 to P6) between the above sources (S1 and S2) and receptors (R1 to R7) are provided in below Table 3.

Table 3: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, PCB and asbestos	P1 and P2	R1, R2 and R3	An intrusive soil investigation is recommended to assess the contamination status of soil across the site. The findings of the soil investigation will inform the requirements (if any) for groundwater investigation.
	P3	R4	
	P3 and P4	R5 and R6	
	P5	R6	
	P6	R7	
S2: HBM in current and former buildings: asbestos, SMF, lead (in paint) and PCB	P1 and P2	R1, R2 and R3	
	P2	R4	
	P3 and P5	R5	
	P4	R6	
	P6	R7	

9. Conclusions and Recommendations

Based on the site history desktop study and site walkover, two potential sources of contamination have been identified associated with the fill of unknown origin or quality and the use of HBM with the current and former site structures.

Based on the information presented in this report, it is considered that there is a low likelihood of substantial widespread soil contamination at the site. There is, however, a potential for localised contamination associated to previously mentioned sources of contamination.

As such, DP recommends that a detailed site investigation (DSI) should be undertaken at locations of proposed development works to establish the contamination status of the underlying soils. The DSI of the western portion of club may be conducted post-demolition to improve access to underlying soils. The DSI may also include a preliminary *in situ* waste classification for the purpose of off-site disposal of soil.

It is also recommended that a destructive HBM assessment of the western portion of the club be undertaken in addition to the non-intrusive assessment complete concurrently with this investigation.

As matter of due diligence, it is recommended that an unexpected finds protocol (UFP) should be included as part of the site management plan during earthworks detailing the process by which any unexpected finds of potential environmental concern are managed.

10. References

- GSNSW. (2019). *NSW Seamless Geology*. Geological Survey NSW Web Map Service.
- NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.
- NSW DECC. (2008). *NSW Acid Sulfate Soil Risk Mapping digital dataset*. NSW Department of Environment and Climate Change.
- NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.
- SCS. (1990). *Soil Landscapes of Wollongong – Port Hacking 1:100 000 Series Sheet 9029*. Soil Conservation Service of NSW.

11. Limitations

Douglas Partners (DP) has prepared this report for this project at Dapto Leagues Club, Dapto in accordance with DP's proposal dated 11 April 2023 and acceptance received from Scott McGregor dated 17 April 2023. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Integrated Projects Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during the site walkover. The accuracy of the advice provided by DP in this report may be affected by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

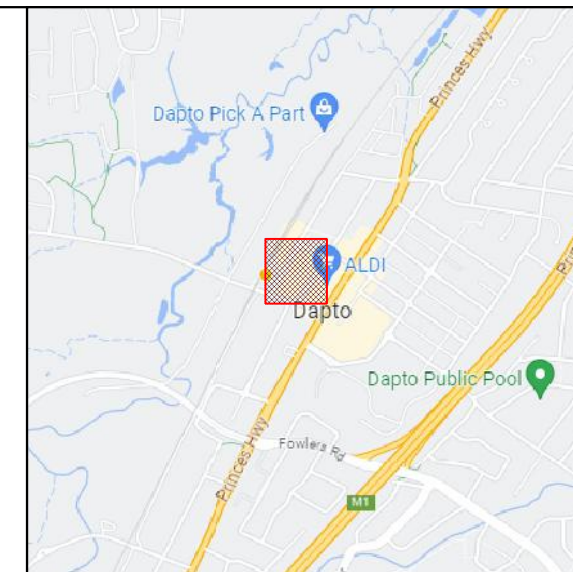
This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A




Drawings

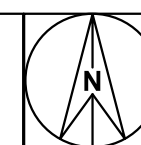


Locality Plan

NOTE:
1: Base drawing from Metromap.com (Dated 6/06/2023)

Legend

-  Proposed car park upgrade boundary
-  Proposed club upgrade boundary
-  Site Boundary



Appendix B

About This Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

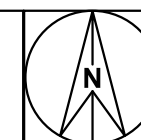
The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

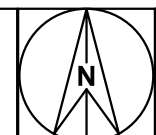
Appendix C

Historical Aerial Photographs








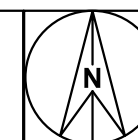
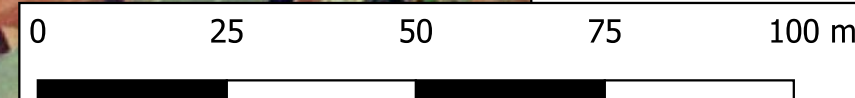


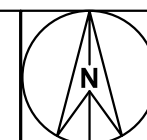


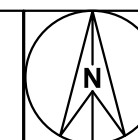


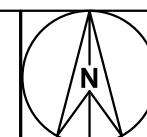
Legend

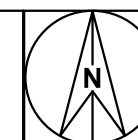
 Site Boundary











Appendix D

Historical Title Deeds



818-
C545
(18)
(112)

A45989

STATION

BONG

596-136
150940
1
2

711-237

192051

711-2374

38792

F44517

CF44518

F1571

C15406

1083-274

F14443

1107-848
41

16143

199410

708911(c)

760-125
(108)(92)

615-541 B

SP17386(44)
13887615

C19024
1381(148)
506
OS5202

C16603

C191381-502

720-453

708911(c) 8
(122)

158824
(178)

192051
(178)

159866
(178)

157715
(178)

745653C

564523
(132)

A33322

F9722

584-632

RC F37

OSBORNE

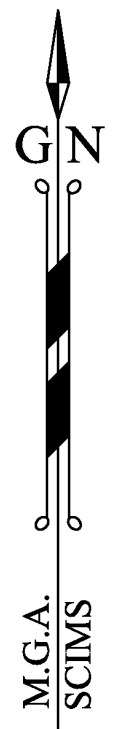
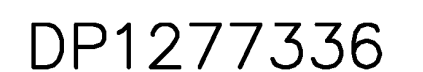
450201

564523

A33322

F9722

RC F37



PLAN FORM 6 (2020)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Registered:



23.9.2021

Office Use Only

Office Use Only

DP1277336

Title System: TORRENS

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT 1993.

LGA: Wollongong

Locality: Dapto

Parish: Calderwood

County: Camden

Survey Certificate

I, David Alan Jollie

of Masters Surveying, 116 Corrimal Street, Wollongong.

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 30 JULY 2021, or

*(b) The part of the land shown in the plan (*being/*excluding **.....) was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, the part surveyed is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation, or

*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2017*.

Datum Line: "X" - "Y"

Type: *Urban/*Rural

The terrain is *Level/Undulating/*Sloping/Mountainous

Signature:  Dated: 30/7/2021

Surveyor Identification No: 1378

Surveyor registered under the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature:

Date:

File Number:

Office:

Subdivision Certificate

I, *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature:

Registration number:

Consent Authority:

Date of endorsement:

Subdivision Certificate number:

File number:

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation:


D.P.192051	D.P.201919	D.P.605142
D.P.774701	D.P.817886	D.P.818993
D.P.856667	D.P.862260	D.P.1207666

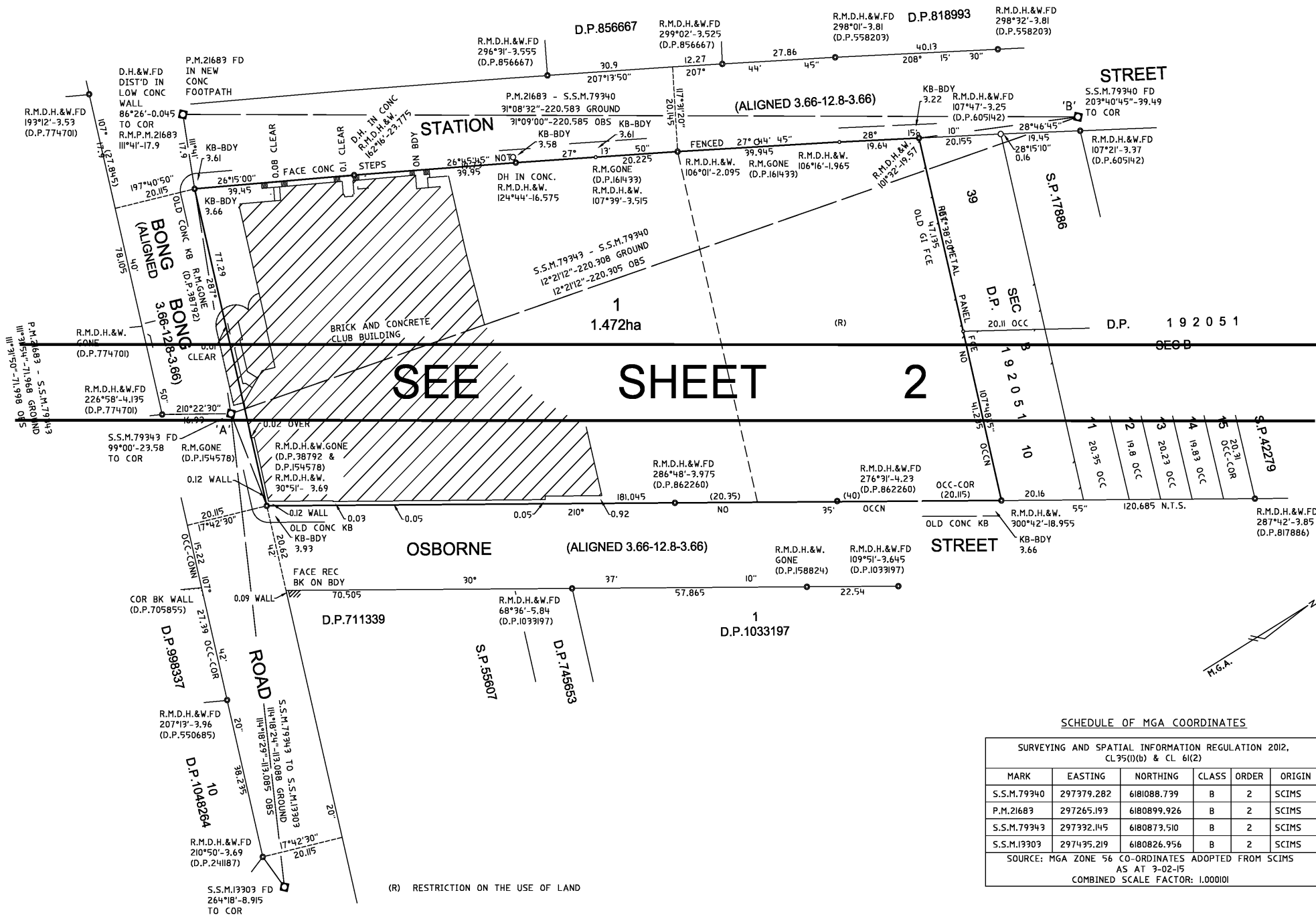
Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.

LOT 2 (STRATUM LOT) IS TO BE ACQUIRED FOR ROAD UNDER THE PROVISION OF THE ROADS ACT 1993.

Surveyor's Reference: 61069/1

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION		Sheet 2 of 2 sheet(s)															
<div><div><div>Office Use Only</div></div><div>Registered: 23.9.2021</div></div>		<div><div>Office Use Only</div><div>DP1277336</div></div>															
PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT 1993.		<div>This sheet is for the provision of the following information as required:</div> <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.															
<div>Subdivision Certificate number:</div> <div>Date of Endorsement:</div>																	
<div>LOT 2 (STRATUM LOT) IS TO BE ACQUIRED FOR ROAD UNDER THE PROVISION OF THE ROADS ACT 1993.</div>																	
<table border="1"><thead><tr><th>LOT</th><th>STREET NUMBER</th><th>STREET NAME</th><th>STREET TYPE</th><th>LOCALITY</th></tr></thead><tbody><tr><td>1</td><td>18</td><td>BONG BONG</td><td>ROAD</td><td>DAPTO</td></tr><tr><td>2</td><td>N/A</td><td>BONG BONG</td><td>ROAD</td><td>DAPTO</td></tr></tbody></table>			LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY	1	18	BONG BONG	ROAD	DAPTO	2	N/A	BONG BONG	ROAD	DAPTO
LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY													
1	18	BONG BONG	ROAD	DAPTO													
2	N/A	BONG BONG	ROAD	DAPTO													
<div>If space is insufficient use additional annexure sheet</div>																	
<div>Surveyor's Reference: 61069/1</div>																	



SURVEYING AND SPATIAL INFORMATION REGULATION 2012, CL 35(1)(b) & CL 6(2)					
MARK	EASTING	NORTHING	CLASS	ORDER	ORIGIN
S.S.M.79340	297379.282	618088.739	B	2	SCIMS
P.M.21683	297265.193	6180899.926	B	2	SCIMS
S.S.M.79343	297332.145	6180873.510	B	2	SCIMS
S.S.M.13903	297135.219	6180826.956	B	2	SCIMS
SOURCE: MGA ZONE 56 CO-ORDINATES ADOPTED FROM SCIMS AS AT 3-02-15 COMBINED SCALE FACTOR: 1.000101					

PRINCES HWY

Surveyor: DAVID ANTHONY LOFBERG
of LandTeam 42967055
Date of Survey: 3-02-2015
Surveyor's Ref: 204934

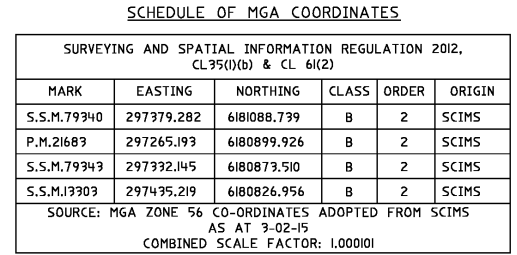
PLAN OF CONSOLIDATION OF LOTS 4,5,9,40,41,44,45,46 OF SEC B IN D.P.192051, LOTS 1 TO 5 IN D.P.38792, LOTS 1 AND 2 IN D.P.150940, LOTS A,B,C IN D.P.161433 AND LOT 687 IN D.P.862260.


LGA: WOLLONGONG
Locality: DAPTO
Subdivision No: _____
Lengths are in metres. Reduction Ratio 1 : 600

WOLLONGONG
DAPTO

Registered
29.6.2015

DP1207666 (E)



Surveyor: DAVID ANTHONY LOFBERG of LandTeam 42967055 Date of Survey: 3-02-2015 Surveyor's Ref: 204934	PLAN OF CONSOLIDATION OF LOTS 4,5,9,40,41,44,45,46 OF SEC B IN D.P.192051, LOTS 1 TO 5 IN D.P.38792, LOTS 1 AND 2 IN D.P.150940, LOTS A,B,C IN D.P.161433 AND LOT 687 IN D.P.862260.	LGA: WOLLONGONG Locality: DAPTO Subdivision No: - Lengths are in metres. Reduction Ratio 1 : 600	Registered  29.6.2015	DP1207666
--	--	---	---	-----------


PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

Registered:  29.6.2015
Title System: TORRENS
Purpose: CONSOLIDATION

Office Use Only

Office Use Only

DP1207666

**PLAN OF CONSOLIDATION OF LOTS
4,5,9,40,41,44,45,46 OF SEC B IN D.P.192051,
LOTS 1 TO 5 IN D.P.38792, LOTS 1 AND 2 IN
D.P.150940, LOTS A,B,C IN D.P.161433 AND
LOT 687 IN D.P.862260.**

LGA: WOLLONGONG

Locality: DAPTO

Parish: CALDERWOOD

County: CAMDEN

Crown Lands NSW/Western Lands Office Approval

I, (Authorised Officer) in
approving this plan certify that all necessary approvals in regard to the
allocation of the land shown herein have been given.

Signature:

Date:

File Number:

Office:

Survey Certificate

I, DAVID ANTHONY LOFBERG

of LANDTEAM, PO BOX 353, WARILLA 2528

a surveyor registered under the *Surveying and Spatial Information Act*
2002, certify that:

*(a) The land shown in the plan was surveyed in accordance with the
Surveying and Spatial Information Regulation 2012, is accurate
and the survey was completed on 3-2-15

~~*(b) The part of the land shown in the plan (*being/*excluding ^.....)
.....
was surveyed in accordance with the *Surveying and Spatial*
Information Regulation 2012, is accurate and the survey was
completed on,..... the part not surveyed was compiled
in accordance with that Regulation.~~

*(c) The land shown in this plan was compiled in accordance with the
~~*Surveying and Spatial Information Regulation 2012*~~.

Signature:  Dated: 3-2-15

Surveyor ID: 1717

Datum Line: A-B

Type: *Urban/*Rural

The terrain is *Level-Undulating / *Steep-Mountainous.

*Strike through if inapplicable.

^Specify the land actually surveyed or specify any land shown in the plan that
is not the subject of the survey.

Subdivision Certificate

I,
*Authorised Person/*General Manager/*Accredited Certifier, certify that
the provisions of s.109J of the *Environmental Planning and*
Assessment Act 1979 have been satisfied in relation to the proposed
subdivision, new road or reserve set out herein.

Signature:

Accreditation number:

Consent Authority:

Date of endorsement:

Subdivision Certificate number:

File number:

*Strike through if inapplicable.

Statements of intention to dedicate public roads create public reserves
and drainage reserves, acquire/resume land.

**CONSENT OF ADJOINING OWNER
10/B/192051 FURNISHED.**

Plans used in the preparation of survey/compilation:

D.P.192051, D.P.38792, 150940, D.P.161433,
D.P.558203, D.P.605142, D.P.818993, D.P.705855,
D.P.774701, D.P.711339, D.P.817886, D.P.844877,
D.P.856667, D.P.862260, D.P.1033197, D.P.1048264,
D.P.1091512

If space is insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on
PLAN FORM 6A

Surveyor's Reference: 204934


PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Registered:  29.6.2015

Office Use Only

Office Use Only

DP1207666

PLAN OF CONSOLIDATION OF LOTS
4,5,9,40,41,44,45,46 OF SEC B IN D.P.192051,
LOTS 1 TO 5 IN D.P.38792, LOTS 1 AND 2 IN
D.P.150940, LOTS A,B,C IN D.P.161433 AND
LOT 687 IN D.P.862260.

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

CLAUSE 60, SURVEYING & SPATIAL INFORMATION REGULATION 2012

Lot	Street Number	Street Name	Street Type	Locality
1		Bong Bong	Road	Dapto

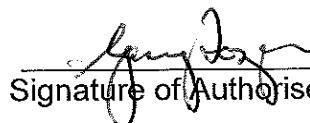
Signed for and on behalf of **DAPTO LEAGUES CLUB LIMITED**
(ACN 001 020 480)



Signature of Authorised Person

DAVID HISCOX

Name of Authorised Person



Signature of Authorised Person

CARY TOZER

Name of Authorised Person

Chief Executive Officer

Office Held

PRESIDENT

Office Held

Pursuant to Section 88B of the Conveyancing Act 1919-64, as amended, it is intended to create:

1. Restriction on the Use of Land (R)
2. Positive Covenant

As set out in the accompanying instrument.

If space is insufficient use additional annexure sheet

Surveyor's Reference: 204934

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only
Registered:  29.6.2015

PLAN OF CONSOLIDATION OF LOTS
4,5,9,40,41,44,45,46 OF SEC B IN D.P.192051,
LOTS 1 TO 5 IN D.P.38792, LOTS 1 AND 2 IN
D.P.150940, LOTS A,B,C IN D.P.161433 AND
LOT 687 IN D.P.862260.

Subdivision Certificate number: _____
Date of Endorsement: _____

Office Use Only
DP1207666

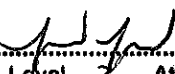
This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

CONSENTED TO BY **NATIONAL AUSTRALIA BANK LIMITED AS**
MORTGAGEE UNDER MORTGAGE REGISTERED No. AE508484, AE508485, AE628604,
AE628605, AE200081, AE628606

AE508484
AE508485
AE628604
AE628605
AE200081

Mortgagee under Mortgage No. AE628606
Signed at ~~DAPTO~~ this ~~TUESDAY~~ 31 day of
MARCH 2015 for National
Australia Bank Limited ABN 12 004 044 937
by MATTHEW THOMAS MORGAN
its duly appointed Attorney under Power of
Attorney No. 39 Book 4512


Level 3 Attorney


Witness/Bank Officer Edwina Horton

If space is insufficient use additional annexure sheet

Surveyor's Reference: 204934

DP 150940 ^(E) 26M2408

PLAN of Proposed Subdivision of Lots 47-48 Sec B.
 1st Subdivision Marshall Estate
 comprised in Indenture No 82 Book 1389
 WOLLONGONG COUNCIL The property of G. Timbs

Municipality of Central Illawarra.
 Parish of Carletonwood County of Camden
 Scale: 40ft to an Inch

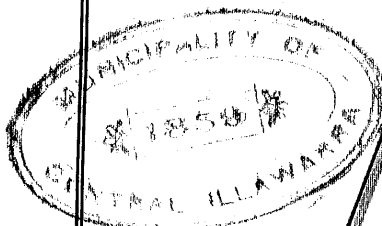
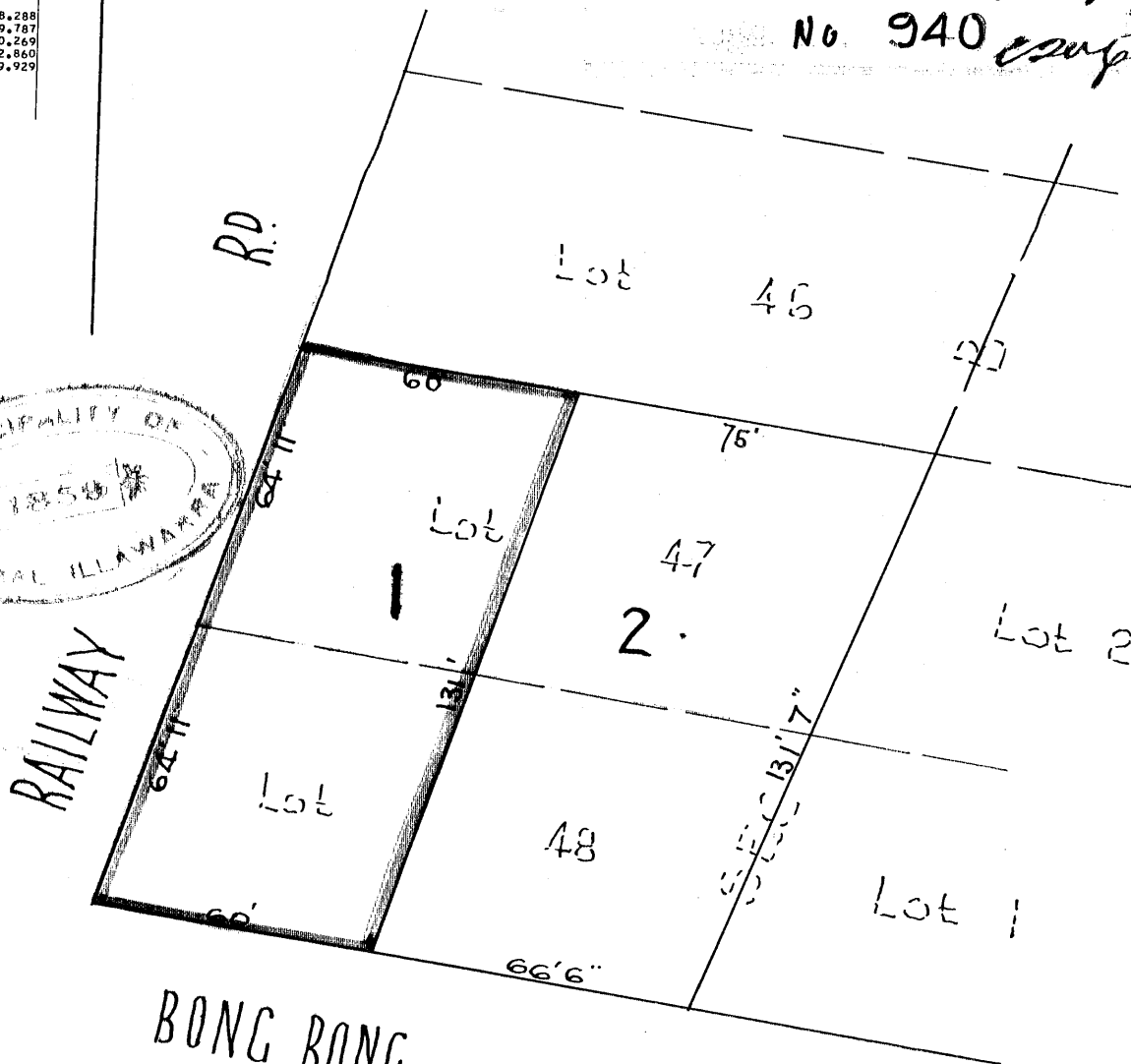
CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 150940

FEET	INCHES	METRES
60	-	18.288
64	11	19.787
66	6	20.269
75	-	22.860
131	-	39.929

M P S (O.S.)

No 940



BONG BONG

RD

Passed by resolution of Council on 10th March 1926 & Covered by Deeds of G. Timbs owner.

Certificate No 1419

Also at Calderwood
 Co Camden
 14/4/26

Redfield & Co

Surveyors

Licensed Surveyors

WOLLONGONG.

9-3-26

LOT 2 ADDED IN LPI NSW 6-9-2005

Plan Form No. 54 (1954-1955) (Rev. 1954)
Municipality of
Shire of
City of Greater Wollongong

NEGATIVE 11433

M.M.

PLAN

of subdivision of Lots 42 & 43 Sec. B Marshall Estate.

Parish of Calderwood County of Camden

Scale 30 Feet to an Inch.

MP5 (OS)
161433 - 6402748

11433

* Size of Proposed Right
of Way 47' Wide

RAILWAY

ROAD

BONG BONG ROAD (Alld 17-42-17)

OSBORNE ST. (Alld 17-42-17)

Approved by Council and signed by Council
Chairman

No. _____

Deputy Clerk

Datum Line of Azimuth X-Y

By Richard James Saxton

of the Council of the City of Greater
Wollongong, and the Council of the City of
Wollongong, in accordance with the provisions of
the Government Act 1930.

(Signature) *R. Saxton*
Surveyor registered under the Survey Act, 1929-30.

*Bonds not other (1) or (2) Survey Act of 1929.

Signatures of parties to be made in this margin.

This is the plan marked " " referred to in

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 161433		
FEET	INCHES	METRES
-	3	0.0762
-	3 1/2	0.0891
-	4	0.1020
-	4 3/4	0.1171
1	7 3/4	0.5080
4	7 7/8	1.4161
12	6	1.4222
13	10 1/2	3.8101
21	5	4.2229
23	5 1/4	6.5228
37	2 1/2	7.1444
42	2 3/4	11.341
46	11 1/2	12.871
50	3 3/4	13.703
54	4 1/4	14.116
64	3	15.344
64	9	15.853
65	2	17.736
65	10 1/2	19.863
65	11	20.091
66	-	20.117
66	0 3/4	20.136
66	10 3/4	20.187
70	5 3/4	21.609
129	5 3/4	30.485
145	-	39.466
150	-	44.260
151	8	46.228
AC RD P		SG M
-	11 3/4	297.2
-	23 1/2	594.4
-	34 1/4	866.3

Plan Form No. 2 (for Deposited Plan.)

REGD PLAN
G18167

City of Greater Wollongong
Municipality of
Shire of

PLAN

FP 38792

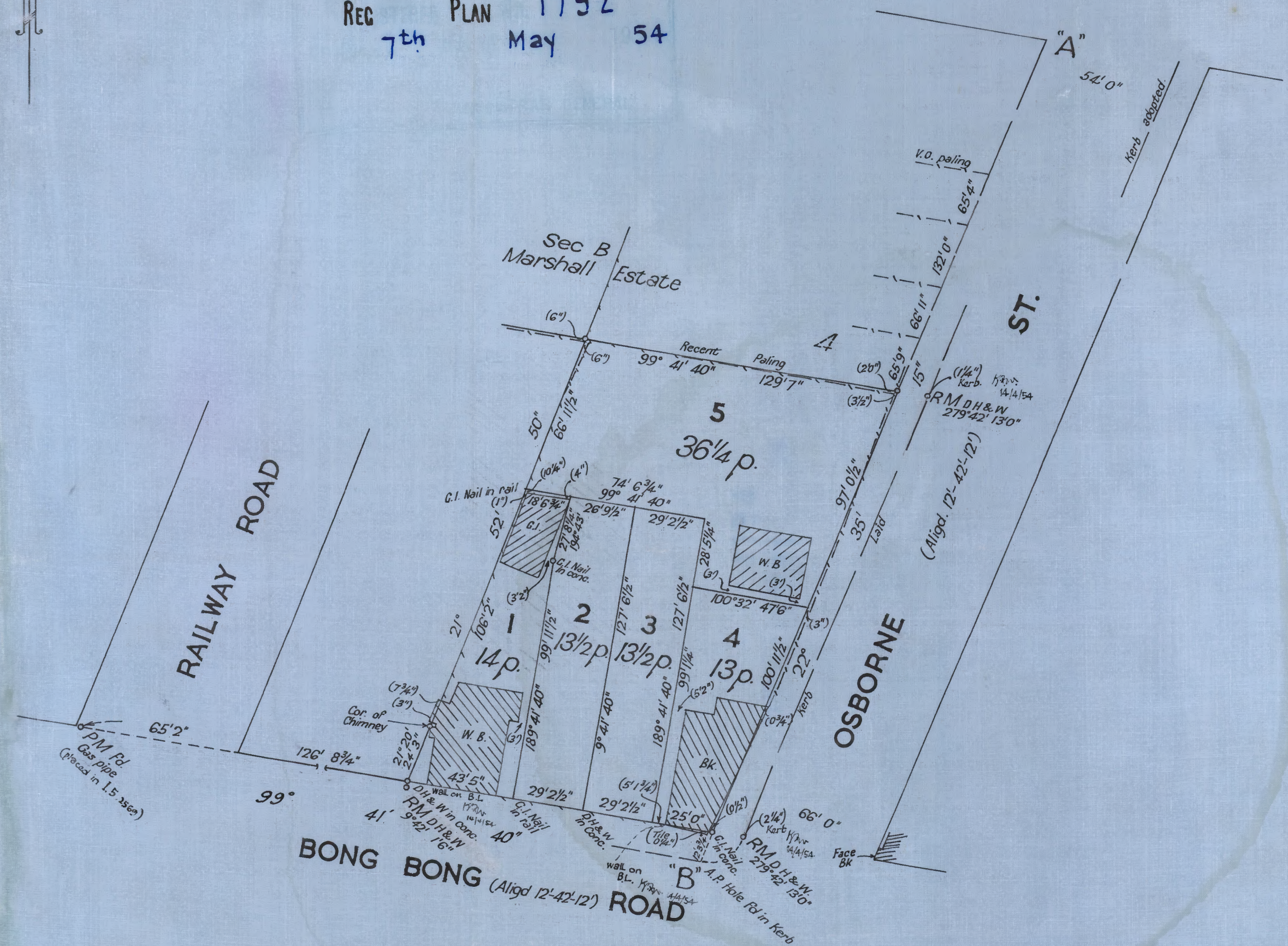
of Subdivision of land in Conveyance N° 806 Book 1088

PARISH OF CALDERWOOD COUNTY OF CAMDEN

Scale 40 Feet to an inch



REC 7th PLAN 1792 May 54



Approved by Council & Covered by Council Clerk's Certificate

No. 843 of 11/1/1954
Council Clerk.

Datum line of Azimuth A-B.

Subscribed and declared before me at Wollongong
this 11th day of December, A.D. 1953.

I Keith Frederick Williams of Wollongong
a Surveyor registered under the Surveyor's Act, 1929-1946, do hereby solemnly and sincerely
declare (a) that all boundaries and measurements shown on this plan are correct,
(b) that all survey marks found and relevant physical objects on or adjacent to the
boundaries are correctly represented, (c) that all physical objects indicated actually exist
in the positions shown, (d) that the whole of the material facts in relation to the land
are correctly represented, (e) that the survey represented in this plan has been made
in accordance with the Survey Practice Regulations, 1933 (1) by me ~~under my~~
~~supervision~~ the character and extent of which was as required by the Survey Practice
Regulations, 1933, and was completed on 19th November 1953 and the reference
marks have been placed as shown hereon.
And I make this solemn declaration conscientiously believing the same to be true, and
by virtue of the provisions of the Oaths Act, 1900.

(Signature) K.F. Williams
Surveyor registered under the Surveyors Act, 1929-1946.

Date of Survey 19th November 1953.

*Strike out either (1) or (2). *Insert date of Survey.

Roll Plan 824

(E)

FP192051

LGA: WOLLONGONG

From Litho:

per General's Dept

Marshall Estate

Daplo Ph Calderwood

erwood. Co of Camden.

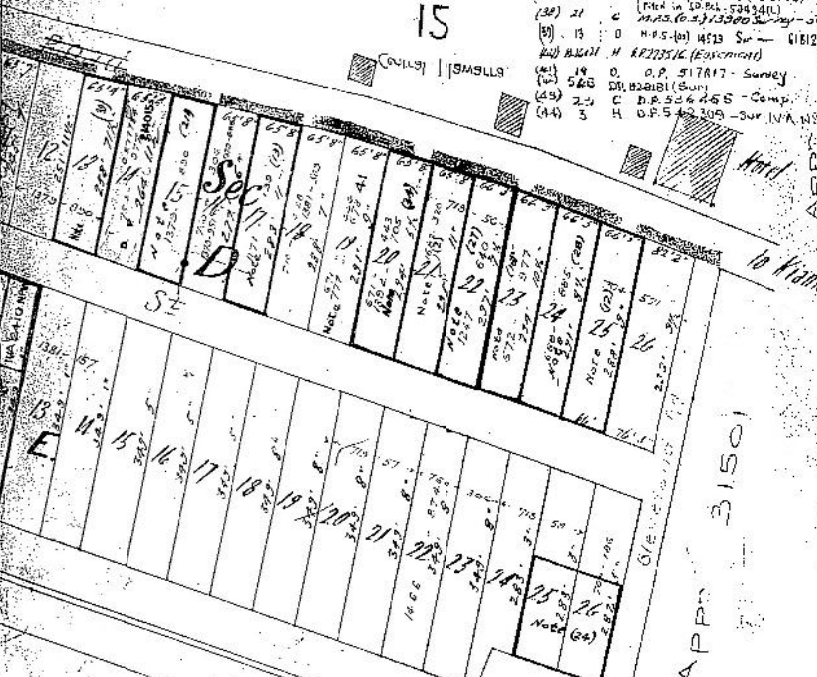
ale B2 A to an inch

Maccabe Dr. Sur.

for 19Ph) George Brown, 1518330

Lot	Sec	Area	Notes
(1)	1	1.00	1.00
(2)	2	1.00	1.00
(3)	3	1.00	1.00
(4)	4	1.00	1.00
(5)	5	1.00	1.00
(6)	6	1.00	1.00
(7)	7	1.00	1.00
(8)	8	1.00	1.00
(9)	9	1.00	1.00
(10)	10	1.00	1.00
(11)	11	1.00	1.00
(12)	12	1.00	1.00
(13)	13	1.00	1.00
(14)	14	1.00	1.00
(15)	15	1.00	1.00
(16)	16	1.00	1.00
(17)	17	1.00	1.00
(18)	18	1.00	1.00
(19)	19	1.00	1.00
(20)	20	1.00	1.00
(21)	21	1.00	1.00
(22)	22	1.00	1.00
(23)	23	1.00	1.00
(24)	24	1.00	1.00
(25)	25	1.00	1.00
(26)	26	1.00	1.00
(27)	27	1.00	1.00
(28)	28	1.00	1.00
(29)	29	1.00	1.00
(30)	30	1.00	1.00
(31)	31	1.00	1.00
(32)	32	1.00	1.00
(33)	33	1.00	1.00
(34)	34	1.00	1.00
(35)	35	1.00	1.00
(36)	36	1.00	1.00
(37)	37	1.00	1.00
(38)	38	1.00	1.00
(39)	39	1.00	1.00
(40)	40	1.00	1.00
(41)	41	1.00	1.00
(42)	42	1.00	1.00
(43)	43	1.00	1.00
(44)	44	1.00	1.00
(45)	45	1.00	1.00
(46)	46	1.00	1.00
(47)	47	1.00	1.00
(48)	48	1.00	1.00
(49)	49	1.00	1.00
(50)	50	1.00	1.00
(51)	51	1.00	1.00
(52)	52	1.00	1.00
(53)	53	1.00	1.00
(54)	54	1.00	1.00
(55)	55	1.00	1.00
(56)	56	1.00	1.00
(57)	57	1.00	1.00
(58)	58	1.00	1.00
(59)	59	1.00	1.00
(60)	60	1.00	1.00
(61)	61	1.00	1.00
(62)	62	1.00	1.00
(63)	63	1.00	1.00
(64)	64	1.00	1.00
(65)	65	1.00	1.00
(66)	66	1.00	1.00
(67)	67	1.00	1.00
(68)	68	1.00	1.00
(69)	69	1.00	1.00
(70)	70	1.00	1.00
(71)	71	1.00	1.00
(72)	72	1.00	1.00
(73)	73	1.00	1.00
(74)	74	1.00	1.00
(75)	75	1.00	1.00
(76)	76	1.00	1.00
(77)	77	1.00	1.00
(78)	78	1.00	1.00
(79)	79	1.00	1.00
(80)	80	1.00	1.00
(81)	81	1.00	1.00
(82)	82	1.00	1.00
(83)	83	1.00	1.00
(84)	84	1.00	1.00
(85)	85	1.00	1.00
(86)	86	1.00	1.00
(87)	87	1.00	1.00
(88)	88	1.00	1.00
(89)	89	1.00	1.00
(90)	90	1.00	1.00
(91)	91	1.00	1.00
(92)	92	1.00	1.00
(93)	93	1.00	1.00
(94)	94	1.00	1.00
(95)	95	1.00	1.00
(96)	96	1.00	1.00
(97)	97	1.00	1.00
(98)	98	1.00	1.00
(99)	99	1.00	1.00
(100)	100	1.00	1.00

824



ORIGINAL PLAN IS NOT AVAILABLE
 ENHANCED COPY FROM THE MICROFILM
 IS THE BEST AVAILABLE

EP 192051 ROLL PLAN 824

City of Greenough Municipality Shs 70 & 12

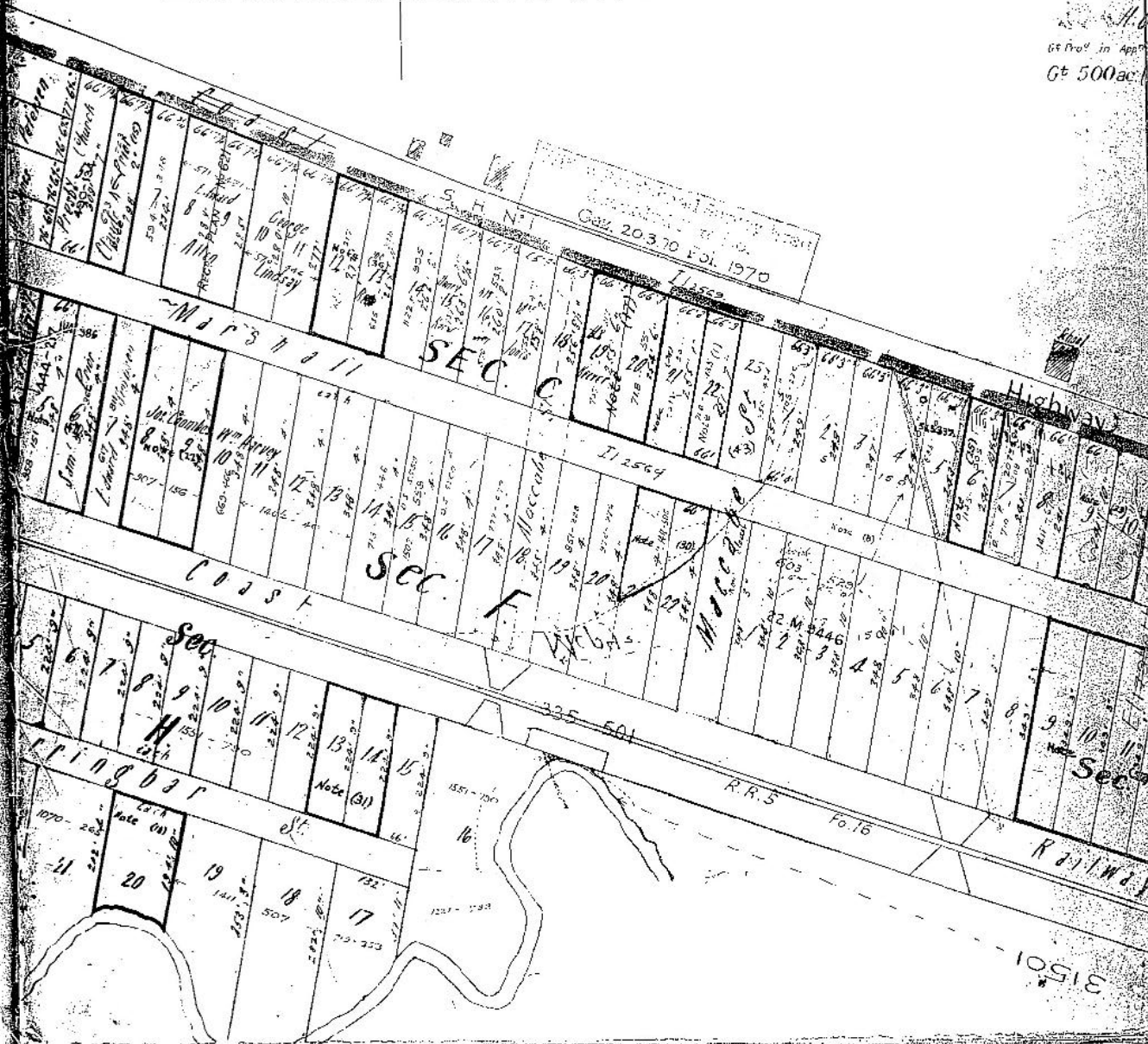
Tracing
(sent by)
The

Ph of Cafe

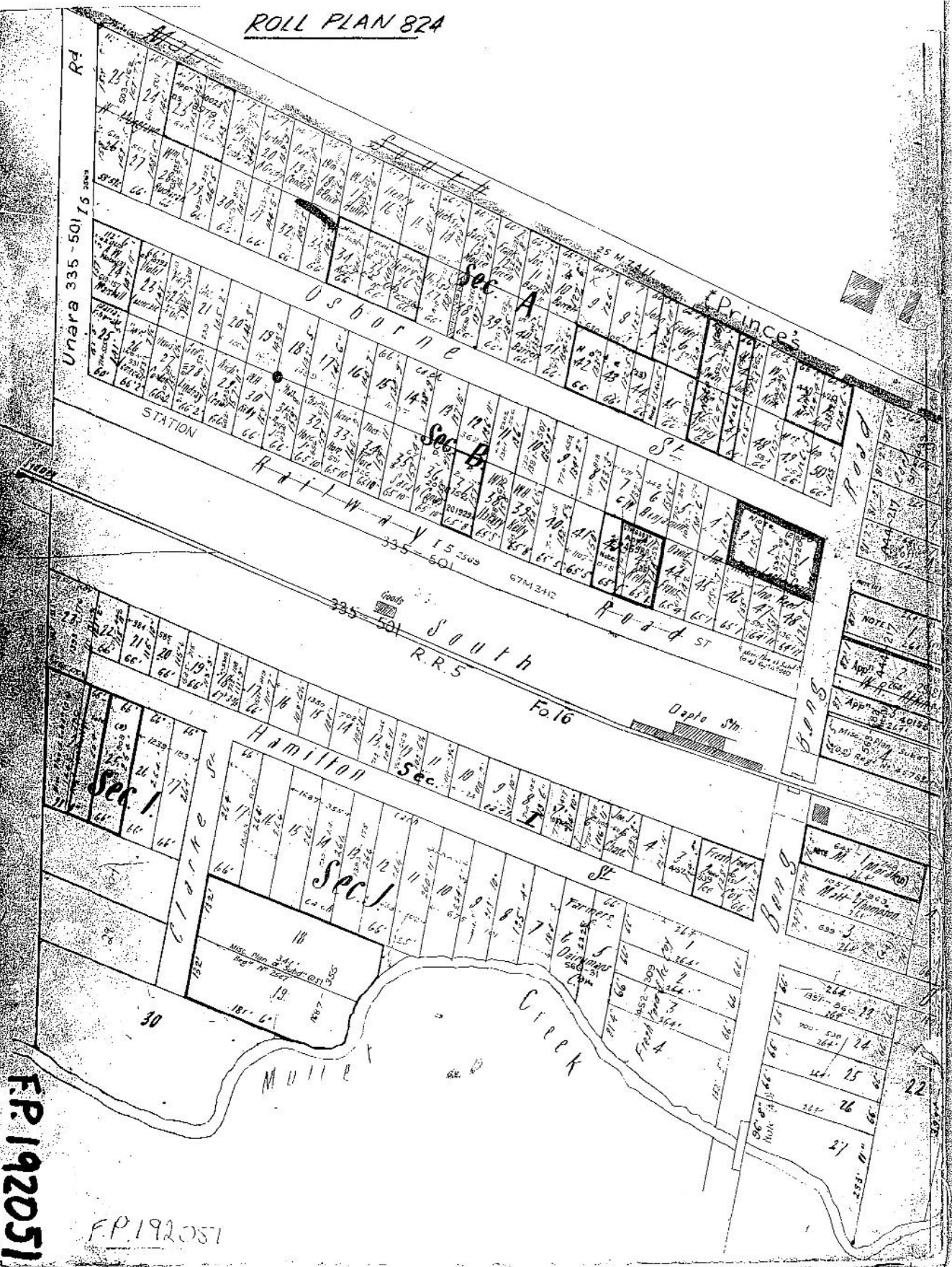
1/1/1

Get into in App

Gt 500ac

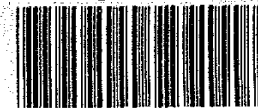


ROLL PLAN 824



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12657165

NEW SOUTH WALES

Vol. 12657 Fol. 165

IWA NO. 15711

Edition issued 18-12-1974



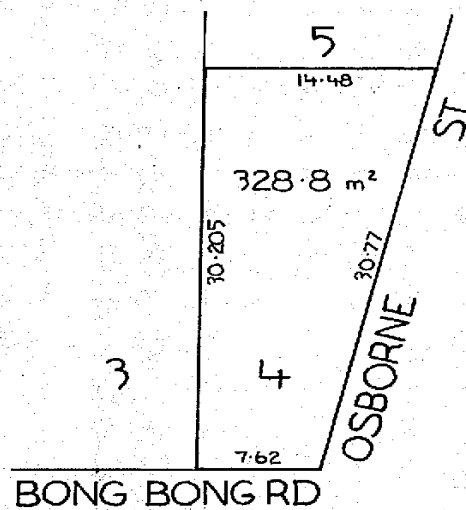
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Lawton
 Registrar General,
 SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



BONG BONG RD

OSBORNE ST

IWA 15711

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 38792 at Dapto in the City of Wollongong Parish of Calderwood and County of Camden being part of Portion 19 granted to George Brown on 1-5-1833.

FIRST SCHEDULE

~~RURAL BANK OF NEW SOUTH WALES.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION The land within described is held subject to any subsisting interest (as defined in Section 28A of the Real Property Act, 1900.) Cancelled V247618.
3. Caveat No. P88455 by the Registrar General. Withdrawn Q875321

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

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

(Page 1) Vol. 12657 Fol. 165

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



SEARCH DATE

17/5/2023 11:40AM

FOLIO: 4/38792

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

Prior Title(s): VOL 12657 FOL 165

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
16/3/1993	I188156	DISCHARGE OF MORTGAGE	
16/3/1993	I188157	TRANSFER	EDITION 1
15/7/1994	U441571	MORTGAGE	EDITION 2
2/8/2005	AB668472	DISCHARGE OF MORTGAGE	
2/8/2005	AB668476	MORTGAGE	EDITION 3
18/2/2009	AE508483	DISCHARGE OF MORTGAGE	
18/2/2009	AE508484	MORTGAGE	EDITION 4
29/6/2015	DP1207666	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



15472084

NEW SOUTH WALES

First Title Old System

Prior Title CA 15406



Vol. 15472 Fol. 84

EDITION
ISSUED 17 12 1986

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

CANCELLED
[Signature]
Registrar General.



SEE AUTO FOLIO

LAND REFERRED TO

Lot 6 of Section B in DP192051 at Dapto in the City of Wollongong Parish of Calderwood County of Camden.

Title Diagram: DP192051

FIRST SCHEDULE

DAPTO LEAGUES CLUB LIMITED.

SECOND SCHEDULE

- Q6
QL
1. Reservations and conditions in the Crown Grant.
 2. QUALIFIED TITLE. Caution pursuant to s.28J Real Property Act, 1900.
 3. LIMITED TITLE. Limitation pursuant to s.28T(4) Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.

CONTINUED
L.O. 55

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)
PARTICULARS

Registrar General CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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

Reg:R576516 /Doc:CT 15472-084 CT /Rev:23-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-May-2023 11:40 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:18 Bong Bong Road? Dapto

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book

Application No. 45988



RP

Vol. 10819 Fol. 96

Edition Issued 17-6-1968

CANCELLED

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

SEE AUTO FOLIO

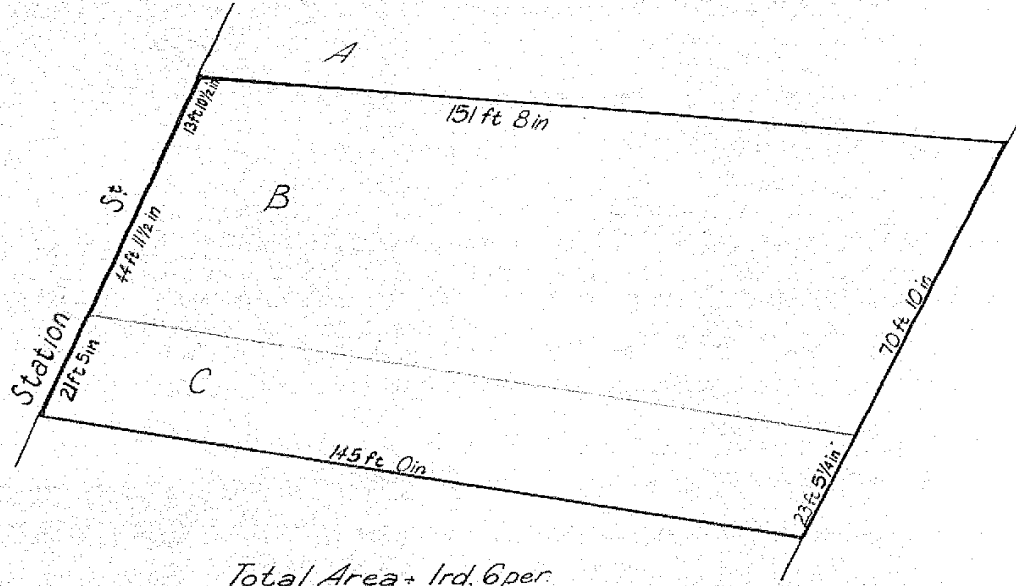
Witness

[Signature]

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND



Total Area = 1 rd. 6 per.
Scale: 30 feet to an inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots B and C in Miscellaneous Plan of Subdivision (O.S.) No. 11433 (filed as F.P.161433) in City of Greater Wollongong Parish of Calderwood and County of Camden being part of Portion 19 granted to George Brown on 1-5-1833.

FIRST SCHEDULE (continued overleaf)

~~JOHN FREDERICK WOOD of Dapto, Iron Inspector and DORIS PHILOMENA WOOD his wife as Joint Tenants.~~

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

[Signature]

Registrar General

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

96061801



Rec ©

Rec ©

Rec ©

Rec ©

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



SEARCH DATE

17/5/2023 11:40AM

FOLIO: AUTO CONSOL 10819-96

Recorded	Number	Type of Instrument	C.T. Issue
29/8/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 10819-96	
PARCELS IN CONSOL ARE: B-C/161433.			
1/9/1998	5234572	TRANSMISSION APPLICATION	EDITION 1
21/11/2001	8136329	TRANSFER	
21/11/2001	8136330	MORTGAGE	EDITION 2
19/7/2002	8789301	DISCHARGE OF MORTGAGE	
19/7/2002	8789302	TRANSFER	
19/7/2002	8789303	MORTGAGE	EDITION 3
2/6/2006	AC354646	DISCHARGE OF MORTGAGE	
2/6/2006	AC354650	MORTGAGE	EDITION 4
23/4/2009	AE628603	DISCHARGE OF MORTGAGE	
23/4/2009	AE628605	MORTGAGE	EDITION 5
29/6/2015	DP1207666	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 97-03TA

Licence:026CN/0528/96

**TRANSMISSION
APPLICATION**

Land Titles Office use only

New South Wales
Section 93 Real Property Act

5234572T

Instructions for filling out
this form are available
from
the Land Titles Office

Office of State Revenue use only



(A) LAND

Show no more than 20
titles.

CERTIFICATE OF TITLE VOLUME 10819
FOLIO 96

NOW BEING *Auto Cancel 10819-96*

**(B) REGISTERED
DEALING**

If applicable.

(C) LODGED BY

LTO Box <i>706F</i>	Name, Address or DX and Telephone PUBLIC TRUSTEE 19 O'CONNELL ST SYDNEY NSW 2000 TF 2520328 REFERENCE (15 character maximum): <i>WOOD LA2</i>
------------------------	--

D) DECEASED REGISTERED PROPRIETOR

JOHN FREDERICK WOOD

(E) APPLICANT

TA	PUBLIC TRUSTEE
----	----------------

F) I, the Applicant, being entitled as Executor of the will of the Deceased Registered Proprietor (who died on 4 June 1996) pursuant to Probate granted on 24 July 1996 to PUBLIC TRUSTEE, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the **Land** specified above.

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

DATE *28 AUGUST 1998*

G) Signed and sealed in my presence by the Applicant

[Signature]
.....
Signature of Witness

TERIE POWER
.....
Name of Witness (BLOCK LETTERS)

19 O'CONNELL ST, SYDNEY
.....
Address of Witness



[Signature]
.....
Signature of Applicant
Deputy Public Trustee

vidence sighted & returned (LTO use)

Sec 50 Reg 51

Ingramj/la2/Wood/1

*Regs 2
4*

Form: 01T
Licence: 01-05-025
Licensee: Hansons

TRANSFER

New South Wales
Real Property Act 1900



8789302C

STAMP DUTY

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

Office of State Revenue use only

NEW SOUTH WALES DUTY

29-04-2002

0000962938-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred
AUTO CONSOL 10819-96

(B) LODGED BY

Delivery
Box

374

Name, Address or DX and Telephone

WBC

Reference (optional): 05189998/C3

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

THERESE MARY FRANCIS

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$290,000.00 and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable)

1.

2.

3.

(H) TRANSFEREE

DAPTO LEAGUES CLUB LIMITED (ACN 001 020 480)

(I)

TENANCY:

DATE

(J)

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

Signature of witness:

Name of witness:

Address of witness: 9 EVANS ST, WOLLONGONG.

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

Signature of transferor:

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

Signature:

Signatory's name: Kieran Robert Biddle

Signatory's capacity: Solicitor for Transferee



SEARCH DATE

1/5/2023 4:35PM

FOLIO: 1/1207666

First Title(s): OLD SYSTEM

Prior Title(s): 1-5/38792 1-2/150940
A/161433 4-5/B/192051
9/B/192051 40-41/B/192051
44-46/B/192051 687/862260
VOL 10819 FOL 96

Recorded	Number	Type of Instrument	C.T. Issue
29/6/2015	DP1207666	DEPOSITED PLAN	FOLIO CREATED EDITION 1
10/8/2015	AJ719476	DUAL ENTITLEMENT TITLE ISSUED	EDITION 2
17/12/2016	AM8125	DISCHARGE OF MORTGAGE	
17/12/2016	AM8126	DISCHARGE OF MORTGAGE	
17/12/2016	AM8127	DISCHARGE OF MORTGAGE	
17/12/2016	AM8128	DISCHARGE OF MORTGAGE	
17/12/2016	AM8129	DISCHARGE OF MORTGAGE	
17/12/2016	AM8130	DISCHARGE OF MORTGAGE	
17/12/2016	AM8131	MORTGAGE	EDITION 3
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED
23/9/2021	DP1277336	DEPOSITED PLAN	
4/4/2022	AR973809	DISCHARGE OF MORTGAGE	
4/4/2022	AR973810	TRANSFER	EDITION 5
4/5/2022	AS97759	DEPARTMENTAL DEALING	EDITION 6
4/5/2022	AS97804	DEPARTMENTAL DEALING	EDITION 7
4/5/2022	AR973809	DE-REGISTERED - DISCHARGE OF MORTGAGE	
4/5/2022	AR973810	DE-REGISTERED - TRANSFER	
10/5/2022	AR973809	DISCHARGE OF MORTGAGE	
10/5/2022	AR973810	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

Lodger Details

Lodger Code 505065D
Name WOLLONGONG CITY COUNCIL
Address 41 BURELLI ST
WOLLONGONG 2500
Lodger Box 1W
Email LMORLEY2@WOLLONGONG.NSW.GOV.AU
Reference GCS-40.08.093

Land Registry Document Identification

AR973810

STAMP DUTY:

Transfer (01T)

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference	Part Land Affected?	Land Description
1/1207666	N	

Applicant

WOLLONGONG CITY COUNCIL ABN 63139525939
Local government or body

Document Type

Transfer (01T)

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Dealing

Execution

The Certifier has retained the evidence supporting this Registry Instrument or Document.
The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of WOLLONGONG CITY COUNCIL
Signer Name LAURA JEAN NORMA MORLEY
Signer Organisation WOLLONGONG CITY COUNCIL
Signer Role EMPLOYEE CERTIFIER
Execution Date 08/03/2022

Form: 01T
Release: 6-3

TRANSFER
New South Wales
Real Property Act 1900

Leave this space clear. Affix additional
pages to the top left-hand corner.

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

STAMP DUTY

Insert Duties Assessment No. as issued by Revenue NSW Office.

Duties Assessment No. 10342821-001 I, Laura Morley, Solicitor, am authorised to

(A) **TORRENS TITLE**

2/1277336 being part 1/1207666 make this amendment; 22 March 2022

(B) **LODGED BY**

Document
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

CODES

T
TW

Email: lmorley2@wollongong.nsw.gov.au

Reference: GCS-40.08.093

(C) **TRANSFEROR**

Dapto Leagues Club Limited

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,210.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE
TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFeree**

Wollongong City Council (ABN 63 139 525 939)

(I) **TENANCY:**

DATE 1 March 2022

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: Dapto Leagues Club Limited ACN 001 020 480

Authority: s. 127 of the Corporations Act 2001 (Cth)

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

DAVID HISCOX
COMPANY SECRETARY

Name of authorised person:

Office held:

ANTHONY O'DONNELL
DIRECTOR

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

Signature:

Laura Morley

Signatory's name:

Laura Jean Norma Morley

Signatory's capacity:

solicitor

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

eNOS ID No. 2579200

Full name: Laura Jean Norma Morley

Signature: Laura Morley

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.



NSW Land Registry Services
Level 30, 175 Liverpool Street Sydney NSW 2000
GPO Box 15, Sydney NSW 2001
P (02) 8776 3575
E eConveyancingNSW@nswlrs.com.au
www.nswlrs.com.au

Lodgment Rules Exception Form

This form must be lodged with every Dealing with Exception and Miscellaneous Dealing (Miscellaneous Document) form, as defined in the Lodgment Rules.

Please accept this scanned paper dealing, as an eligible exception under Rules 5 or 10 of the Lodgment Rules (version 2), that has been lodged as either a:

1. Dealing with Exception form; or
2. Miscellaneous Dealing (Miscellaneous Document) form

Lodgment Rules exception number: * item 50.2

**Insert, from the [Lodgment Rules exceptions list](#), the exception number relied on to use the Dealing with Exception form or Miscellaneous Dealing (Miscellaneous Document) form.*

The Lodgment Rules exception list is published on the Office of the Registrar General Lodgment Rules webpage:
<https://www.registrargeneral.nsw.gov.au/publications/lodgment-rules>



SEARCH DATE

1/5/2023 4:35PM

FOLIO: 1/1277336

First Title(s): OLD SYSTEM

Prior Title(s): 1/1207666

Recorded	Number	Type of Instrument	C.T. Issue
23/9/2021	DP1277336	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
10/5/2022	AR973810	TRANSFER	FOLIO CREATED EDITION 1

*** END OF SEARCH ***



FOLIO: 1/1277336

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
1/5/2023	4:32 PM	1	10/5/2022

LAND

LOT 1 IN DEPOSITED PLAN 1277336
AT DAPTO
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF CALDERWOOD COUNTY OF CAMDEN
TITLE DIAGRAM DP1277336

FIRST SCHEDULE

DAPTO LEAGUES CLUB LIMITED

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN THE TITLE DIAGRAM
- 3 DP1207666 RESTRICTION(S) ON THE USE OF LAND
- 4 DP1207666 POSITIVE COVENANT
- 5 AM8131 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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: - 18 Bong Bong Road, Dapto, NSW 2530

Description: - Lot 1 D.P. 1277336

As regards to the part numbered 1 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.02.1912 (1912 to 1925)	George Laughlin (Hairdresser)	Book 958 No. 846
10.06.1925 (1925 to 1949)	Gabriel James Timbs (Factory Manager or Billiard Room Proprietor now Retired)	Book 1389 No. 82
25.10.1949 (1949 to 1967)	James Timbs (Hairdresser)	Book 2102 No. 547
24.04.1967 (1967 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2837 No. 813 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

As regards to the part numbered 2 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.02.1912 (1912 to 1925)	George Laughlin (Hairdresser)	Book 958 No. 846
10.06.1925 (1925 to 1926)	Gabriel James Timbs (Factory Manager or Billiard Room Proprietor now Retired)	Book 1389 No. 82
05.08.1926 (1926 to 1934)	Thomas Joseph Hayden (Freeholder)	Book 1437 No. 987
15.09.1934 (1934 to 1954)	Gabriel James Timbs (Factory Manager or Billiard Room Proprietor now Retired)	Book 1700 No. 743
22.10.1954 (1954 to 1967)	James Thomas Timbs (Hairdresser) Amy Patricia Richardson (Married Woman)	Book 2102 No. 546
02.12.1969 (1969 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2953 No. 894 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

Email: mark.groll@infotrack.com.au

Email: taylor.wilson@infotrack.com.au



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 the part numbered 3 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1916 (1916 to 1954)	John Hessel Lindsay (Butcher)	Book 1088 No. 806
01.07.1954 (1954 to 1967)	James Thomas Timbs (Hairdresser) Amy Patricia Richardson (Married Woman)	Book 2299 No. 657 (Book 2358 No. 891)
04.04.1967 (1967 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2837 No. 814 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

As regards to the parts numbered 4 & 5 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1916 (1916 to 1954)	John Hessel Lindsay (Butcher)	Book 1088 No. 806
24.08.1954 (1954 to 1957)	Ronald Mackellar Pty Limited	Book 2302 No. 224
02.09.1957 (1957 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2431 No. 143 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor



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 the part numbered 6 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1916 (1916 to 1958)	John Hessel Lindsay (Butcher)	Book 1088 No. 806
23.10.1958 (1958 to 1978)	Illawarra Meat Co. Pty Limited	Book 2470 No. 519 Now Volume 12657 Folio 165
26.09.1978 (1978 to 1988)	P. & F. Bellevue Pty. Limited M. & J. Alvan Pty. Limited	Volume 12657 Folio 165
08.07.1988 (1988 to 1993)	Ronald Keith Wood Alan Chaffers	Volume 12657 Folio 165 Now 4/38792
16.03.1993 (1993 to Date)	# Dapto Leagues Club Limited	4/38792 Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

As regards to the part numbered 7 on attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
02.08.1916 (1916 to 1956)	John Hessel Lindsay (Butcher)	Book 1088 No. 806
27.02.1956 (1956 to 1957)	Ronald Mackellar Pty Limited	Book 2368 No. 130
02.09.1957 (1957 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2431 No. 143 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor



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 the part numbered 8 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
05.05.1902 (1902 to 1914)	Joseph Coombs (Carpenter) (And his deceased estate)	Book 711 No. 237
01.06.1914 (1914 to 1939)	Amy Harvey (Married Woman now Widow) (Devisee of the Will of Joseph Coombs)	Book 1030 No. 194 (Acknowledgement)
10.02.1939 (1939 to 1941)	Genven Reed Harvey (Carrier)	Book 1837 No. 947
20.11.1941 (1941 to 1961)	Lawrence William Richardson (Labourer now Storekeeper)	Book 1907 No. 852
13.12.1961 (1961 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2596 No. 544 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

As regards to the part numbered 9 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.05.1916 (1916 to 1916)	Robert Finlayson (Auctioneer) (Executor of the Will of David Evans)	Book 1083 No. 274
19.12.1916 (1916 to 1943)	Kathleen Mary Jackson (Spinster now Married Woman) (Now Kathleen Mary Elsdon) (Devisee of the Will of David Evans)	Book 1098 No. 493 (Acknowledgement)
09.12.1943 (1943 to 1949)	Alice Maud Ingram (Married Woman)	Book 1937 No. 587
14.02.1949 (1949 to 1962)	Mary Ann Williams (Married Woman now Widow)	Book 2076 No. 960
09.03.1962 (1962 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2608 No. 231 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor



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 the part numbered 10 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.03.1917 (1917 to 1963)	James Chie (Farmer) (And his deceased estate)	Book 1104 No. 373
31.10.1963 (1963 to 1986)	Rupert Leonard Chie (Labourer) (Devisee of the Will of James Chie)	Book 2697 No. 198
31.10.1986 (1986 to Date)	# Dapto Leagues Club Limited	Book 3683 No. 420 Then Volume 15471 Folio 82 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

As regards to the parts numbered 11 & 12 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.05.1917 30.05.1917 (1917 to 1939)	Isabel Waples (Married Woman) Isabel Margaret Waples (Spinster now Married Woman) (Now Isabel Margaret Arnold) Gladys Eliza Waples (Spinster now Married Woman) (Now Gladys Eliza Swan)	Book 1107 No. 291 & Book 1107 No. 848 (Book 1731 No. 582)
18.07.1939 (1939 to 1962)	Leonora Hall (Married Woman now Widow)	Book 1850 No. 488
05.12.1962 (1962 to 1967)	Frank Wilson (Butcher) Barbara Wilson (Married Woman)	Book 2643 No. 425
17.11.1967 (1967 to 1985)	John Frederick Wood (Iron Inspector) Doris Philomena Wood (Married Woman)	Unregistered Conveyance Now Volume 10819 Folio 96
14.05.1985 (1985 to 1998)	John Frederick Wood (Iron Inspector) (Notice of Death)	Volume 10819 Folio 96 Now Auto Consol 10819-96
01.09.1998 (1998 to 2001)	Public Trustee (Transmission Application)	Auto Consol 10819-96
21.11.2001 (2001 to 2002)	Therese Mary Francis	Auto Consol 10819-96
19.07.2002 (2002 to Date)	# Dapto Leagues Club Limited	Auto Consol 10819-96 Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au



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 the part numbered 13 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
26.05.1916 (1916 to 1916)	Robert Finlayson (Auctioneer) (Executor of the Will of David Evans)	Book 1083 No. 274
19.12.1916 (1916 to 1955)	Kathleen Mary Jackson (Spinster now Married Woman) (Now Kathleen Mary Elsdon) (Devisee of the Will of David Evans)	Book 1098 No. 493 (Acknowledgement)
29.07.1955 (1955 to 1975)	Wolodymyr Czyz (Labourer)	Book 2343 No. 199
03.06.1975 (1975 to Date)	# Dapto Leagues Club Limited	Book 3195 No. 903 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

As regards to the part numbered 14 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
05.05.1902 (1902 to 1914)	Joseph Coombs (Carpenter) (And his deceased estate)	Book 711 No. 237
01.06.1914 (1914 to 1947)	Amy Harvey (Married Woman now Widow) (Devisee of the Will of Joseph Coombs)	Book 1030 No. 194 (Acknowledgement)
20.05.1947 (1947 to 1962)	Florence Alice Hobbs (Married Woman now Widow)	Book 2019 No. 403
11.09.1962 (1962 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2628 No. 507 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor



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 the part numbered 15 on attached LRS Charting Map W 7377-62: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
05.05.1902 (1902 to 1903)	Joseph Coombs (Carpenter) (And his deceased estate)	Book 711 No. 237
04.08.1903 (1903 to 1946)	Mary Anne Mark (Married Woman) (And her deceased estate)	Book 740 No. 816
14.08.1946 (1946 to 1949)	William George Wells (Labourer) Robert Alfred Wells (Labourer)	Book 1992 No. 930
10.08.1949 (1949 to 1954)	William George Wells (Labourer)	Book 2095 No. 467
22.10.1954 (1954 to 1967)	James Thomas Timbs (Hairdresser) Amy Patricia Richardson (Married Woman)	Book 2324 No. 603
24.04.1967 (1967 to Date)	# Harvey James McDonnell (Real Estate Agent) # William Rutherford Redpath (Storekeeper or Assistant Secretary/Manager) # Robert Crooks (Storekeeper) (As Trustees for the time being for the Dapto League Club) Now # Dapto Leagues Club Limited	Book 2837 No. 815 Then Intervening Titles Then 1/1207666 Now 1/1277336

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL

Yours Sincerely
Taylor Wilson
17th May 2023

Email: mark.groll@infotrack.com.au
Email: taylor.wilson@infotrack.com.au

Appendix E

Section 10.7 (2&5) Planning Certificate

Zachariah Kraich
1/1 Luso Drive
Unanderra NSW 2526

REFERENCE	CERT-2023/2095
Issued	21-Apr-2023
Certificate Type	Section 10.7(2) & (5)
Your Reference	221880.01
Council Property Reference	480413

PLANNING CERTIFICATE

Issued Under Section 10.7 of the Environmental Planning and Assessment Act 1979

PROPERTY DETAILS

Legal Description	Lot 1 DP 1277336
Location	Dapto Leagues Club 18 Bong Bong Road DAPTO NSW 2530

This certificate provides information on how a property (such as land and buildings) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government.

SECTION 10.7 (2) DETAILS

As at the date of this certificate, the following prescribed matters under section 10.7(2) of the Act relate to the abovementioned land:

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

Wollongong Local Environment Plan 2009

Wollongong Development Control Plan 2009

State Environmental Planning Policies

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Precincts - Regional) 2021

State Environmental Planning Policy (Exempt and Complying) 2008

State Environmental Planning Policy (Building Sustainability Index BASIX) 2004

(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.

Explanation of Intended Effect Employment Zones Reform Implementation

The proposed zoning of the land is:

E1 Local Centre

1. Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage development that is consistent with the centre's position in the centres hierarchy.
- To encourage development that has a high level of accessibility and amenity and prioritises pedestrians.
- To ensure new development provides diverse and active street frontages to attract pedestrian traffic and contribute to vibrant, diverse and functional streets and public spaces.

2. Permitted without consent

Building identification signs; Business identification signs; Home Occupations

3. Permitted with consent

Advertising structures; Amusement centres; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Exhibition homes; Function centres; Home-based child care; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Serviced apartments; Sex services premises; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Wholesale supplies

4. Prohibited

Any development not specified in item 2 or 3

Draft Development Control Plan 2009 Review

The Wollongong Development Control Plan 2009 came into force on 3 March 2010. The

following draft chapters are available for public exhibition:

D16 Draft Neighbourhood Plans for various lots – West Dapto Urban Release Area

D16 Draft Neighbourhood Plan – Elm Park

D16 Draft Neighbourhood Plan - Marshall Vale/Duck Ck

D16 Draft Neighbourhood Plan – Iowna

C1 Advertising Signage and Structure

E12 Bush Fire Management

Former Port Kembla School site

E17 Preservation and Management of Trees and Vegetation

E18 Native Biodiversity Impact Assessment

B6 Development in the Illawarra Escarpment

Appendix 4 Definitions

B4 Centres and Peripheral Centres

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if –

- (a) It has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
- (b) For a proposed environmental planning instrument, the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section –

***proposed environmental planning instrument* means a draft environmental planning instrument and includes a planning proposal for a Local Environmental Plan.**

2. ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described -

Wollongong Local Environment Plan 2009

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described -

- a.** the identity of the zone, whether by reference to
 - i. a name, such as “Residential Zone” or “Heritage Area”, or
 - ii. a number, such as “Zone No 2(a)”

B2 Local Centre

- b.** the purposes for which development in the zone -

Building identification signs; Business identification signs, Home occupations

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

Advertising structures; Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Exhibition Homes; Function centres; Home businesses, Hostels; Information and education facilities; Medical centres; Oyster aquaculture, Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Self storage units; Seniors housing; Service stations; Sex service premises; Shop top housing; Tank-based aquaculture, Tourist and visitor accommodation; Veterinary hospitals; Wholesale supplies.

iii. is prohibited

Pond-based aquaculture. Any other development not specified in subclause (i) or (ii).

Note: For subdivision consent requirements see Clause 2.6, of Wollongong Local Environmental Plan 2009.

Demolition of a building or work requires consent see Clause 2.7, of Wollongong Local Environmental Plan 2009.

Development below the mean high water mark requires consent see Clause 5.7, of Wollongong Local Environmental Plan 2009.

Note: Wollongong Local Environmental Plan 2009 should be consulted to ascertain its full effect on the land.

On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the [Planning Portal](#).

(c) Whether additional permitted uses apply to the land -

Nil

(d) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling- house on the land, and if so, the fixed minimum land dimensions

Refer to State Environmental Planning Policy applying to this land.

(e) Whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016 -

Nil

(f) Whether the land is in a conservation area (however described)

Nil

(g) Whether an item of environmental heritage (however described) is situated on the land

Nil

3. CONTRIBUTION PLANS

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

Contributions Plan

Wollongong City Wide Development Contributions Plan (2022)

This plan levies contributions under Section 7.12 of the *Environmental Planning and Assessment Act 1979 (NSW)*. The contribution is calculated based on the proposed cost of carrying out development and the applicable percentage rate. Where applicable, the requirement to pay contributions will be included

in any development consent or complying development certificate issued. Further information is available from Council's website.

Draft Contributions Plan

Nil

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

Nil

4. COMPLYING DEVELOPMENT

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.
- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which complying Development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Note: For land to which State Environmental Planning Policy (Three Ports) 2013 applies, Exempt and Complying Development is detailed under clauses 24 and 25 of this State Environmental Planning Policy.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Subject to the terms of each code, and the zoning of the land, complying development may be carried out for the following codes to the extent that the land has no affectation.

- Part 2 Exempt Development
- Part 3 Housing Code
- Part 3A - Rural Housing Code (RU1, RU2, RU3, RU4, RU6, R5)
- Part 3B - Low Rise Housing Diversity Code (R1, R2, R3, RU5)
- Part 4 - Housing Alterations Code
- Part 4A - General Development Code
- Part 5 - Industrial and Business Alterations Code
- Part 5A - Industrial and Business Buildings Code
- Part 5B - Container Recycling Facilities Code
- Part 6 - Subdivisions Code
- Part 7 - Demolition Code
- Part 8 - Fire Safety Code

5. EXEMPT DEVELOPMENT

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that -
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land

Lot 1 DP 1277336

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

- (1) Subject to the terms of each code, and the zoning of the land, exempt development may be carried out for the following codes to the extent that the land has no affectation.

Part 2 - Exempt Development Code

6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) Whether the council is aware that -
 - (a) an affected building notice is in force in relation to the land, or
 - (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
 - (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.
- (2) 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

Nil.

7. LAND RESERVED FOR ACQUISITION

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

Nil

8. ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) the Roads Act 1993, Part 3, Division 2, or

(b) an environmental planning instrument, or

(c) a resolution of the council

Council has no record that the land is affected by any Road Widening or Road Realignment under:

- a. Division 2 of Part 3 of the *Roads Act 1993*, or
- b. any environmental planning instrument, or
- c. any resolution of the Council.

9. FLOOD RELATED DEVELOPMENT CONTROLS

(1) If the land or part of the land is within the flood planning area and is subject to flood related development controls.

Lot 1 DP 1277336

It is unknown if the land or part of the land is within the flood planning area and thus subject to flood related controls. Please refer to Council's Wollongong LEP 2009 and Wollongong DCP 2009 – Chapters E13, NSW State Government's Floodplain Development Manual (2005) and any relevant Flood Studies or Floodplain Risk Management Studies and Plans. Further flood information relating to this land may be available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and is subject to flood related development controls.

Lot 1 DP 1277336

It is unknown if the land or part of the land is between the flood planning area and probable maximum area and thus is subject to flood related controls. Please refer to Council's Wollongong LEP 2009 and Wollongong DCP 2009 – Chapters E13, NSW State Government's Floodplain Development Manual (2005) and any relevant Flood Studies or Floodplain Risk Management Studies and Plans. Further flood information relating to this land may be available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

(3) In this clause -

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.

Further flood information relating to this parcel of land is available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

Please note that flood information may change due to Council's flood study and Floodplain Risk Management Study currently being reviewed. As part of the review, design parameters for these studies are changing, and therefore the flood levels, velocities and flood risks may vary from the current flood study.

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

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils,

contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding -

- Council has adopted Clause 7.10 of Wollongong Local Environmental Plan 2009 – Development in Areas subject to airport noise.
- Council has adopted Chapter E20 of Wollongong Development Control Plan 2009 – Contaminated Land Management.
- Council has adopted “Wollongong Development Control Plan 2009 – Chapter E12 Geotechnical Assessment”.
- Council has adopted Acid Sulfate Maps, Wollongong Local Environmental Plan 2009 – Clause 7.5 Acid Sulfate Soils.
- Council has adopted “Wollongong Development Control Plan 2009 – Chapter E16 Bushfire Management”. The Rural Fire Service has endorsed the Bush Fire Prone Land map.
- Unhealthy Building Land Policy, adopted by the Environmental Protection Authority.
- Council has adopted Wollongong City Council Coastal Zone Study (Cardno, Lawson, Treloar 2010).

(2) 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

- (1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land
- (2) If none of the land is bush fire prone land, a statement to that effect

The land is **not** recorded in Council's records as bushfire prone land.

12. LOOSE-FILL ASBESTOS INSULATION

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

For register information contact www.fairtrading.nsw.gov.au

Nil

13. MINE SUBSIDENCE

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

The land is not proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

14. PAPER SUBDIVISION INFORMATION

- (1) The name of a development plan adopted by a relevant authority that—
- (a) applies to the land, or
 - (b) is proposed to be subject to a ballot.

Nil

- (2) The date of a subdivision order that applies to the land.

Not Applicable.

- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

15. PROPERTY VEGETATION PLANS

If the land is land in relation to which a property vegetation plan is approved and in force under the *Native Vegetation Act 2003*, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

Council has not been notified that the land is affected by a Property Vegetation Plan issued under the *Native Vegetation Act 2003*.

16. BIODIVERSITY STEWARDSHIP SITES

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

*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.*

Nil

17. BIODIVERSITY CERTIFIED LAND

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

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

Nil

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

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006*, to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

Council has not been notified of an order.

19. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

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

(2) 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.

Nil

20. STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS) 2020

Whether under *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* the land is -

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Policy, clause 19, or
- (b) shown on the Lighting Intensity and Wind Shear Map, or
- (c) shown on the Obstacle Limitation Surface Map, or
- (d) in the “public safety area” on the Public Safety Area Map, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

Not Applicable.

21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

If *State Environmental Planning Policy (housing) 2021*, chapter 3, Part 5 applied to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that policy, clause 88(2);

Nil

22. SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING

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

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

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

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).
- (4) In this section— **former site compatibility certificate** means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

Nil

CONTAMINATED LAND MANAGEMENT ACT 1997

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

- (a) that the land to which the certificate relates is significantly contaminated within the meaning of that Act- if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order within the meaning of the Act- if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate

Council has **not** been advised that:

- a. The land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997
- b. The land is subject to a management order within the meaning of the Contaminated Land Management Act 1997
- c. The land is subject to an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997
- d. The land is subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997
- e. The land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

SECTION 10.7 (5) DETAILS

As at the date of this certificate, the following additional information, provided in good faith pursuant to section 10.7 (5) of the Act, relate to the abovementioned land. Council has selected these matters as those most likely to be of concern but they do not comprise an exhaustive list of matters likely to affect the land.

When information pursuant to section 10.7 (5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter referred to in this certificate.

RESOLUTION TO PREPARE PLANNING PROPOSAL

Council on 17 July 2017 resolved to commence the preparation of a draft Planning Proposal to introduce Housing Affordability provisions or SEPP 70 Housing Affordability provisions into the Wollongong Local Environmental Plan 2009. The form of the provisions will be subject to a future report and subsequent community consultation.

LAND STABILITY

Council's land constraint/stability assessment maps do not show that the land is located in an area where landslip and/or subsidence have occurred, or where land instability is suspected. If you have any doubt as to whether the land is affected by landslip and/or subsidence the services of a suitably qualified engineer should be obtained.

Note: the advice provided by Council in respect of the stability of the land is based on information contained in Council's land constraint maps. The maps have been compiled from data received by Council and considered by Council to be reasonably reliable. Council does not warrant that its land constraint maps contain all information ever received by Council relating to the stability of the land.

FLOOD AND DRAINAGE

1 Flood Affected - Classification of flood risk precinct under review

From Council records, Council has determined that this property is located within a Flood Affected - Flood Risk Precinct Classification under Review precinct.

Council has recently undertaken a Review of its Flood Study for this area. The Study indicates that the property is affected by flooding or at risk of isolation in the event of a flood. The specific Flood Risk Precinct classification available from the Floodplain Risk Management Study and Plan is under review, however the outcomes from this review are not yet available. You may wish to engage a suitably qualified Civil Engineer, experienced in hydraulics and floodplain management, to determine the applicable Flood Risk Precinct classification for the property and to ascertain the likely effect, if any, on the land. Further information is available from Council.

Note: Advice given by Council relating to the likelihood of land being flooded or the nature or extent of such flooding is based on information contained in Council's flood maps. The maps are compiled from data received by Council and/or studies prepared by Council and considered by Council to be reasonably reliable. Council does not warrant that its flood maps contain all information ever received by Council relating to the likelihood of land being flooded or the nature or extent of any such flooding. Council has prepared a development control plan known as Wollongong Development Control Plan 2009 that provides details of flood related development controls that may be applicable.

2 Estimated Flood Levels

Council is aware that it may hold estimated and/or historical flood levels in the vicinity of this property. In order to pursue this matter further, please complete a Flood Level Information Advice form or apply online which are both available on Council website or at Customer Service front counter of the Administration Building. A cost is involved for this service. Payment must be made prior to information being provided.

Please note that flood information may change due to Council's flood study and Floodplain Risk Management Study currently being reviewed. As part of the review, design parameters for these studies are changing, and therefore the flood levels, velocities and flood risks may vary from the current flood study.

ACID SULFATE SOILS

Acid Sulfate Soils Class 5 has been mapped on this land, refer to Clause 7.5 of Wollongong Local Environmental Plan 2009.

CONTAMINATED LAND

No advice provided.

STATE SIGNIFICANT DEVELOPMENT

Nil

BUILDING LINES

Wollongong Development Control Plan 2009 details the setbacks applicable to the land.

OTHER HERITAGE MATTERS KNOWN TO COUNCIL

Aboriginal Heritage

All development within the Wollongong Local Government Area is subject to the Aboriginal Heritage requirements of the National Parks and Wildlife Act 1974. To determine if your property is affected by an Aboriginal Site, it is recommended that an Aboriginal Heritage Information Management System (AHIMS) search be undertaken by contacting the AHIMS Administrator on (02) 9995 5000. Further detail on Council's Aboriginal Heritage requirements for Development is contained within Chapter E10 of the Wollongong Development Control Plan 2009.

DEVELOPMENT HISTORY

Application may be made for a Building Certificate under section 10.7B of Environmental Planning and Assessment Act 1979 if written certification of existing buildings on the land is required.

The history of development consent approval applicable to the land may be obtained by consulting the Development Consent Register. Enquiries concerning the register may be made at Council's Customer Service Centre, 41 Burelli Street Wollongong during office hours.

LOOSE-FILL ASBESTOS

Council recommends you 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, the Council also strongly 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.

OTHER INFORMATION

Illawarra Shoalhaven Regional Plan

The Department of Planning, Industry and Environment released the Illawarra Shoalhaven Regional Plan 2041 and Special Infrastructure Contribution.

Business Zone-Cultural Plan and Live Music

The Wollongong City Centre and Town Centres, play a key role in accommodation cultural, sporting and business uses.

A key to the revitalisation of these centres is to build on these aspects through greater activation and investment beyond 5pm through an evening economy.

Future residents should be aware that these uses may generate noise, odour, traffic and have longer hours of operation, which is part of living in/near a commercial centre

Bushfire

In accordance with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Clause 1.19A any complying development (except under the Housing Alternation Code) may only be carried out on the lot if the development will not be carried out on any part of the lot that in the bush fire attack level-40 (BAL- 40) or the flame zone (BAL-FZ). In addition, for development specified for the Rural Housing Code any associated access way to the development must be on land that is not in the BAL- 40 or BAL-FZ or grassland.

GENERAL INFORMATION

The following general information is brought to the attention of land owners.

1. Tree Management Policy

The Wollongong Tree Management Policy allows proper assessment to be made of the environmental importance and viability of trees before they are pruned, removed or damaged in any way. This Policy prohibits the ringbarking, cutting down, topping, lopping, removing, injuring or destruction of any tree except with the prior written consent of Council.

The Tree Management Policy applies to any tree that:

- Is 3 metres or more in height,
- Has a trunk diameter of 200mm or more at a height of 1 metre from the ground, or
- Has a branch spread of 3 metres or more

Please note that:

- A dead/dying tree is subject to the Tree Management Policy
- Pruning of major structural or anchor roots is also subject to the Tree Management Policy

Some trees may be exempt and do not require a permit to prune or remove them. Following is a list of the exempt tree species:

Common Name	Botanical Name
African fern pine, Yellowwood	<i>Afrocarpus falcatus</i> (Syn. <i>Nageia falcatus</i>)
African Olive	<i>Olea europaea</i> subsp. <i>cuspidata</i>
Alder	<i>Alnus</i> species
Black Locust	<i>Robinia pseudoacacia</i>
Box Elder	<i>Acer negundo</i>
Camphor Laurel	<i>Cinnamomum camphora</i>
Canary Island Date Palm	<i>Phoenix canariensis</i>

Common Name	Botanical Name
China Doll	<i>Radermachera sinica</i>
Chinese Tallow	<i>Triadica sebifera</i> [<i>Sapium sebiferum</i>]
Cocos or Queen Palm	<i>Syagrus romanzoffiana</i>
Common Hackberry	<i>Celtis occidentalis</i>
Coral Tree	<i>Erythrina x sykesii</i>
Cotoneaster	<i>Cotoneaster</i> species
Domestic Fruit Trees	
Golden Cypress Pine	<i>Cuppressus macrocarpa</i> 'Brunniana'
Goldenrain Tree	<i>Koelreutaria paniculata</i>
Honey Locust	<i>Gleditsia triacanthos</i>
Kaffir Plum	<i>Harpephyllum caffrum</i>
Liquidambar	<i>Liquidambar</i> species
Norfolk Island Hibiscus/Itchy Pod Tree	<i>Lagunaria patersonii</i>
Oleander	<i>Nerium oleander</i>
Peppercorn, Pepper Tree	<i>Schinus areira</i>
Poplar	<i>Populus</i> species
Privet	<i>Ligustrum</i> species
Radiata Pine	<i>Pinus radiata</i>
Rubber Tree	<i>Ficus elastica</i>
Silky Oak	<i>Grevillea robusta</i>
Umbrella Tree	<i>Schefflera actinophylla</i>
Willow	<i>Salix</i> species

For the full list of other exemptions please refer to the Tree Management Policy document available via Council's website.

Any person acting on a permit issued under this Policy must comply with all conditions of that permit.

Any person who contravenes, or causes or permits the contravention of this Policy is guilty of an offence under the Environmental Planning and Assessment Act 1979.

Development Consents may contain restrictions relating to trees.

Further information regarding Council's Tree Management Policy including how to lodge an application can be made by contacting Council's Customer Service on telephone 4227 7111. Alternatively

information can be obtained from Council's website via the following link <http://www.wollongong.nsw.gov.au/services/household/trees/Pages/Lodgeatmp.aspx>.

2. Termite Management for Buildings

Australian Standards 3660.1-2000 (New Buildings) AS 3660.2-2000 (Existing Buildings) Termite Management, recommends that buildings be inspected and be maintained in order to achieve termite management of buildings. Licensed Pest Control Contractors should be contacted to achieve necessary termite control.

3. Lead Paint and Building Renovations

Your attention is drawn to the hazards associated with lead-based paints during building renovation. Suitable precautions should be taken when removing flaking paint or sanding painted surfaces suspected to have been treated with lead-based paint to prevent contamination of the immediate environment and associated health risk from lead dust.

AS 4361 – Part 2 – Guide to Lead Paint Management – Residential and Commercial.

4. Sewage Management Systems

Where a property has on-site sewage management system (this includes septic tanks, disposal trenches, aerated waste water treatment systems, composting toilets and pump out systems) the new owner must obtain an "Approval to Operate" from Council within 3 months of land ownership being transferred or otherwise conveyed.

5. Asbestos

Exposure to asbestos is a serious health hazard. In Australia, asbestos was gradually phased out of building materials in the 1980s and the supply and installation of asbestos containing goods has been prohibited since 31 December 2003. However, asbestos legacy materials still exist in many homes, buildings and other assets and infrastructure.

Council on the 27 October 2014 adopted an Asbestos policy which states Council's commitment to and responsibilities for safely managing asbestos, and provides information for Council and the local community on safely managing asbestos. The policy can be viewed on Council's website: www.wollongong.nsw.gov.au.

6. Loose-Fill Asbestos Insulation

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, the council strongly recommends that any potential purchaser obtain advice from a licenced 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 buildings occupants.

Contact NSW Fair Trading for further information.

7. Building Product Use Ban

On 10 August 2018, the Commissioner of Fair Trading, Department of Finance, Services and Innovation issued, by way of a notice, a Building Product Use Ban under Section 9(1) of the Building Products (Safety) Act 2017. This notice prohibited the use of Aluminium Composite Panels (ACPs) with a core of greater 30 percent Polyethylene (PE) by mass ("the building product") in any external cladding, external wall, external insulation, faced or rendered finish in certain classes of buildings under the National Construction Code and subject to certain exceptions. The ban commenced operation on Wednesday 15 August 2018.

You should undertake your own inquiries as to whether any of the Panels referenced in the Building Product Use Ban have been utilised in the building.

This document is authorised by:

LIS Information Officer - Section 10.7 Planning Certificates
Wollongong City Council
Telephone (02) 42277111

Appendix F

Photographs



Photo 1: General view of cobble wall located in the north-eastern corner of the club, facing south.



Photo 2: General view of car park facing south-east.



Photo 3: General view of refuse within the raised island separators.



Photo 4: General view of the graded fill platform (valet parking) located in the western corner of the northern facade.


 Douglas Partners Geotechnics Environment Groundwater	CLIENT: Integrated Projects Pty Ltd		Site Photographs 1 to 4 Preliminary Site Investigation Dapto Leagues Club, Dapto	PROJECT No: 221880.01
	OFFICE: Wollongong	Prepared By: ZAK		PLATE No: 1
	SCALE: NTS	DATE: 6/06/2023		REVISION: 0



Photo 5: General view of undercroft car park and loading docks.



Photo 6: General view of weathered synthetic mineral fibre insulation located in the southern end of the undercroft car park.



Photo 7: General view of southern facade of area proposed to be upgraded.



Photo 8: General view of northern facade of area proposed to be upgraded.



Photo 9: General view of the 'billiards room' in the southern end of the proposed upgrade.




Photo 10: General view of fibrous sheeting located within a storage room located adjacent to the billiards room.



Photo 11: General view of inside Dapto Leagues Club.



Photo 12: General view of western facade of area proposed to be upgraded.

 Douglas Partners Geotechnics Environment Groundwater	CLIENT: Integrated Projects Pty Ltd		Site Photographs 9 to 12 Preliminary Site Investigation Dapto Leagues Club, Dapto	PROJECT No: 221880.01
	OFFICE: Wollongong	Prepared By: ZAK		PLATE No: 3
	SCALE: NTS	DATE: 6/06/2023		REVISION: 0