



GEO_LOGIX

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT



**1 Figtree Boulevard
Wadalba, NSW**

Fabcot (Fabcot Pty Ltd)–March 2013

DOCUMENT CONTROL

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

1 Figtree Boulevard
Wadalba NSW

PREPARED FOR
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Fabcot Pty Ltd
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EXECUTIVE SUMMARY

Geo-Logix Pty Ltd (Geo-Logix) was commissioned by Fabcot Pty Ltd (Fabcot) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 1 Figtree Boulevard, Wadalba NSW. The objective of the Phase I ESA was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings of the report are based on a site inspection conducted on the 7th March 2013 and a review of historical site data.

The site is located on the Central Coast of New South Wales, approximately 70km north of Sydney, within the residential suburb Wadalba. The site consists of an irregular - shaped lot and encompasses an area of approximately 1.5 hectares.

At the time of Geo-Logix investigation the site was vacant overgrown land. Several stockpiles with an approximate total volume of 1200m³ were observed on site however the nature of the material could not be determined due to thick vegetation. .

Historical information indicates the site has been primarily vacant land that was cleared of native vegetation between 1965 and 1975. In aerial photographs from 2001 the remaining vegetation was cleared and some disturbed ground was observed on site. This coincides with construction of the Wadalba Community School to the south and east of the site and residential development to the south of the site. Historical aerial photographs indicate three or four small structures, possibly buildings existed in the northeast corner of the site in 2001.

The results of the Phase I ESA indicate that the sites surrounds have a history of agricultural land use prior to residential and commercial development. The site has primarily remained vacant with the only development identified being several small buildings in the northeast corner of the site in the 2001 aerial photograph. The buildings appear to be associated with clearing of the site and surrounds.

Several stockpiles of unknown origin totalling approximately 1200m³ were observed across the site. Potential exists for contamination associated with these stockpiles and from illegally dumped waste material. The dense ground vegetation limited the inspection of surface soils and stockpiles. Intrusive investigation would be necessary to establish the presence of otherwise of contamination associated with the conditions identified.

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Attachment K: Unexploded Ordnance (UXO) Search

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Attachment M: Protection of Environment Operations Act 1997 Public Register

Attachment N: List of NSW Contaminated Sites Notified to NSW Office of Environment and Heritage

1. INTRODUCTION

Geo-Logix Pty Ltd (Geo-Logix) was commissioned by Fabcot Pty Ltd (Fabcot) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 1 Figtree Boulevard, Wadalba NSW (Figure 1).

The objective of the Phase I ESA was to conduct a site inspection and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings of the report are based on a site inspection conducted on the 7th March 2013 and a review of historical site data.

2. SITE INFORMATION

2.1 Site Identification

The investigation area comprises the following properties:

Street Address	Lot and Deposited Plan (DP)	Approximate Area (m ²)
1 Figtree Boulevard, Wadalba NSW 2259	Lot 195 DP 1006789	15,470

Property information sourced from Title Deed information.

2.2 Site Zoning and Land Use

The site is zoned WW2E – 2E Urban Release Area Zone under the Wyong Local Environmental Plan 1991. A land zoning map is provided in Attachment A.

2.3 Site Description

The following site descriptions are based on a site inspection conducted by Geo-Logix on the 7th March 2013. A photographic log is presented in Attachment B.

The site is located within the Central Coast suburb Wadalba NSW (Figure 1). The site consists of an irregular - shaped lot, bound by Pacific Highway, Figtree Boulevard and Wadalba Community School and encompasses an area of 15,470m² (Figure 2).

At the time of Geo-Logix inspection the site was largely vacant overgrown land with a number of native trees scattered in the southeast portion of the site. The western portion was generally level with long grass (Plate 1). A moderate northwest slope exists in the northwest corner of the site leading down to an offsite storm water drain. An overgrown stockpile of approximate volume between 1100 – 1200m³ is located along the northern boundary (Plate 2). The composition of the stockpile is not known. A concrete sealed pathway runs between the sites western boundary and Figtree Boulevard with utilities (communication, electricity and water mains) running underneath. An offsite drainage channel approximately 10m wide exists adjacent to the southern boundary flowing west under Figtree Boulevard.

The eastern portion of the site gently slopes west/northwest and at the time of inspection predominantly comprised of 1m high grasses and wetland vegetation (Plate 3). A moderate localised southwest slope exists in the northeast corner of the site. Several patches of bare ground surfaces in the northeast portion of the site contained gravel and some brick fragments (Plate 4). A section of ground ($\geq 2\text{m}^2$) in the northeast corner of the site was covered by dumped concrete (Plate 5). A pile of bitumen fragments (Plate 6) and a small stack of timber planks were observed in the northeast portion of the site. Water had pooled in a shallow depression/channel located in the middle of the site. A 2m wide dry channel/trench was observed in the southeast portion of the site adjacent to a stockpile of approximately 50m^3 (Plate 5). Several grass covered stockpiles were located throughout the eastern portion of the site with approximate volumes of 10m^3 , 5m^3 , 2.5m^3 and 1.0m^3 (Plate 6). Other materials observed onsite included a 2m long plastic pipe and minor general plastic rubbish.

The site's eastern and a portion of the southern boundary with Wadalba Community School is bound by a black pointed alloy fence. The site is unfenced along the northern, western and the remainder of the southern boundaries. An unsealed, overgrown pedestrian thoroughfare was observed running north to south in the central area of the site, leading to and from the Pacific Highway and Wadalba Community School's car park. Tyre tracks were observed in the western portion of the site.

Detailed visual inspection of ground surface was limited by thick vegetation.

2.4 Surrounding Land Use

Based on observations from site inspection, the surrounding landuse comprised the following:

- **North** – Pacific Highway dual carriageway, with a golf driving range beyond;
- **South** – Wadalba Community School and Orchid Way, with shopping complex beyond;
- **East** – Wadalba Community School; and
- **West** – Figtree Boulevard, with grass land beyond.

2.5 Topography

Topography of the site is described as follows:

- Gentle slope down to the west/northwest across the eastern portion of the site;
- Localised moderate slope down to the northwest in the northwest corner of the site; and
- Localised gentle slope down to the southwest in the northeast corner of the site.

2.6 Surface Water Receptor

The nearest surface water receptor is a stormwater drain located approximately 5m metres from the northeast corner of the site. An approximate 10m wide west/northwest flowing drainage channel exists along the sites southern boundary.

2.7 Geology

Review of the NSW 1:100,000 Sydney Map (Geological Survey of NSW, 1983) indicates the site is on the border of

- Quaternary age alluvium comprising gravel, sand, silt and clay; and
- Triassic age claystone, sandstone and shale of the Clifton sub-group of the Narrabeen Group.

2.8 Hydrogeology

It is expected that groundwater would follow the local topography and generally flow west/northwest.

Reference to the NSW Natural Resource Atlas (NSW Government, 2012) indicates there are no registered groundwater bores within a 500m radius of the site. The closest registered bore is GW022318 located approximately 1.1km northeast of the site. Bore GW022318 encountered water bearing zones at 25.9 metres below grade (mbg) and 26.2mbg. Lithology was logged as clay underlying topsoil from 0.3 – 3.35mbg, overlying sandstone from 3.35 – 33.52mbg overlying shale from 33.52 – 35.35mbg total depth.

The groundwater bore map and bore information is presented in Attachment C.

2.9 Acid Sulphate Soils

Review of Wyong Shire Council's online mapping indicates the subject site does not fall into any acid sulphate soil classes/restrictions. The Acid Sulphate Soils Map is presented as Attachment D.

2.10 Underground Utilities

A Dial Before You Dig (DBYD) search was conducted to determine the presence of underground utilities which may act as conduits for contamination migration both onsite and offsite (Attachment E). The plans indicate:

- Ausgrid's cables run underneath Pacific Highway and Figtree Boulevard adjacent to the site's northern and western boundaries;
- Jemena's secondary mains run underneath Figtree Boulevard, adjacent to the western boundary of the site;
- Next Gen cables run underneath Pacific Highway and possibly underneath the northwest corner of the site;
- Roads and Maritime Services utilities exist underneath the western and northern boundaries of the site; and
- Wyong Shire Council's sewer main exists underneath the northwest corner of the site, flowing west. Council's water mains exist underneath Figtree Boulevard, along the western boundary of the site.

3. SITE HISTORY

The following information has been reviewed to determine historical land use and assess the likelihood of potentially contaminating activities having occurred at the site:

- Current and historical title deeds;
- Historical aerial photographs;

- Wyong Shire Council Section 149 Planning Certificate;
- Wyong Shire Council historical records;
- NSW WorkCover Dangerous Goods Licence records;
- Unexploded Ordnances (UXO) Search;
- NSW Office of Environment and Heritage (OEH) contaminated land database and public register for regulated contaminated sites;
- Protection of Environment Operations Act 1997 Public Register; and
- List of NSW Contaminated Sites Notified to OEH as at 4th February 2013.

3.1 Title Search

A title deeds search was conducted through the Land Titles Office. A detailed summary and title documents are presented in Attachment F.

Period	Owner
1909 to 1974	The site was owned by private individuals including a poultry farmer for two years.
1974 to 1983	The Lot was owned by Willmar Appointees Pty Ltd.
1983 to 2003	The Lot was owned by a number of investment companies including Klenon Pty Ltd, Mature Adult Communities Pty Ltd, Wadalba Estates Pty Ltd and Wadalba Central Developments Pty Limited.
2003 to Current	Fabcot Pty Ltd acquired the land in 2003 and is the current owner.

3.2 Aerial Photograph Review

Geo-Logix undertook a review of historical aerial photographs on record at the New South Wales Land and Property Management Authority. Photos were examined for the years 1955, 1965, 1975, 1984, 1991, 1998 and 2001. Google Earth images were examined for the years 2007 and 2011. Photos are presented in Attachment G.

Aerial 1955

Area	Description
Site	The site appears as native bush land.
Surroundings	A main road (Pacific Highway) runs parallel and close to the site's northern boundary, with a secondary unsealed road running perpendicular north. A small section of cleared grassed land is visible adjacent to the northeast boundary of the site. Several dwellings and possibly agricultural sheds appear on land to the north, east and far west of the site with adjacent fields for grazing or crops. A dam is visible to the far southwest of the site. Native bush land exists south, west and far northwest of the site.

Aerial 1965

Area	Description
Site	The site appears similar to the previous aerial photograph.
Surroundings	Two new residential dwellings have been constructed on the property directly east of the site with three additional small structures visible, possible sheds or farm animals. A dam exists in crop fields east of the site, with another dam visible to the far southeast. Several more buildings exist to the north and far west of the site. A large structure is visible to the far northeast of the site, with adjacent dam.

Aerial 1975

Area	Description
Site	The whole site has undergone clearing with only a handful of trees remaining and appears as possible grazing land. An unsealed driveway exists running south through the western portion of the site to a dwelling far south of the site.
Surroundings	Bush land has been cleared to the west, northwest and south of the site. A house has been built directly east of the site. A possible structure and dam is visible to the far southwest of the site. The previously identified large structure to the far northeast appears down-sized.

Aerial 1984

Area	Description
Site	The site appears similar to the previous aerial photograph.
Surroundings	A large structure (The Dam Hotel) is visible to the northwest of the site beyond Pacific Highway. The property to the east appears to have undergone development with several small structures evident, possibly farming. The remaining surrounding areas appear similar to the previous aerial.

Aerial 1991

Area	Description
Site	The driveway previously running through the site appears overgrown. The remaining areas of the site appear similar to the previous aerial photograph.
Surroundings	A new dwelling appears to the north of the Pacific Highway. Exposed soils are evident to the northeast of the site. Adjacent to the red-roofed Dam Hotel a new sealed car park is visible. Some sealed roads are evident to the west of this structure.

Aerial 1998

Area	Description
Site	The site appears similar to the previous aerial photograph.
Surroundings	The surrounding areas appear similar to the previous aerial photograph.

Aerial 2001

Area	Description
Site	The site has undergone clearing, possible partial levelling with exposed soils evident across the site. Dirt tracks are visible on site, with one appearing from north to south and one offshoot leading east to three or four new small structures adjacent to the eastern boundary. Three elongate structures maybe trucks or buses with the slightly larger structure south appearing as a small shed. The structures may be associated with nearby development.
Surroundings	The surrounding areas are undergoing development. New roads and pathways have been constructed including Figtree Boulevard and Orchid Way adjacent to the western and southern boundaries of the site respectively. Wadalba Community School has been built to the south with several large buildings visible. The previous properties to the east have been demolished/removed for the schools grounds. One possible structure remains adjacent to the sites northeast corner. Areas to the west and southwest have been cleared and new roads are visible. A new elongate structure is visible to the far north of the site, possible driving range. A new large red roofed building has been constructed to the far northwest of the site (southeast of The Dam Hotel). The Pacific Highway has been widened and the intersection with Figtree Boulevard developed.

Google Earth 2007

Area	Description
Site	The previous structures that existed in the northeast portion of the site have been demolished or removed, leaving exposed ground surface and possibly gravel. The dirt track remains running north to south through the central area of the site. A trench is visible in the southeast portion, (probable drainage channel), with a possible channel continuing north through the central area of the site, to the west of the track. The site appears largely vacant and grassed with several trees remaining in the southeast portion. A new row of trees exist along the sites northern boundary with the Pacific Highway.
Surroundings	A large shopping complex and car park (Coles) has been constructed to the south of the site. The possible structure adjacent to the northeast corner of the site has been demolished or removed. The school's play grounds have been developed to the east. A new small structure, (probable shed) has been built adjacent to the southeast corner of the site on the school property.

Google Earth 2011

Area	Description
Site	The site appears similar to the previous aerial photograph with previously exposed soils appearing overgrown with grass and/or low lying shrub.
Surroundings	A new school building has been constructed adjacent to the southeast corner of the site. The remaining areas appear similar to the previous aerial photograph.

3.3 Wyong Shire Council Records

Council Records

A search of Wyong Shire Council's online property records identified no development or building applications held on the online database. Correspondence with Council identified a number of refused proposed development applications and rezoning applications. No documentation was provided of previous applications relating to the site.

Council's property report and correspondence is presented in Attachment H.

Section 149 Planning Certificates

Review of Planning Certificates under Section 149 of the Environmental Planning and Assessment Act (1979) indicates the following for the subject property:

- The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain mine structures;
- The land is not affected by a policy that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, or any other risk (other than flooding);
- The land is not subject to flood related development controls;
- The land has not been granted biodiversity certification;
- The land is not bush fire prone land;
- Council has not been advised that the land is subject to any notifications under the Contaminated Land Management Act 1979; and
- The land may be affected by environmental planning instruments as referred to in section 1.1 of the act Wyong Local Environmental Plan 1991, section 1.2 draft Wyong Local Environmental Plan 2012 and section 1.3 Development Control Plans 2005.

Planning Certificate is provided in Attachment I.

3.4 NSW WorkCover Dangerous Goods Licences

A search of the WorkCover Stored Chemical Information Database was undertaken to identify any dangerous goods storage licences held for the subject site. No licences were identified during this search. The search record is presented as Attachment J.

3.5 Unexploded Ordnance (UXO) Search

A search of the Australian Department of Defence UXO database found the site did not lie in an UXO known area. The search record is presented in Attachment K.

3.6 NSW OEH Contaminated Land Database

A review of the NSW OEH Contaminated Land Database established under Section 58 of the Contaminated Land Management Act 1997 found no records for the subject site. The search record is presented in Attachment L.

3.7 Protection of Environment Operations Act 1997 Public Register

A search of the public register established under Section 308 of the Protection of the Environment Operations Act 1997 (POEO Act) did not identify any records relating to Environmental Protection Licences, Licence Applications or Pollution Notices for the subject site. The search record is presented in Attachment M.

3.8 NSW Contaminated Sites Notified to NSW OEH

A search of the List of NSW Contaminated Sites Notified to NSW OEH as at 4th February 2013 found no records for the subject site. The search record is presented in Attachment N.

4. SITE HISTORY SUMMARY

The review of historical data indicates the following site history:

Period	Site
Prior mid 1960's	The site was owned by private individuals and appears as native bush land. The surrounding area consisted of native bush land and agricultural land.
1965 to late 1990s	The site underwent clearing between 1965 and 1975 and appeared as grazing land with several trees remaining in the southeast portion of the site. An unsealed driveway ran north to the south through the western portion of the site and continued to a dwelling located far south of the site. From 1974 the site was owned by various investment companies and appears to have remained vacant.
Late 1990s to current	The site underwent clearing and possibly levelling between 1998 and 2001, with exposed soils evident in aerial photographs. Areas to the south and east of the site were undergoing development with the construction of Wadalba Community School and residential developments. In 2003 Fabcot Pty Ltd acquired the land. A Coles supermarket was constructed sometime between 2001 and 2007 south of the site. A possible building existed onsite in 2001 with three adjacent elongate structures evident in aerial photograph. The structures were removed before 2007 and at the time of investigation dumped concrete, bitumen and gravel surfaces were identified in the area of former structures. It appears the overgrown soil stockpiles/mounds along the site's northern boundary are present in 2007 aerial photograph. A waterlogged channel was identified in the central area of the site. A dry channel/trench was identified in the southeast portion of the site. A 10m wide west- flowing drainage channel exists to the immediate south of the site. Several overgrown stockpiles were identified onsite with an estimated total volume of 1200m³. The origin and composition could not be determined from site inspection.

5. POTENTIAL SITE CONTAMINATION

Material Stockpiles

Several overgrown stockpiles with volume in the order of 1200m³ were observed on site. Due to dense vegetation the nature and composition of the material could not be determined. The origin of the fill is unknown and as such the potential exists for this material to be contaminated. Contaminants of potential concern (COPC) include:

- Petroleum hydrocarbons (TRH and BTEX);
- Polycyclic Aromatic Hydrocarbons (PAHs);
- Heavy metals;
- Organochlorine Pesticides (OCPs); and
- Asbestos.

Illegal Waste Dumping

Where ground vegetation was bare anthropogenic materials such as bricks, discarded concrete, and road aggregate were observed in the surface. In addition a stockpile of road bitumen was observed in the north east corner of the site. The above observations and site setting being a bush land block bordered by highway and new developments leads Geo-Logix to conclude there is potential discarded wastes have been disposed onsite. Typically these wastes include building debris which can include asbestos.

6. CONCLUSIONS

The results of the Phase I ESA indicate that the sites surrounds have a history of agricultural land use prior to residential and commercial development. The site has primarily remained vacant with the only development identified being several small buildings in the northeast corner of the site in the 2001 aerial photograph. The buildings appear to be associated with clearing of the site and surrounds.

Several stockpiles of unknown origin totalling approximately 1200m³ were observed across the site. Potential exists for contamination associated with stockpiles and illegally dumped waste material. The dense ground vegetation limited the inspection of surface soils and stockpiles. Intrusive investigation methods would be necessary to establish ground conditions and stockpile composition.

7. LIMITATIONS

This report sets out the findings of a preliminary site investigation by Geo-Logix. A detailed site assessment is required before any conclusions may be drawn as to the:

- presence, identity and extent of specific substances, or
- suitability of the Site for any specific use, or category of use, or
- approvals, if any, that may be needed in respect of any use or category of use, or
- level of remediation, if any, that is warranted to render the Site suitable for any specific use, or category of use.

This report should be read in full, and no executive summary, conclusion or other section of the report may be used or relied on in isolation, or taken as representative of the report as a whole. No responsibility is accepted by Geo-Logix, and any duty of care that would or may arise but for this statement is excluded, in relation to any use of any part of this report other than on this basis.

This report has been prepared for the sole benefit of and use by the Client. No other person may rely on the report for any purpose whatsoever except with Geo-Logix's express written consent which shall not be unreasonably withheld. Any duty of care to third parties that may arise in respect of persons other than the Client, but for this statement, is excluded.

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The works undertaken by Geo-Logix are based solely on the scope of works, as agreed by the Client (**Scope of Works**). No other investigations, sampling, monitoring works or reporting will be carried out other than as expressly provided in the Scope of Works. **A COPY OF THE SCOPE OF WORKS IS AVAILABLE ON REQUEST.**

The conclusions stated in this report are based solely on the information, Scope of Works, analysis and data that are stated or expressly referred to in this report.

To the extent that the information and data relied upon to prepare this report has been conveyed to Geo-Logix by the Client or third parties orally or in the form of documents, Geo-Logix has assumed that the information and data are completely accurate and has not sought independently to verify the accuracy of the information or data. Geo-Logix assumes no responsibility or duty of care in respect of any errors or omissions in the information or data provided to it.

Geo-Logix assumes no responsibility in respect of any changes in the condition of the Site which have occurred since the time when Geo-Logix gathered data and/or took samples from the Site on its site inspections dated [7th March 2013].

Given the nature of asbestos, and the difficulties involved in identifying asbestos fibres, despite the exercise of all reasonable due care and diligence, thorough investigations may not always reveal its presence in either buildings or fill. Even if asbestos has been tested for and those tests' results do not reveal the presence of asbestos at those specific points of sampling, asbestos or asbestos containing materials may still be present at the Site, particularly if fill has been imported at any time, buildings constructed prior to 1970 have been demolished on the Site or materials from such buildings have been disposed of on the Site.

Geo-Logix has not investigated any off site conditions, including the extent if any to which substances in the Site may be emanating off Site, and if so whether any adjoining sites have been or may be impacted by contamination originating from the Site.

Geo-Logix has prepared this report with the diligence, care and skill which a reasonable person would expect from a reputable environmental consultancy and in accordance with environmental regulatory authority and industry standards, guidelines and assessment criteria applicable as at the date of this report. Industry standards and environmental criteria change frequently, and may change at any time after the date of this report.

8. REFERENCES

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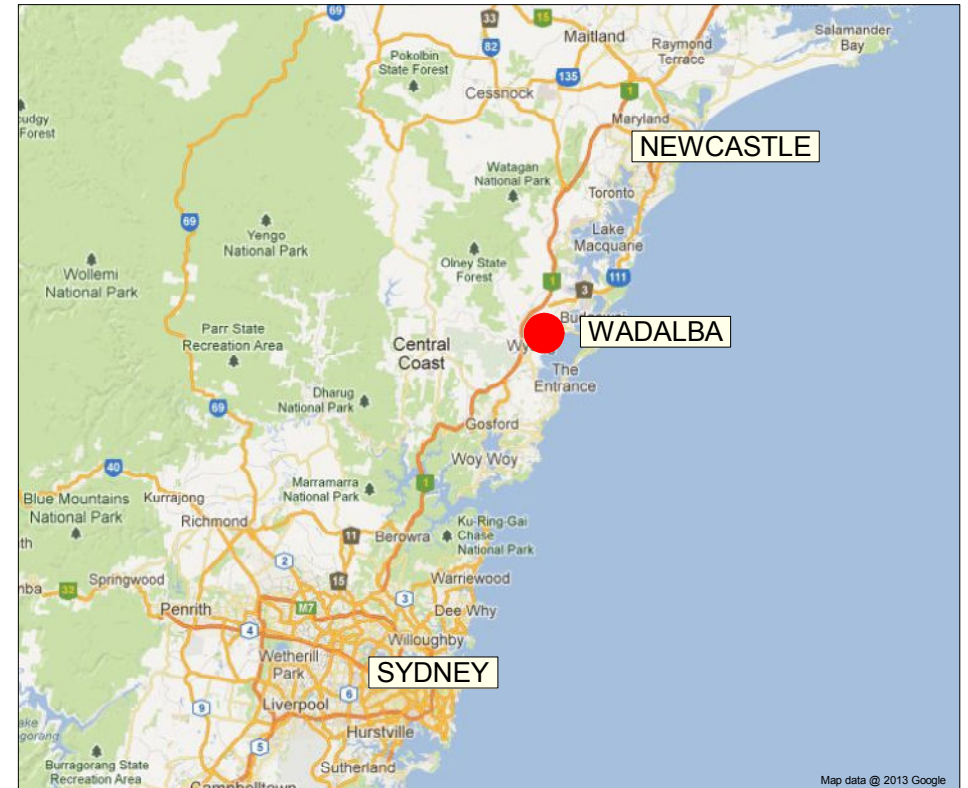
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Wyong Shire Council Online Mapping, <http://mapping.wyong.nsw.gov.au/WSCMapping/mapping.html#>. Accessed 1/03/2013.

FIGURES

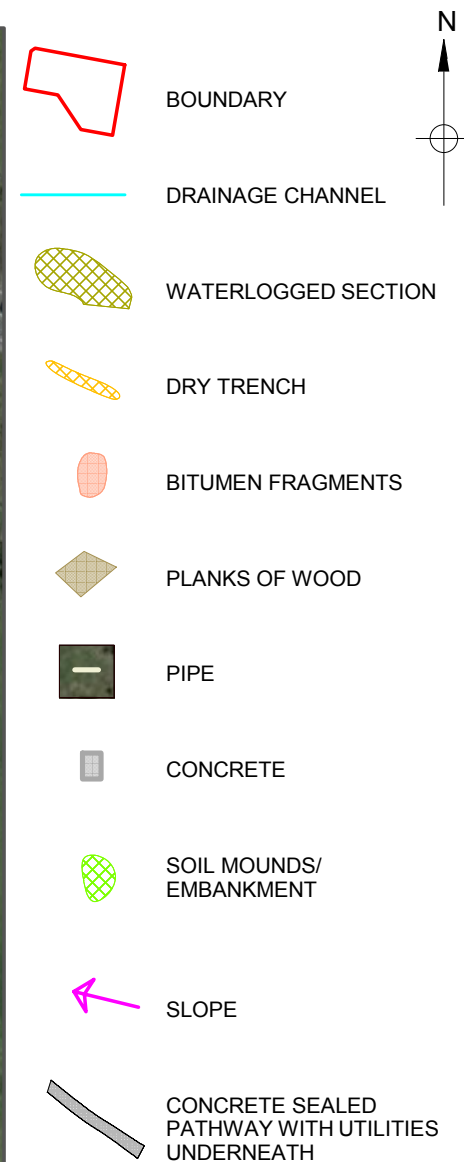


PART MAP WADALBA



PART MAP NSW

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								APPROVED: D G					
ISSUE	DATE	AMENDMENTS		DRAWN			CHECKED		DATE: 05/03/2013	SHEET SIZE: A4	PROJECT NO: 1301014	REV: 01	FIGURE 1



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ISSUE	DATE	AMENDMENTS	DRAWN	CHECKED			SHEET SIZE: A4	PROJECT NO: 1301014	REV: 01	FIGURE 2

ATTACHMENT A



Suggested Steps

1. Search for a Property by Address or Title
2. Open Layers Tab and Select Map
3. Open Legend Tab to View Map Information

Search by:

Address

1 FIGTREE BOULEVARD

Find

Clear

Results

Layers

Legend

Close

LEGEND FOR ZONECODES

1. RURAL

- 1a (a) Rural Zone
- 1c (c) Non Urban Constrained Lands Zone
- 1d (d) Village Zone
- 1f (f) Forestry Zone

2. RESIDENTIAL

- 2a (a) Residential Zone
- 2b (b) Multiple Dwelling Residential Zone
- 2c (c) Medium Density Residential Zone
- 2d (d) High Density Residential Zone
- 2e (e) Urban Release Area Zone
- 2g (g) Residential Tourist Zone

3. BUSINESS

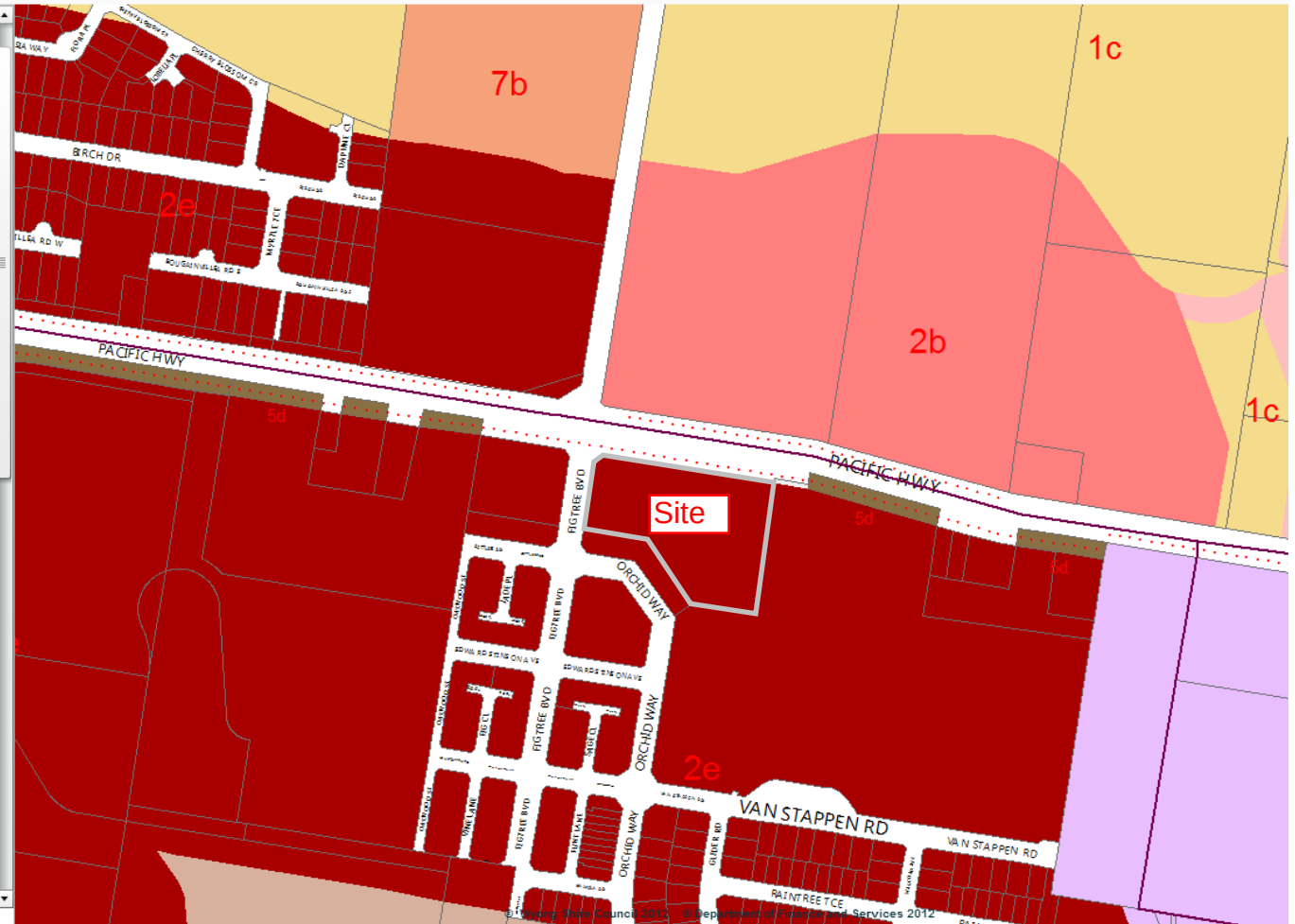
- 3a (a) Business Centre Zone
- 3b (b) Centre Support Zone
- 3d (d) Tourist Business Zone

4. INDUSTRIAL

- 4a (a) General Industrial Zone
- 4b (b) Light Industrial Zone
- 4c (c) Business Park Zone
- 4e (e) Regional Industrial & Employment Development Zone

5. SPECIAL USES

- 5a (a) Special Uses Zone
- 5b (b) Railways Zone
- 5c (c) Local Road Reservation Zone
- 5d (d) Arterial Road Reservation Zone



ATTACHMENT B



Plate 1 – Looking NE across the western portion of the site from the SW corner.



Plate 2 – Overgrown soil stockpile, volume 1100-1200m³, lining the northern boundary of the site.



Plate 3 – Looking NE across the overgrown eastern portion of the site.



Plate 4 – Gravel and brick fragments observed in the northeast portion of the site.



Plate 5 – Dumped concrete ($\geq 2\text{m}^2$) in the northeast portion of the site.



Plate 6 – Pile of asphalt fragments located in the northeast portion of the site.



Plate 7 – 2m wide dry channel/trench with 50m³ overgrown embankment.
Wadalba Community School is beyond the black pointed metal fence.



Plate 8 - Looking E at the 10m³-grass covered stockpile in the central area of the
eastern half of the site.

ATTACHMENT C

Groundwater,)

Add to map

Sort map layers

Find a place

Legend

Map layer control

Map tools



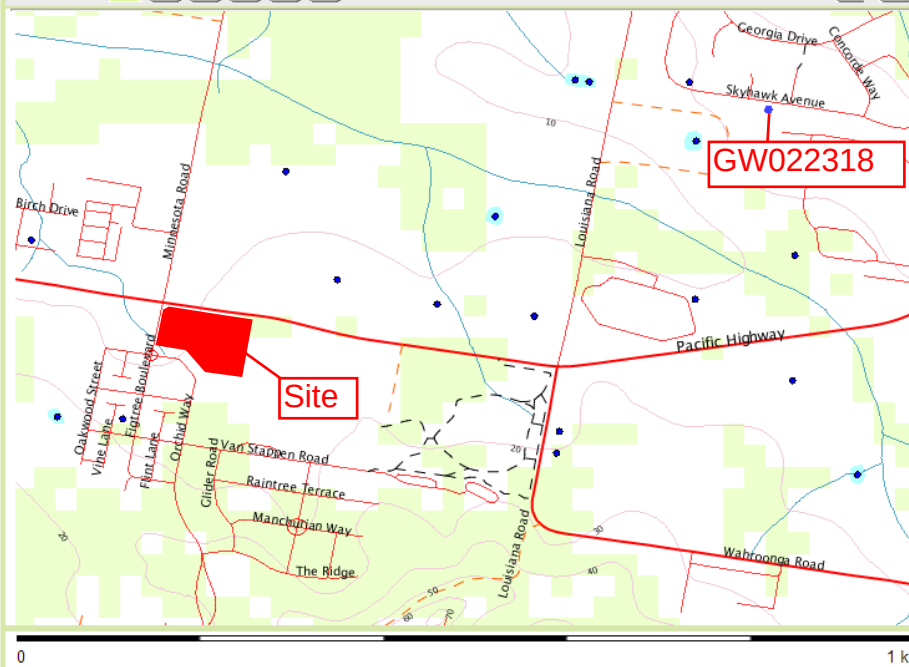
To reposition the main map...

Either draw a box on the locator map below (click and drag):



Or choose an area from a placename list below:

Go to a Catchment Mgt Auth (CMA)

[Go to a Council](#)

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Monday, March 4, 2013

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW022318

Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW022318
LIC-NUM	20BL014879
AUTHORISED-PURPOSES	POULTRY (GROUNDWATER)
INTENDED-PURPOSES	STOCK
WORK-TYPE	Bore open thru rock
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Rotary
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1965-02-01
FINAL-DEPTH (metres)	35.30
DRILLED-DEPTH (metres)	35.40
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	603 - SYDNEY BASIN
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

Site Details [\(top\)](#)

REGION	20 - HUNTER
RIVER-BASIN	211 - MACQUARIE - TUGGERAH LAKES
AREA-DISTRICT	
CMA-MAP	9131-2N
GRID-ZONE	56/1
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6319000.00
EASTING	358187.00
LATITUDE	33 15' 31"
LONGITUDE	151 28' 39"
GS-MAP	0055B2
AMG-ZONE	56
COORD-SOURCE	GD.,ACC.MAP
REMARK	

Form-A [\(top\)](#)

COUNTY	NORTHUMBERLAND
PARISH	MUNMORAH
PORTION-LOT-DP	25

Licensed [\(top\)](#)

COUNTY	NORTHUMBERLAND
---------------	----------------

PARISH

MUNMORAH

PORTION-LOT-DP 66 755245

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	(Unknown)	0.00	3.60	127			(Unknown)

Water Bearing Zones [\(top\)](#)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
25.90	26.20	0.30	Consolidated	9.10	0.01				Salty

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.30	0.30	Soil		
0.30	3.35	3.05	Clay		
3.35	33.52	30.17	Sandstone	Water Supply	
33.52	35.35	1.83	Shale		

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

ATTACHMENT D



Suggested Steps

1. Search for a Property by Address or Title
2. Open Layers Tab and Select Map
3. Open Legend Tab to View Map Information

Search by:

Address ▼

1 FIGTREE BOULEVARD WADALBA

Find

Clear

Results

Layers

Legend

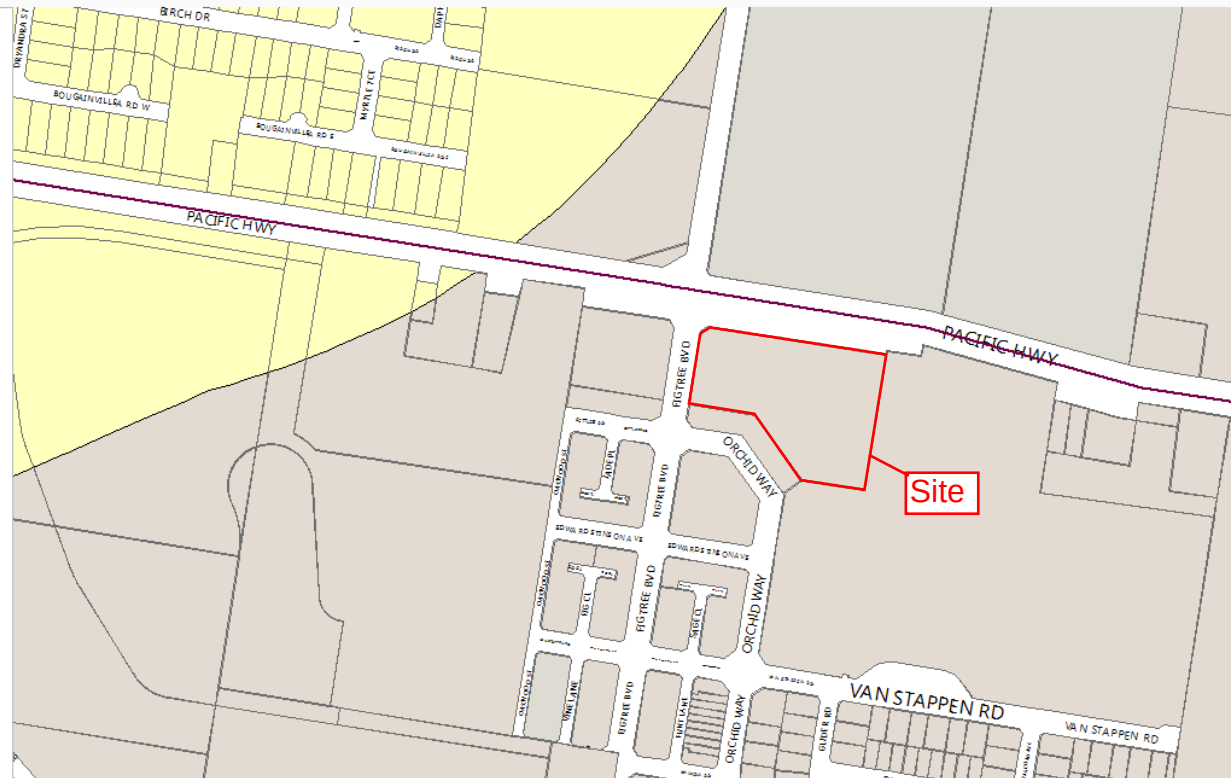
Close

ACID SULPHATE SOILS - PLANNING MAPS

© 2010 Department of Planning

-  Class 1 - All Works
-  Class 2 - Works below ground surface
-  Class 3 - Works beyond 1m below ground surface
-  Class 4 - Works beyond 2m below ground surface
-  Class 5 - Works within 500m of adjacent classes 1-4

[More Information](#)



ATTACHMENT E



Job No 6152706

Phone: 1100
www.1100.com.au

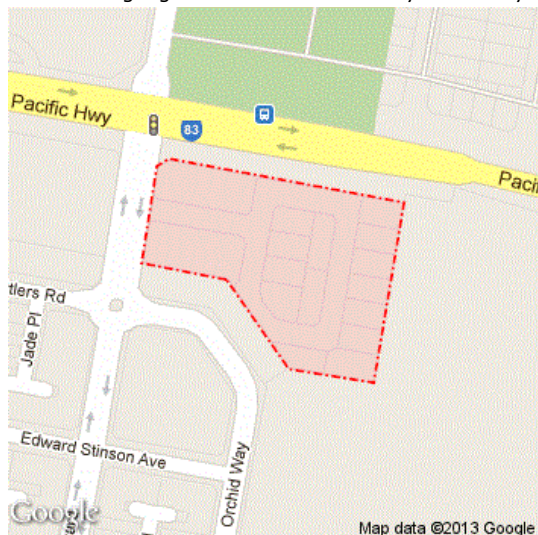
Caller Details

Contact: Miss Jodi Todd
Company: Geo-Logix Pty Ltd
Address: Unit 2309 4 Daydream
WARRIEWOOD NSW 2102

Caller Id: 1137100
Mobile: 0419479345
Email: jtodd@geo-logix.com.au
Phone: 0299791722
Fax: 0299191222

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: Wadalba
Working on Behalf of: Private
Enquiry Date: 01/03/2013
Start Date: 11/03/2013
End Date: 11/03/2013
Address: 1 Figtree
Wadalba NSW 2259
Job Purpose: Design
Onsite Activity: Planning & Design
Location of Workplace: Private Property
Location in Road: Not Supplied

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
Not Supplied

Your Responsibilities and Duty of Care

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
28167437	Ausgrid (formerly EnergyAustralia)	0249510899	NOTIFIED
28167439	Jemena Gas North	1300880906	NOTIFIED
28167435	Roads and Maritime Services	0288370285	NOTIFIED
28167438	Telstra NSW, Central	1800653935	NOTIFIED
28167436	Visionstream, Ncc - Nsw	1800336886	NOTIFIED
28167434	Wyong	0243505244	NOTIFIED

END OF UTILITIES LIST

Lodge Your Free Enquiry Online – 24 Hours a Day, Seven Days a Week

Working near Ausgrid cables

Finding out what's below the surface can save your life.

Call Dial Before You Dig on **1100** or visit **1100.com.au**



Changes in the Law.

NSW legislation now requires people who are planning to do excavation work to obtain copies of underground electricity cable plans through Dial Before you Dig (Phone 1100) and to make sure that the plans are no more than 30 days old when excavation commences.

The aim of the legislation is to ensure that when workers dig near electricity cables, they will establish the exact location of the cables and thus avoid coming into contact with them or damaging them. This will ensure worker safety and also prevent disruption to Ausgrid's electricity network.

This brochure gives you a brief overview of how to prepare for excavation works near or around electricity cables. It is important that you also consult our guide Reading Ausgrid Plans and make sure that workers engaged in excavation works fully understand how to read the plan. If the people actually doing the digging can't read the plans, it is essential that the work is directed by a person who has been trained to read Ausgrid's plans.

You must also consult Ausgrid's Network Standard NS156, which contains comprehensive information concerning all the issues that arise when excavating near underground cables (such as safety hazards from asbestos conduits and organochlorine pesticides).

Excavating near transmission cables.

If any cable plan you receive says "You are working near transmission cables" it is compulsory to notify Ausgrid two weeks before work is scheduled to begin. Ausgrid will then arrange for an Ausgrid representative to attend the site during excavation work.

Phone the Ausgrid Transmission enquiries line on (02) 4951 9200 to arrange for an Ausgrid representative in your region.



Be prepared. Wise words for safety at work.

Here are some simple precautions you and your workers need to follow in order to be as safe as possible.

- Make sure that you have the latest cable plan available
- Keep a copy of the cable plan on site at all times
- Make sure the excavation work is conducted or directed by staff who are trained to read the plan
- Hand dig until the exact location of the cable has been established
- Have on site at all times a first aid kit and a person trained in resuscitation
- Wear protective clothing, including safety footwear and safety helmet
- Have emergency contact numbers on site
- Set up safety barriers, witches hats and warning lights to reduce the risk of injury to the general public
- Comply with all WorkCover requirements and codes.

See also:

- **WorkCover Guidelines: Work Near Underground Assets**
- **WorkCover Code of Practice: Excavation Work**
- **WorkCover Code of Practice: Work Near Overhead Powerlines (if applicable).**

Before you start. Complete the checklist. Stop and look around.

Before you start excavating, consult the flow chart and fill in the checklist at the end of this brochure.

Then, be sure to look for clues where cables might be located on the site: for example pits, distribution pillars (green and other colours), cables attached to the side of poles, street lights without overhead wires.



Do all power cables look the same?

No. Power cables come in different sizes, colours and coverings. They may be covered in black plastic sheath, steel wires in a sticky bitument like material, or even a simple lead or steel wire/tape sheath.

What else should I look for below ground level?

Cables may also be buried in orange PVC or PE conduits or even in earthenware or steel pipes. A bank of cables may be covered with electrical bricks, plastic warning markers or protective covers, or they may not be covered at all. If they have been buried close to the surface, they may be covered by concrete slabs or steel plates.

When in doubt, ask Ausgrid.

If you have any questions about excavating near Ausgrid cables, read **NS156** (available at [ausgrid.com.au](https://www.ausgrid.com.au)).
For further information call 13 15 35.

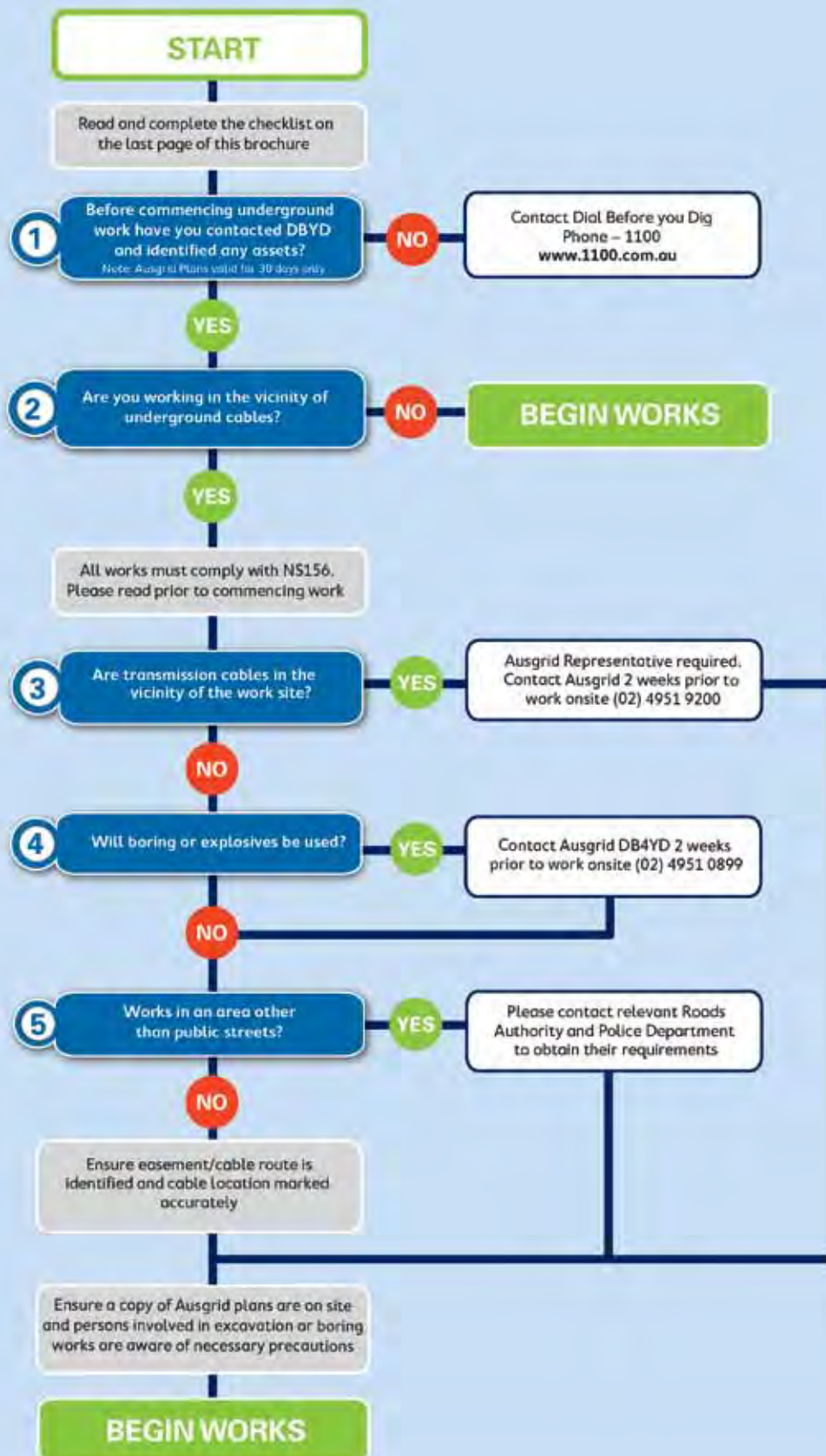
You've taken every precaution but accidents still happen. What now?

If you damage an electricity cable, it is compulsory to notify Ausgrid on **13 13 88**.

Striking power cables can cause serious damage to the cables and endanger the lives of anyone who comes in contact with them. Machinery and hand operated plant such as jack hammers can become alive if it is in contact with electrical cables or equipment. Keep people well away from machinery and the work site if contact is made with a cable.



Flow Chart for work near Ausgrid Cables



Ausgrid Checklist for work near or around underground cables

It is the responsibility of the Constructor to ensure that underground pits, ducts and cables are not damaged as a result of construction work. It is also your duty to protect your workers from harm or injury. This Checklist is intended to be used as a guide to what Constructors should do to make sure they have satisfied the minimum requirements to minimise damage to underground networks.

PLANS, LOCATION and NOTIFICATIONS	Completed
All relevant utilities plans obtained from Dial Before You Dig? (call 1100 – allow at least 5 working days for plans).	
Checked issue date on all the above plans to ensure issue was within the last 30 days?	
Examined plans and assessed all possible impacts on Ausgrid's network?	
Do you have both Underground Distribution and Transmission Plans (if applicable), on site at all times?	
All cables and conduits shown on the Ausgrid plans been located and marked on the ground?	
If you are planning to use a bore, have you ensured that the equipment is calibrated?	
Have you read and understood the requirements of NS 156? (for copies of NS 156 visit Ausgrid's Website or phone Ausgrid DB4YD Office (02) 4951 0899) www.ausgrid.com.au	
Have you notified Ausgrid as specified by NS 0156 and complied with requirements? Where an Ausgrid representative is required, two weeks notice is required before work commencing on site. Contact phone number for Transmission cable enquiries is (02) 4951 9200. For all other cases contact Ausgrid DB4YD Office: (02) 4951 0899.	
INSPECTION OF WORK BY Ausgrid's REPRESENTATIVE	
Is the Ausgrid representative on site for any work near or around* any transmission cable before you start? (*Refer to NS 156.)	
For proposed work near or around* cables other than transmission and/or conduits, are any requirements specified by Ausgrid's representative clearly understood and ready to be applied before you start the work? (*Refer to NS 156.)	
PROTECTION	
Check that all people on-site have been made aware of the presence and location of ALL Ausgrid underground cables and/or conduits; especially boring, drilling and trenching machine operators?	
Is there any asbestos or asbestos containing material in Ausgrid's underground network assets?	
Have you checked for the presence of any Organo-Chloride Pesticides (OCP) in transmission trenches?	
Is the site supervisor monitoring all machine operators working near or around Ausgrid's underground cables and/or conduits?	
Are the requirements specified by Ausgrid's representative being followed?	
Are Ausgrid's requirements in place for any exposed cables and/or conduits to be supported and protected?	
Have you marked all exposed underground cables and/or conduits with flags that are clearly visible from within all machinery used on-site?	
Have safety barriers, fencing or para-webbing been erected to protect staff and the public as well underground cables and/or conduits in areas that are at risk?	
Have safety barriers, fencing or para-webbing been erected to protect staff and the public as well underground cables and/or conduits in areas that are at risk?	

**In the event of DAMAGE to Ausgrid's cable or conduits, call 13 13 88 immediately.
PROCEED with CAUTION**

It is your responsibility to protect Ausgrid's cables and conduits from damage and your Duty of Care to protect your workers from harm or injury.

Signed: _____ Date: _____ / _____ / _____
Responsible person on site

For more information call 13 15 35 or visit www.ausgrid.com.au



Reading Ausgrid Plans

COMN0119

1 Property Lines

"property line" (PL), sometimes referred to as **"building line" (BL)**, is the standard dimensioning reference point on all Ausgrid plans and represents property boundaries.

Typically the PL is the boundary between private property and local council's footpath area or nature reserve. Most residential fences and office blocks are erected along the PL.

"kerb line" (KL) is less frequently referred to on Ausgrid plans, and where used will be identified clearly as KL.

Numbers listed within property boundaries should correspond to recognised "street numbers". (refer to figure 1)



Figure 1

2 Datum References

"datum references" identify distances (in metres) from significant features (such as corners of property boundaries) to reference points such as Ausgrid assets (eg: **"conduits"**, **"cables"**, **"joints"**). (refer to figure 2)

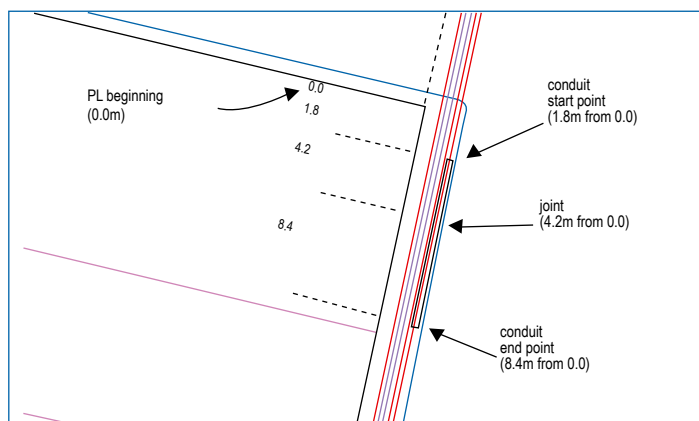


Figure 2

3 Cross Sections

"cross sections" displayed on Ausgrid plans detail information relating to the relative position (ie: distance from the **"property line"**, and the depth of **"cover"**) of Ausgrid assets.

"cover" is a term used to refer to the depth of cables underground.

A **"cross section"** leader line will be drawn indicating the location of the displayed **"cable"** or **"conduit"** information on Ausgrid plans.

The distance from **"property line"** (in metres) and depth of **"cover"** (in metres) references are displayed as; ie: 0.6 metres from PL and 0.5 metres underground).

Where distance and cover are not recorded, they will be clearly marked as **"NR"**.

NOTE: Distance and cover where indicated may be different to the actual position of the cables (eg: fill may have been placed at site that has changed the ground level).

"PL" distance shown in cross sections is an indicative measure to the centre of the trench allocation from the adjacent property line.

On some plans the **"cross sections"** may also be shown with a specific number (eg: FC1). This number will have an arrow pointing in the direction you will need to look for the cross-section detail. (refer to figures 3 and 4)

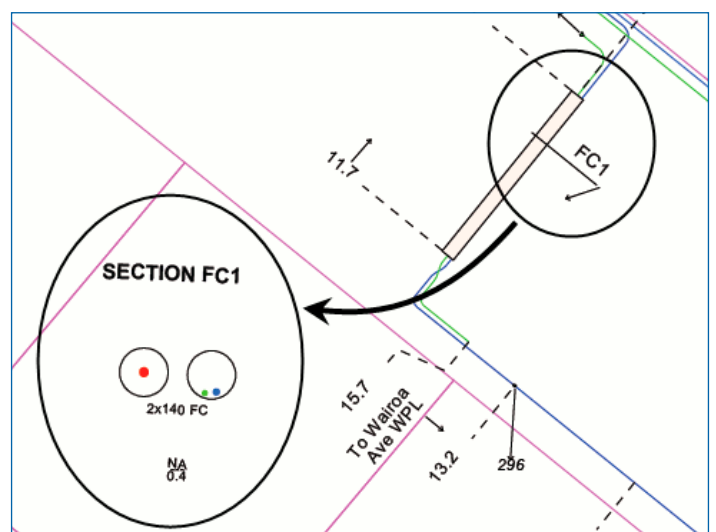


Figure 3

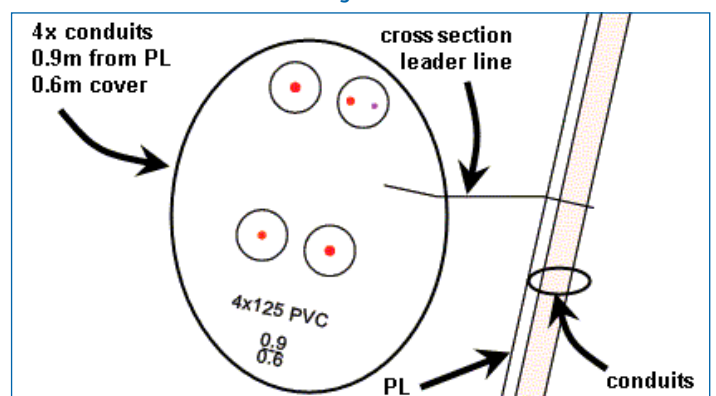


Figure 4

4 Cable Joints and Joint Reports

"cable joints" (numbered individually) and "joint reports" (attached to Ausgrid plans) can provide information relating to the relative position of Ausgrid assets, distance from the "property line" (in metres), and the depth of "cover" (in metres). (refer to figures 5 and 6)

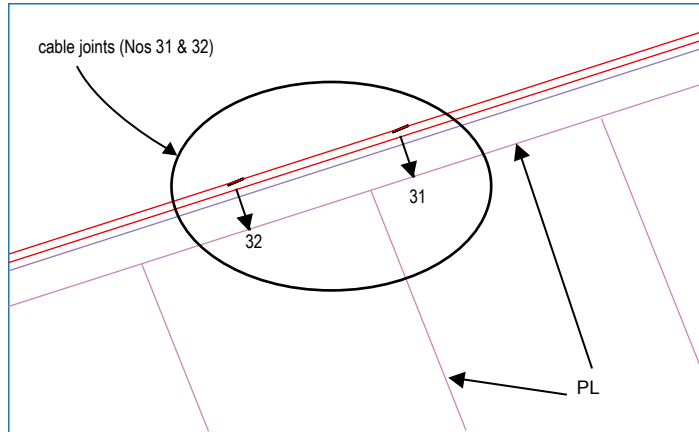


Figure 5

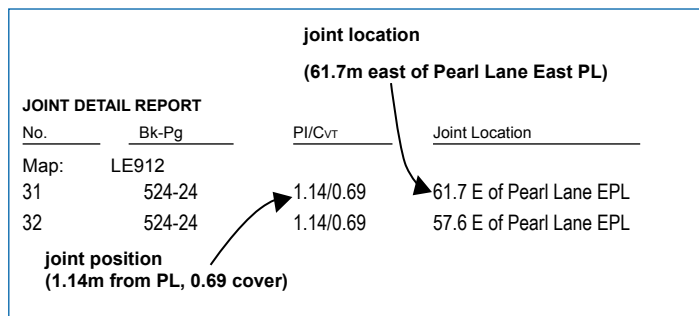


Figure 6

5 Cross Section Detail Boxes

"cross section" detail boxes on the sides of an Ausgrid plan are used when there is insufficient room to display "cable" and/or "conduit" information on the Ausgrid plan.

Ausgrid plans (refer to figure 7) are bordered by numeric identifiers along the top and bottom borders and alpha identifiers along the side borders.

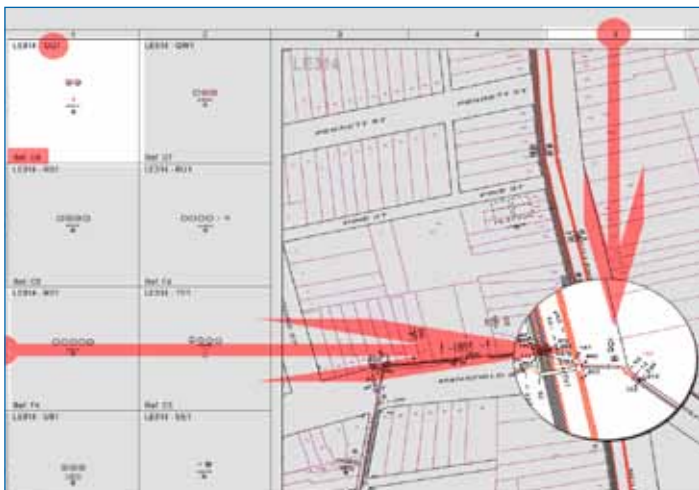


Figure 7

A "cross section" leader line and annotation is drawn on the Ausgrid plan for a reference to "cable" and/or "conduit" information in the "cross section" detail boxes.

6 Pits

Underground "pits" are numbered on Ausgrid plans, positioned relative to the "property line" (PL), and can be found on either the footpath (nature strip) or the road (see figure 8).

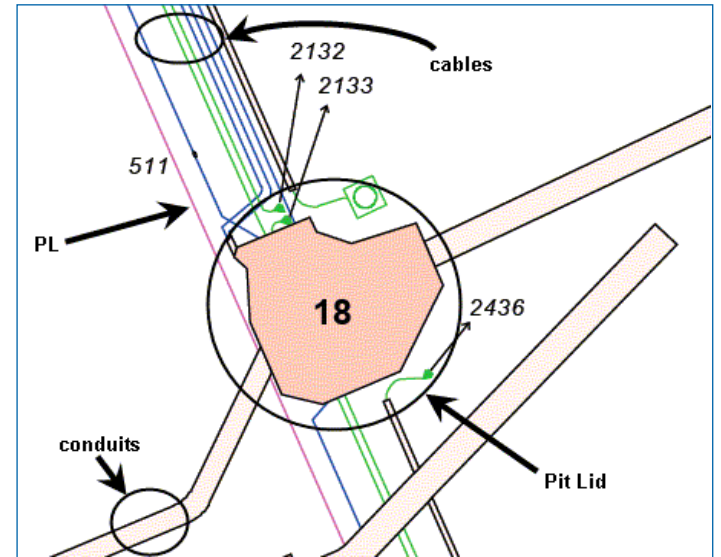


Figure 8

7 Proposal Areas

There are areas where underground work may have been issued for construction by Ausgrid, but details are not yet completely displayed on Ausgrid plans. In such cases a shaded "proposal area" is displayed on the Ausgrid plan, indicating underground work may have commenced in the vicinity but is not yet complete.

In some instances cables and other assets within the shaded "proposal area" will be shown in a bright magenta colour, indicating that the proposed new work displayed within the shaded area is based on initial planning documentation. (refer to figure 9)

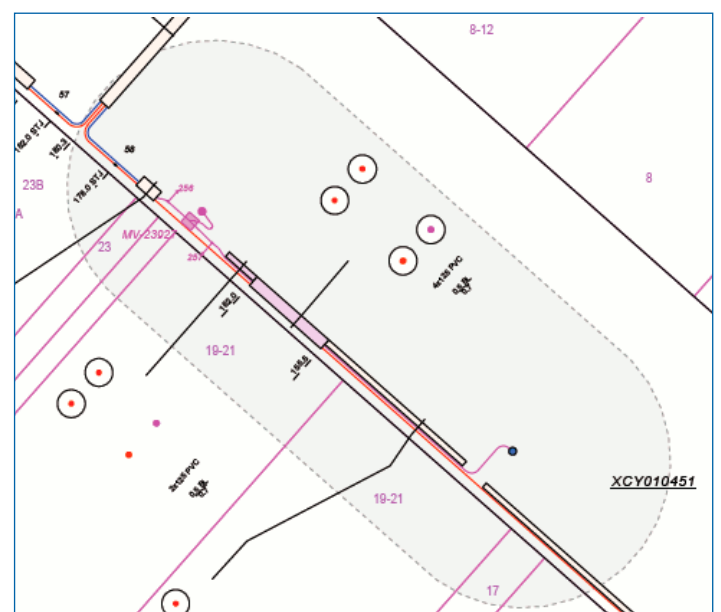


Figure 9

In other instances the shaded **“proposal area”** itself may be shown as a **blue** colour, indicating that the new work displayed within the shaded area on the Ausgrid plan is yet to include details regarding final depths and dimensioning. (refer to figure 10)

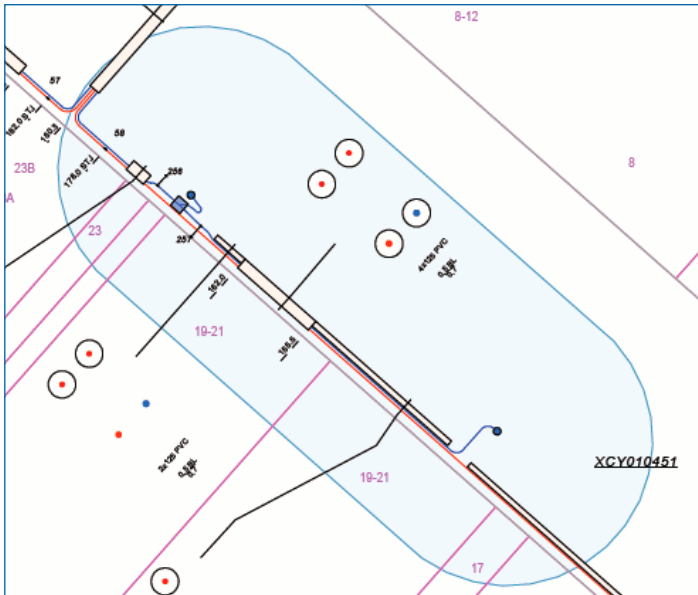


Figure 10

NOTE: In cases where these shaded **“proposal areas”** are displayed on Ausgrid plans.

“Ausgrid’s design plans showing the proposed position of its underground cables, overhead lines and structures have been prepared solely for Ausgrid’s own planning use. They show the proposed position of such underground cables, overhead lines and structures as proposed at the time of planning and have not necessarily been corrected to take into account any changes to road widths, road levels, fences and buildings subsequent to proposed installation.

Actual installations may vary from proposed installations as it may be necessary to take account of unforeseen above ground or subterranean constructions. Therefore, Ausgrid does not hold out that the design plans show more than the proposed presence or absence of its underground cables, overhead lines and structures in the street and will accept no liability for inaccuracies in the information shown on such design plans from any cause whatsoever.”

Any further information regarding information displayed for **“proposal areas”** can be obtained by contacting the Ausgrid DBYD office at the number indicated on the response to your DBYD enquiry for further information.

8 Ausgrid (ISG) Map Grid

The pale grey line indicates the **1:1000 Ausgrid (ISG) map grid border**.

The pale grey annotation located in the corners of the Ausgrid plan window, indicates the 1:1000 Ausgrid (ISG) map grid reference.

The **1:1000 Ausgrid (ISG) map grid border and reference** on Ausgrid plans should be used when reading the **“joint report”** (see part 4 of this document for more detail) to accurately locate underground cables.

The buffer area shown on the plan should relate to the area requested on the original Dial Before you Dig request.

The **grid index box** can be used for reference where necessary (located in the bottom right corner of the Ausgrid plans), and will also indicate the buffer area shown on the plan.

9 Ausgrid “Distribution” and “Transmission” Plans

The Ausgrid plans supplied may identify both **“distribution”** and **“transmission”** voltage assets for the area defined in the DBYD request. (refer to figure 11)

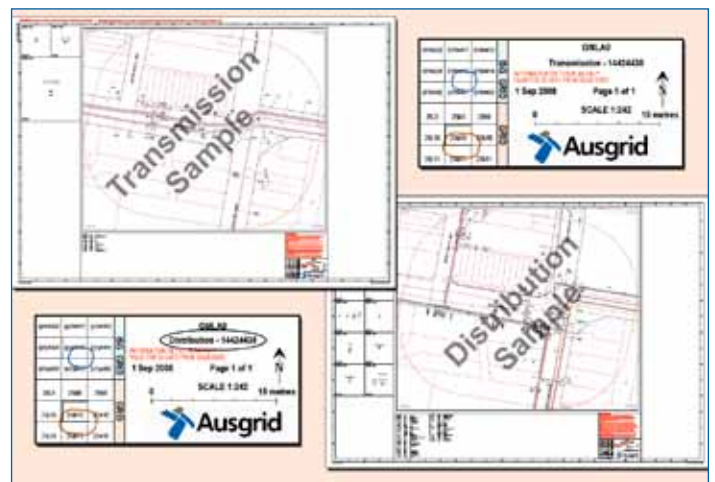


Figure 11

In the Sydney region, the Ausgrid plans are separately labelled as **“Distribution – nnnnnnn”** and **“Transmission – nnnnnnn”**, where **“nnnnnnn”** refers to the DBYD sequence number quoted.

In the Hunter region, the Ausgrid plans show combined **“distribution”** and **“transmission”** voltage assets, and are clearly labelled as **“Distr + Trans – nnnnnnn”** where **“nnnnnnn”** refers to the DBYD sequence number.

In the Hunter region, some DBYD requests are covered by PENGUIN grid references. In such cases, the Ausgrid Plans show the grid quoted with a cross-reference to a corresponding Ausgrid (ISG) map grid (eg: PENGUIN 136B3 – DP711, where DP711 is the Ausgrid (ISG) grid) to optimise the legibility of plans due to PENGUIN grid scale.

Some Hunter plans may have transmission cables in the area, when these cables are present there will be a warning printed at the top of the plan supplied:

WARNING: If there is work in the vicinity of transmission cables, Ausgrid must be contacted at least two weeks before the work is due to commence.

10 “Shifting Land Base” on Ausgrid Distribution and Transmission Plans

In some instances, the plans supplied may indicate road or property outlines that appear to have shifted in relation to the Ausgrid assets displayed. (refer to figure 12)

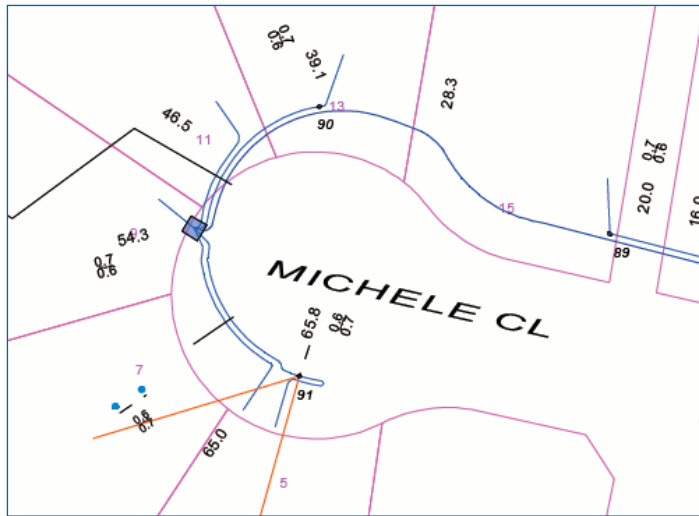


Figure 12

In such instances, always refer to the “**property line**” (in metres) and depth of “**cover**” (in metres) references displayed on the nearest relevant “**cross sections**” to obtain Ausgrid asset location information (see Reading Ausgrid Plans, clause 3, Cross Sections for more detail).

11 “Underground Earthing Infrastructure”

In some instances, the plans supplied may also indicate the presence of underground earthing infrastructure associated with underground and/or overhead Ausgrid assets.

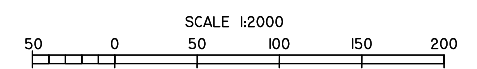
The “Earth Point” symbol (refer to figure 13) will be shown on plans to minimize risk of disturbance or damage to any Ausgrid underground earthing infrastructure in the vicinity.



Figure 13



WYONG
3C



THIS MAP UPDATED ON 29/01/13
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED:..... BY:.....

WY2B	WY3A	WY3B
WY2D	WY3C	WY3D
WY5B	WY6A	WY6B

ADJOINING MAPS

348	WYONG
-----	-------

NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

MAX ALLOWABLE OPERATING PRESSURE

T	TRUNK MAIN	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
		300 kPa
		210 kPa
		7 kPa
400		400 kPa
100		100 kPa
		2 kPa

- PROPOSED MAINS
- PR II-2 3 STEEL MAIN PROJECT NUMBER
- P PRESSURE MONITORING STATION
- V VALVE
- SPR SYSTEM PRESSURE REGULATOR
- S SIPHON
- 123 NETWORK NODES
- 123S ITEM DETAIL SKETCH AVAILABLE
- 6NB VALVE NUMBER (OLD NUMBERING)
- 150MM 6 INCH CAST IRON MAIN
- 110MM PE/NY 150MM STEEL MAIN
- 6NB 50MM NY 50MM POLYETHYLENE/NYLON MAIN
- 1.2MBL 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN
- 1957 DISTANCE IN METRES OF MAIN FROM BUILDING LINE (TOLERANCE OF 0.4M)
- YEAR LAID
- +---+--- MUNICIPALITY BOUNDARY
- == NETWORK BOUNDARY
- 123 HOUSE NUMBER

WYONG 3C



Network Protection

Assets Affected

In reply to your enquiry, there are gas mains at the location of your intended work as per the attached map. For an explanation of the map, please see the key below. The following excavation guidelines apply.

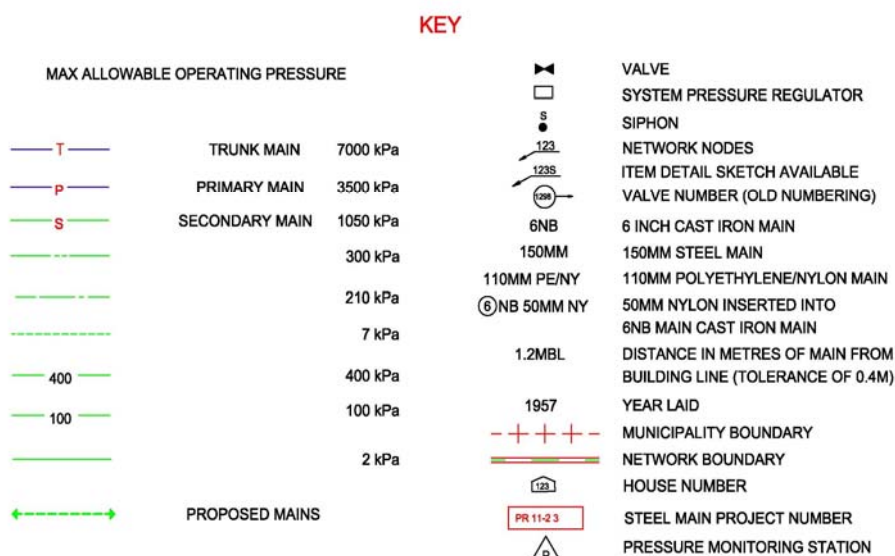
Excavation Guidelines:

It is essential the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the gas main, contact the local depot.

In accordance with clause 34D(1) of the Gas Supply (Safety and Network Management) Regulation 2008 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with “**Work Near Underground Assets Guideline**” published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: www.workcover.nsw.gov.au

DBYD Administration 1300 880 906



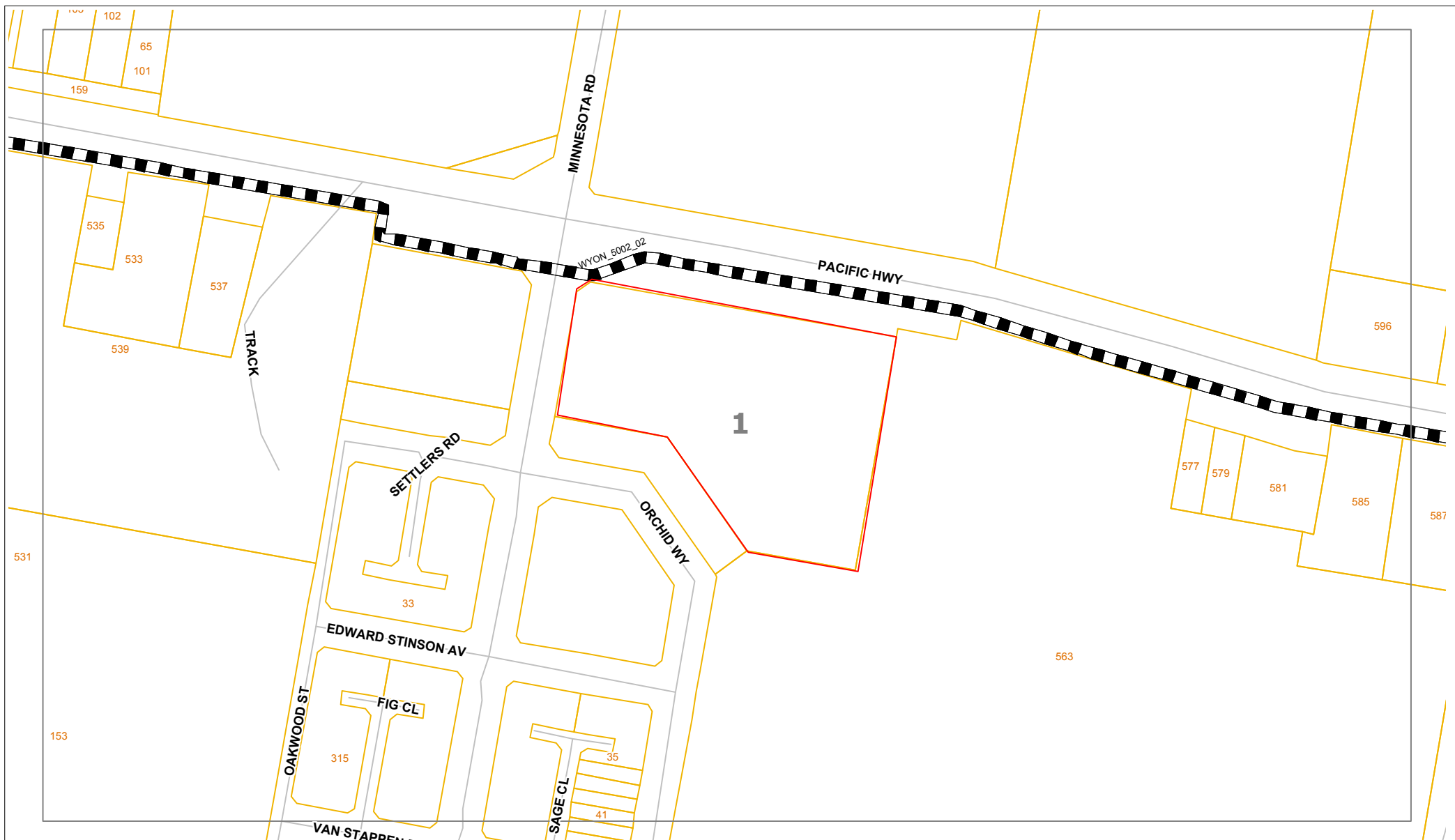
Warning: The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together “**Jemena**”) and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors). The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline published in 2007 by Work Cover Authority, Jemena recommends that you carry out potholing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

In case of Emergency Phone 131 909 (24 hours)

Dayle

02 9397 9417

*Jemena Asset Management Pty Ltd ABN 53 086 013 461
for and on behalf of Jemena Gas Networks (NSW) Ltd ABN 87 003 004 322*



Sequence Number: 28167436

Date: 01/03/2013

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL VISIONSTREAM. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM VISIONSTREAM PTY LTD.

nextgen
networks

LEGEND

Digsite	Assets
 Point	 Cable
 Line	 3rd Party Duct
 Area	 Marker Post

Plant Location Details



01/03/2013

Miss Jodi Todd
Geo-Logix Pty Ltd
Unit 2309 4 Daydream
Warriewood, NSW 2102
Phone: 0299791722
Fax: 0299191222

Visionstream Pty Limited
ABN 80 062 604 193
236 East Boundary Rd 2 North Drive
Virginia Park East Bentleigh, Victoria 3165
T 1800 336 886 F 03 92585879
E dbydnext@visionstream.com.au
W www.visionstream.com.au

Dear Miss Jodi Todd,

The following is a response to your Dial Before You Dig enquiry

Assets Affected: Nextgen Assets

Sequence No: 28167436
Location: 1 Figtree Wadalba, NSW 2259
Commencement Date: 11/03/2013 12:00:00 AM

IMPORTANT:

- Please read and understand all the information and disclaimers provided below
- Sketches and Plans provided by Nextgen Networks are circuit diagrams only and indicate the presence of telecommunications plant in the general vicinity of the geographical area shown; exact ground cover and alignments cannot be given with any certainty and cover may alter over time. Telecommunications plant seldom follow straight lines and careful on site investigation is essential to uncover and reveal its exact position
- The accuracy and/or completeness of the information in the plans can not be guaranteed often due to changes in the surrounding land subsequent to Nextgen's deployment and, accordingly the plans are intended to be indicative only

"DUTY OF CARE"

When working in the vicinity of telecommunications plant you have a legal "Duty of Care" that must be observed. The following points must be considered:

1. It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Nextgen Networks plant. Nextgen Networks will provide free plans and sketches showing the presence of its network to assist at this design stage.
2. It is the owner's (or constructor's) responsibility to:
 - a) Request plans of Nextgen Networks plant for a particular location at a reasonable time before construction begins
 - b) Visually locate Nextgen Networks plant by vacuum excavation (pot-holing) where construction activities may damage or interfere with Nextgen Networks plant (see "Essential Precautions and Approach Distances" section for more information)
 - c) Contact Nextgen Networks Network (see below for details) if Nextgen Networks plant is wholly or partly located near planned construction activities

DAMAGE

ANY DAMAGE TO Nextgen Networks NETWORK MUST BE REPORTED TO 1800 032 532 IMMEDIATELY

- The owner is responsible for all plant damage when works commence prior to obtaining Nextgen Networks plans, or failure to follow agreed instructions
- Nextgen Networks reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses

CONCERNING NEXTGEN NETWORK PLANS

- Phone 1100. Dial Before You Dig for free plans of Nextgen Networks plant locations. Please give at least 2 business days notice
- Nextgen Networks plans and information provided are valid for 50 days from the date of issue
- Nextgen Networks retains copyright in all plans and details provided in conjunction with your request. These plans and or details should be disposed of by shredding or any other secure disposal method after use
- Nextgen Networks plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose
- Please contact the Network Help Desk (see below for details) immediately should you locate Nextgen Networks assets not indicated on these plans
- Nextgen Networks, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Nextgen Networks against any claim or demand for any such loss or damage
- Please ensure Nextgen Networks plans and information provided remains on-site at all times throughout your construction phase

ESSENTIAL PRECAUTION AND APPROACH DISTANCE

NOTE: If the following clearances cannot be maintained, please contact the Nextgen Network Help Desk (see below for details) for advice on how best to resolve this situation

1. On receipt of plans and sketches and before commencing excavation work or similar activities near Nextgen Networks plant, carefully locate this plant first to avoid damage. Undertake prior exposure (vacuum excavation) such as potholing when intending to excavate or work closer to Nextgen Networks plant than the following approach distances:
 - Where Nextgen Networks plant is in an area where load and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside
 - In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres
 - In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:
 - a) Parallel to major plant: 10 metres (for optic fibre cable)
 - b) Parallel to other plant: 5 metres

Note: Even pot-holing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables. For example - vacuum excavation.

- If construction work is parallel to Nextgen Networks plant, then careful pot-holing at least ever 5m is required to establish the location of all plant, hence continuing nominal locations before work can commence
2. Maintain the following minimum clearance between construction activity and actual location of Nextgen Networks Plant.

Jackhammers/Pneumatic Breakers	<i>Not within 1.0m of actual locations</i>
Vibrating Plate or Wackers Packer Compactors	<i>Not within 0.5m of Nextgen Networks ducts 300mm compact clearance cover before compactor can be used across Nextgen Networks ducts, and 600mm clearance across Nextgen Networks cables in the solid</i>
Boring Equipment (in-line, horizontal and vertical)	<i>Not within 2.0m of actual location Constructor to check depth via vacuum excavation (pot-hole)</i>
Heavy Vehicle Traffic (over 3 tonnes)	<i>Not to be driven across Nextgen Networks ducts with less than 600mm cover. Not to be driven across Nextgen Networks fibre with less than 1.2m cover Constructor to vacuum excavate(pot-hole) and expose plant</i>
Mechanical Excavators, Boring and Tree Removal	<i>Not within 1.0m of actual location Constructor to vacuum excavate (pot-hole) and expose plant</i>

- All Nextgen Networks pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work
- All Nextgen Networks conduit should have the following minimum depth of cover after the completion of your work:

Footway 450mm

Roadway 450mm at drain invert and 600mm below the pavement subgrade level invert

- All Nextgen Networks ♦fibre in the solid♦ should have the following minimum depth of cover after the completion of your work:

Footway 600mm

Roadway 1200mm at drain invert and 1200mm below the pavement subgrade level invert

- For clearance distances relating to Nextgen Networks above ground infrastructure please contact the Network Help Desk (see below for details)

FURTHER ASSISTANCE

Over-the-phone assistance can be obtained by calling the Network Help Desk below.

Nextgen require 5 clear business days notice to conduct an on-site location. The initial on site location visit will not normally incur a charge, but at the discretion of Nextgen subsequent site visits may incur a charge to be applied at an hourly rate.

Where an on-site location is provided, the owner is responsible for all vacuum excavation work (pot-holing) to visually locate and expose Nextgen Networks plant.

If plant location plans or visual location of Nextgen Networks plant by vacuum excavation reveals that the location of Nextgen Networks plan is situated wholly or partly where the owner plans to work, then **Nextgen Networks** must be contacted through the **Network Help Desk** to discuss possible engineering solutions.

The contact number for the **Network Help Desk** is 1800 032 532.

NOTE:

If Nextgen Networks relocation or protection works are part of the agreed solution, then payment to Nextgen Networks for the cost of this work shall be the responsibility of the principal developer. The principal developer will be required to provide Nextgen Networks with the details of their proposed work showing how Nextgen Networks plant is to be accommodated and these details must be approved by the Nextgen National Operations Manager prior to the commencement of site works.

RURAL LANDOWNER - IMPORTANT INFORMATION

Where Nextgen Networks owned cable crosses agricultural land Nextgen Networks will provide a one off free-on-site electronic cable location. Please note that the exact location of cables can only be verified by visual proving by pot holing, which is not covered by this service. The Network Integrity HelpDesk Officer will provide assistance in determining whether a free-on-site location is required. Please ring the Nextgen Network Help Desk as listed above.

PRIVACY NOTE

Your information has been provided to Nextgen Networks by DBYD to enable Nextgen Networks to respond to your DBYD request. Nextgen Networks keeps your information in accordance with its privacy statement entitled 'Protecting Your Privacy' which can be obtained from Nextgen Networks either by calling 1800 032 532 or visiting our website www.nextgennetworks.com.au

Warning: Nextgen Networks plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc, at the time of installation and Nextgen Networks does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.
DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly.
The customer has A DUTY OF CARE when excavating near Nextgen Networks cables and plant. Before using machine excavators NEXTGEN PLANT MUST FIRST BE PHYSICALLY EXPOSED BY VACUUM EXCAVATION (potholing} to identify its location.
Nextgen Networks will seek compensation for damages caused to its property and losses caused to Nextgen Networks and its customers.

EXPERIENCED PLANT LOCATORS (for your area)

On-site assistance should be sought from an Experienced Plant Locator if the telecommunications plant cannot be located within 2.5 metres of the locations indicated on the drawings provided. On-site advice should be obtained from a suitably qualified contractor highly skilled in locating Nextgen Networks plant. If there is any doubt whatsoever about the actual location of the telecommunications plant, the best method for locating the telecommunications plant or the correct interpretation of the drawings provided. In the case where Nextgen Networks plant is outside a recognised road reserve Nextgen Networks recommends that the **Network Help Desk** is contacted for assistance prior to engaging an Experienced Plant Locator.

For the assistance of customers Nextgen Networks has established strict criteria to assess the skill of contractors that may be engaged by owners requiring Nextgen Networks plant locating services to perform any of the following activities if requested to do so by the owner:

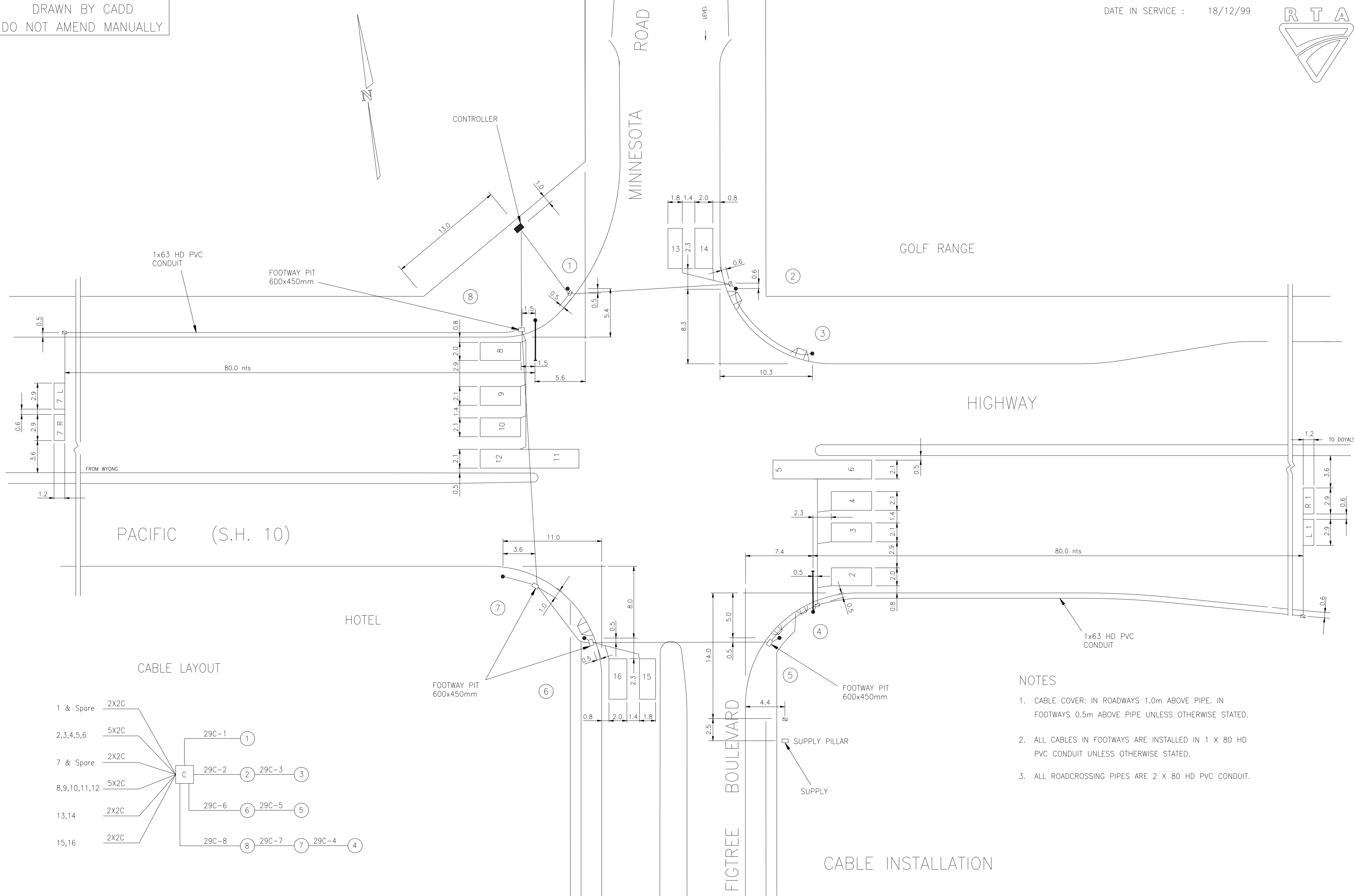
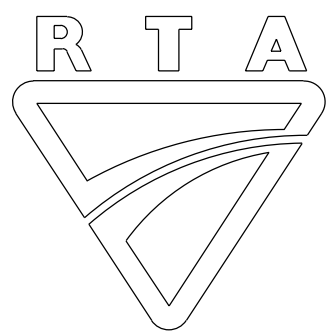
- Review Nextgen Networks plans to assess the approximate location of Nextgen Networks plant
- Advise owners of the approximate location of Nextgen Networks plant according to the plans
- Advise the owners of the best method for locating Nextgen Networks plant
- Advise owners of the hazard of unqualified persons attempting to find the exact location of Nextgen Networks plant and working in the vicinity of Nextgen Networks plant without first locating its exact position
- Perform trial hole explorations by vacuum excavation (pot-holing) to expose Nextgen Networks plant with a high degree of skill, competence and efficiency and utilising all necessary safety equipment

Nextgen Networks does not accept any liability or responsibility for the performance of or advice given by any Plant Locator engaged by you but we will, if requested, recommend suitably qualified plant locators that Telstra has accredited.

0010.505.W.3645

DRAWN BY CADD
DO NOT AMEND MANUALLY

DATE IN SERVICE : 18/12/99



A ORIGINAL ISSUE		B ISSUE: J/I HR 324 DETECTOR NUMBERS REVISED F.P./L.C. 22.06.06		REFERENCE PLANS		SURVEYOR..... DATE.....		Approved <i>[Signature]</i> ELECTRICAL DESIGN MANAGER		Roads and Traffic Authority,N.S.W		REGION: HUNTER		ISSUE	
				SYMBOLS/ABBS. VDD03-6		F.L.D. DATA.....		Map Reference Map 40 E 11		WYONG SHIRE COUNCIL (S.H.10) PACIFIC HIGHWAY, MINNESOTA ROAD & FIGTREE BOULEVARD WADALBA		File No. 505 TS 195		Sheet No. 2	
				STD. POST. VDD01-5		Map Reference CNJ		Design D. CHEN 08/05/00		TCS No 3645		SUPERSEDES 2A			
				DET. SCHED. EXP. VDD18-10		DATE 09/05/2000		Accepted FOR CONSTRUCTION				SCALE 5 0 (1:200) 5 10			
				PRES. DETECT. VDD05-17		J. RUSSELL		Site Checked				Reg No. 0010.505.VV.3645			
				SSC. DIS. SEQ. VDD18-8		DATE 24/03/2000									
				Type 2 Post. PW202-1											
				Type SL MA VW211-6											
				Design Layout W3645-1											
				Cable Chart W3645-3											

Wyong Shire Council Underground Plant Locations

Not to Scale

Legend

Water

- Water Mains
- Water Mains Asbestos
- Water Mains Disused
- Water Mains Disused Asbestos
- Reclaimed Water Mains
- Tunnel
- Hydrants



Warning Note for Underground Plant Locations

This plan may not have been adjusted to take into account changes to boundaries, levels, fences or structures subsequent to the installation of the service/s. This plan is not to scale and all measurements are approximate only. The service/s indicated are expected to be in proximity to the location and depth shown on the plan. Where it is intended to rely on the accurate location of the service/s, the exact position and depth of the service/s should be ascertained onsite by careful hand excavation. Council can provide an on-site advisory service on request to assist in this process. Persons undertaking work will be held responsible for any damage caused to Council's services. Any indication of materials should be used as a guide only.

Base Cadastre is part of the Digital Cadastral Database supplied by the Land and Property Management Authority, (LPMA). Any person whose legal rights may be affected, or intends to act on any cadastral information shown on this plan should verify such information by consulting the LPMA before so acting.

Michael Whittaker
General Manager



Underground Plant Locations

Not to Scale

Legend

Sewer

Reticulation Main	
Reticulation Main Asbestos	
Private Main	
Vacuum Line	
Concrete Encased	
Cast Iron Pipe	
Junction	
Disused Pipe	
Tie Line	
Pump Station	
Manhole	
Private Manhole	
Vacuum Pot	
Inspection Point	

Rising Mains

Rising Main	
Rising Main Asbestos	
Private Rising Main	
Concrete Encased	
Cast Iron Pipe	
Disused Pipe	
Tie Line	

Warning Note for Underground Plant Locations

This plan may not have been adjusted to take into account changes to boundaries, levels, fences or structures subsequent to the installation of the service/s. This plan is not to scale and all measurements are approximate only. The service/s indicated are expected to be in proximity to the location and depth shown on the plan. Where it is intended to rely on the accurate location of the service/s, the exact position and depth of the service/s should be ascertained onsite by careful hand excavation. Council can provide an on-site advisory service on request to assist in this process. Persons undertaking work will be held responsible for any damage caused to Council's services. Any indication of materials should be used as a guide only.

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Michael Whittaker
General Manager



ATTACHMENT F

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842)
ABN 82 147 943 842

PO Box 149
Yagoona NSW 2199

Telephone: +612 9754 1590
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

5th March, 2013

GEO_LOGIX PTY LTD
Building Q2, Level 3,
Unit 2309, 4 Daydream Street,
WARRIEWOOD NSW 2102

Attention: Jodi Todd,

RE:

**1 Figtree Boulevard,
Wadalba
PO 485889**

Current Search

Folio Identifier 195/1006789 (title attached)
DP 1006789 (plan attached)
Dated 28th February, 2013
Registered Proprietor:
FABCOT PTY LTD

Title Tree
Lot 195 DP 1006789

Folio Identifier 195/1006789

Folio Identifier 707/1001936

Folio Identifier 33/809318

Folio Identifier 3/531676

Certificate of Title Volume 10934 Folio 108

Certificate of Title Volume 2101 Folio 215

Summary of proprietors Lot 195 DP 1006789

Year	Proprietor
	(Lot 195 DP 1006789)
2003 – todate	Fabcot Pty Limited
2000 – 2003	Wadalba Central Developments Pty Limited
	(Lot 707 DP 1001936)
1999 – 2000	Wadalba Central Developments Pty Limited
	(Lot 33 DP 809318)
1998 – 1999	Wadalba Central Developments Pty Limited
1994 – 1998	Wadalba Estates Pty Limited
1991 – 1994	Mature Adult Communities Pty Limited
	(Lot 3 DP 531676)
1988 – 1991	Klenon Pty Limited
	(Lot 3 DP 531676 – CTVol 10934 Fol 108)
1983 – 1988	Klenon Pty Limited
1974 – 1983	Willmar Appointees Pty Ltd
1968 – 1974	Mary Florence Wheeler, married woman
	(Part Portions 28 & 29 Parish Munmorah – Area 56 Acres – CTVol 2101 Fol 215)
1942 – 1968	Mary Florence Wheeler, married woman
1940 – 1942	George Bray, poultry farmer Mary Florence, spinster
1910 – 1940	Arthur Duckworth, esquire
	(Part Portions 28 & 29 Parish Munmorah and other lands – Area 7714 Acres 1 Rood 35 ¼ Perches – CTVol 2082 Fol 35)
1910 – 1910	Albert Hamilyn Warmer, landowner
	(Part Portions 28 & 29 Parish Munmorah and other lands – Area 7998 Acres 2 Roods 15 Perches – CTVol 1980 Fol 212)
1909 – 1910	Albert Hamilyn Warmer, landowner





Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.
 Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 195/1006789

SEARCH DATE -----	TIME -----	EDITION NO -----	DATE -----
28/2/2013	5:36 PM	2	15/7/2003

LAND

LOT 195 IN DEPOSITED PLAN 1006789
 AT WADALBA
 LOCAL GOVERNMENT AREA WYONG
 PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND
 TITLE DIAGRAM DP1006789

FIRST SCHEDULE

FABCOT PTY LIMITED (T 9764945)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 582927 LAND EXCLUDES MINERALS
- 3 A265996 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Ref:Geo-logix - Wadal /Src:T

Form. 77-011

Licence: AUS/0634/96

TRANSFER

New South Wales
Real Property Act 1900

3722878 W



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

Office of State Revenue use only

1/11/1997 \$2.00

994003456 27

330523

33/809318 TFR

WADALBA ESTATES PTY LIMITED ACN 060 765 362

\$3250000.00 \$0.00 09221545

(A) **LAND TRANSFERRED**

If appropriate, specify the
share or part transferred.

FI 33/809318

(B) **LODGED BY**

LTO Box

Name, Address or DX and Telephone

38W

J. RALPH & CO.
LEVEL 9, 98 ELIZABETH ST
SYDNEY 2000
DX 347 SYDNEY
FAX 9233 8645 PH 9233 8088

Reference (15 character maximum):

38W

CBG

(C) **TRANSFEROR** WADALBA ESTATES PTY LIMITED ACN 060 765 362

(D) acknowledges receipt of the consideration of ..\$3,250,000.00.....

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

(E) Encumbrances (if applicable):

1. 2. 3.

(F) **TRANSFEEE**

T

TS

(\$713 LGA)

TW

(Sheriff)

WADALBA CENTRAL DEVELOPMENTS PTY LIMITED ACN 080 036 086

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 15/12/97

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

THE COMMON SEAL of WADALBA ESTATES PTY LIMITED)

(ACN 060 765 362) was hereunto affixed on the)

authority of the Board of Directors in the)

Signature of Witness presence of:)

Name of Witness (BLOCK LETTERS)

Address of Witness Secretary

Director

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Alfonso del Rio
Solicitor (ACT & NSW)

Signature of Transferee's solicitor

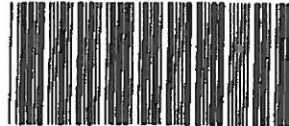
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

97-01T



TRANSFER

Real Property Act, 1900



U
478563 G

Office of State Revenue use only

00*Z\$

10/6ZZ+19100 +0 5081 +610ZZ

(A) **LAND TRANSFERRED**

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

Folio Identifier 33/809318

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

466Y

DAVID LANDA, STEWART & CO.
DX 136 SYDNEY
Ph: 212 1099

REFERENCE (max. 15 characters): Wadalba 1st G

(C) **TRANSFEROR**

MATURE ADULT COMMUNITIES PTY. LIMITED (ACN 001 915 662)

(D) acknowledges receipt of the consideration of ...\$2,400,000.00

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

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFEE**

T

WADALBA ESTATES PTY. LIMITED (formerly known as ACN 060 765 362)
of Level 4, 12 Thomas Street, Chatswood

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900.

DATED 10/8/97 1997

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

THE COMMON SEAL of MATURE ADULT COMMUNITIES PTY. LIMITED)
was hereunto affixed by authority of its Board of)
Directors in the presence of:)

Signature of Witness

Director

Name of Witness (BLOCK LETTERS)

Secretary

Address of Witness

Signature of Transferor



Signed in my presence by the Transferee who is personally known to

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for Transferee

W.G.A. VINDEN

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

28/2/2013 5:38PM

FOLIO: 195/1006789

First Title(s): VOL 256 FOL 218

Prior Title(s): 707/1001936

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
7/3/2000	DP1006789	DEPOSITED PLAN	FOLIO CREATED EDITION 1
15/7/2003	9764943	DISCHARGE OF MORTGAGE	
15/7/2003	9764944	REQUEST	
15/7/2003	9764945	TRANSFER 	EDITION 2

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

28/2/2013 5:39PM

FOLIO: 707/1001936

First Title(s): VOL 256 FOL 218 VOL 256 FOL 219

Prior Title(s): 33/809318

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
26/5/1999	DP1001936	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/3/2000	6611984	REQUEST	
7/3/2000	DP1006789	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

28/2/2013 5:40PM

FOLIO: 33/809318

First Title(s): VOL 256 FOL 218 VOL 256 FOL 219
 Prior Title(s): 1/166356 3/531676
 1/972831

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
23/4/1991	DP809318	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/5/1992	E436719	CAVEAT	
4/5/1993	I302363	WITHDRAWAL OF CAVEAT	
27/7/1994	U478562	DISCHARGE OF MORTGAGE	
27/7/1994	U478563	TRANSFER	
27/7/1994	U478564	MORTGAGE	EDITION 2
19/9/1994	U630088	CAVEAT	
20/2/1996	O896737	CAVEAT	
20/3/1996	O820530	REQUEST	
13/8/1997	3319496	VARIATION OF MORTGAGE	EDITION 3
12/1/1998	3722876	WITHDRAWAL OF CAVEAT	
12/1/1998	3722877	DISCHARGE OF MORTGAGE	
12/1/1998	3722878	TRANSFER	
12/1/1998	3722879	MORTGAGE	EDITION 4
15/12/1998	5465868	DEPARTMENTAL DEALING	
26/5/1999	DP1001935	DEPOSITED PLAN	
26/5/1999	DP1001936	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd *Phone: 02 9754 1590*

LPI On-Line

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

6/3/2013 2:34PM

FOLIO: 3/531676

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 10934 FOL 108

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/12/1988	Y64638	DISCHARGE OF MORTGAGE	
21/12/1988	Y64639	MORTGAGE	EDITION 1
22/4/1991	DP809318	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Vol. **10934** Fol. **108**

Crown Grants Volume 256 Folios 418 & 219.

Prior Title Volume 2101 Folio 215



EH

Edition issued 26-11-1968

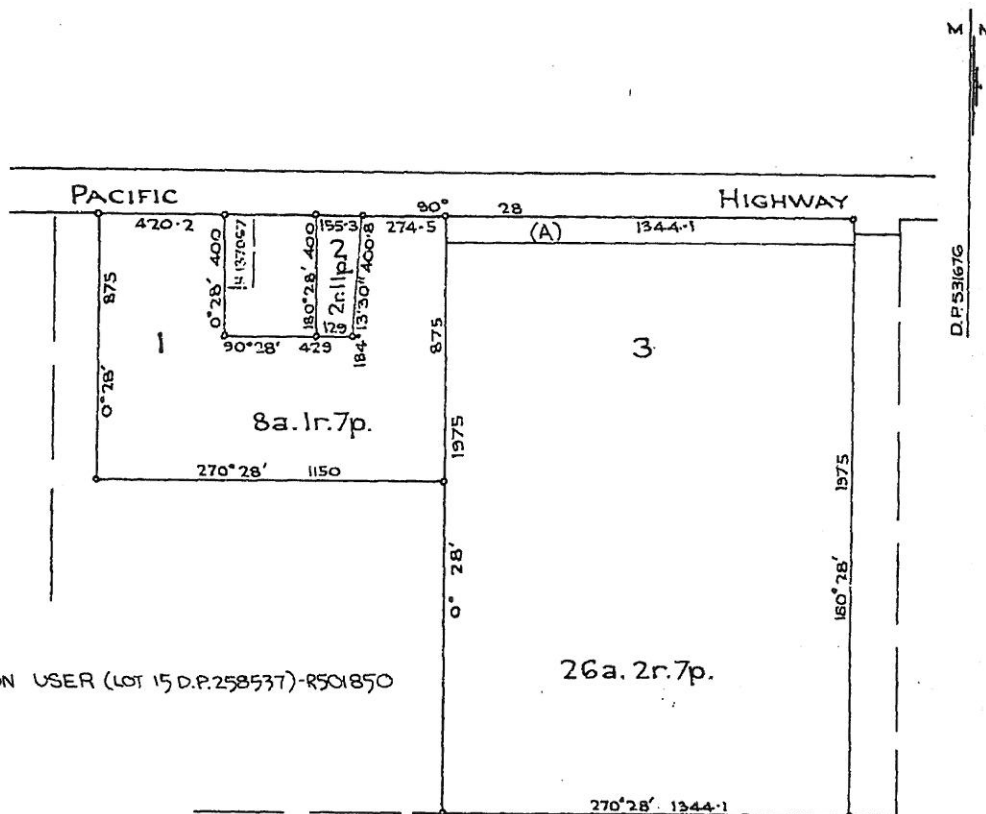
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness *M. Flint*

CANCELLED
Jaworski
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 531676 at Kanwal in the Shire of Wyong Parish of Munmorah and County of Northumberland. EXCEPTING THEREOUT all coal and other mines and minerals excepted by Transfer No. 582927.

FIRST SCHEDULE

~~MARY FLORENCE WHEELER~~, of Wyong, Married Woman.

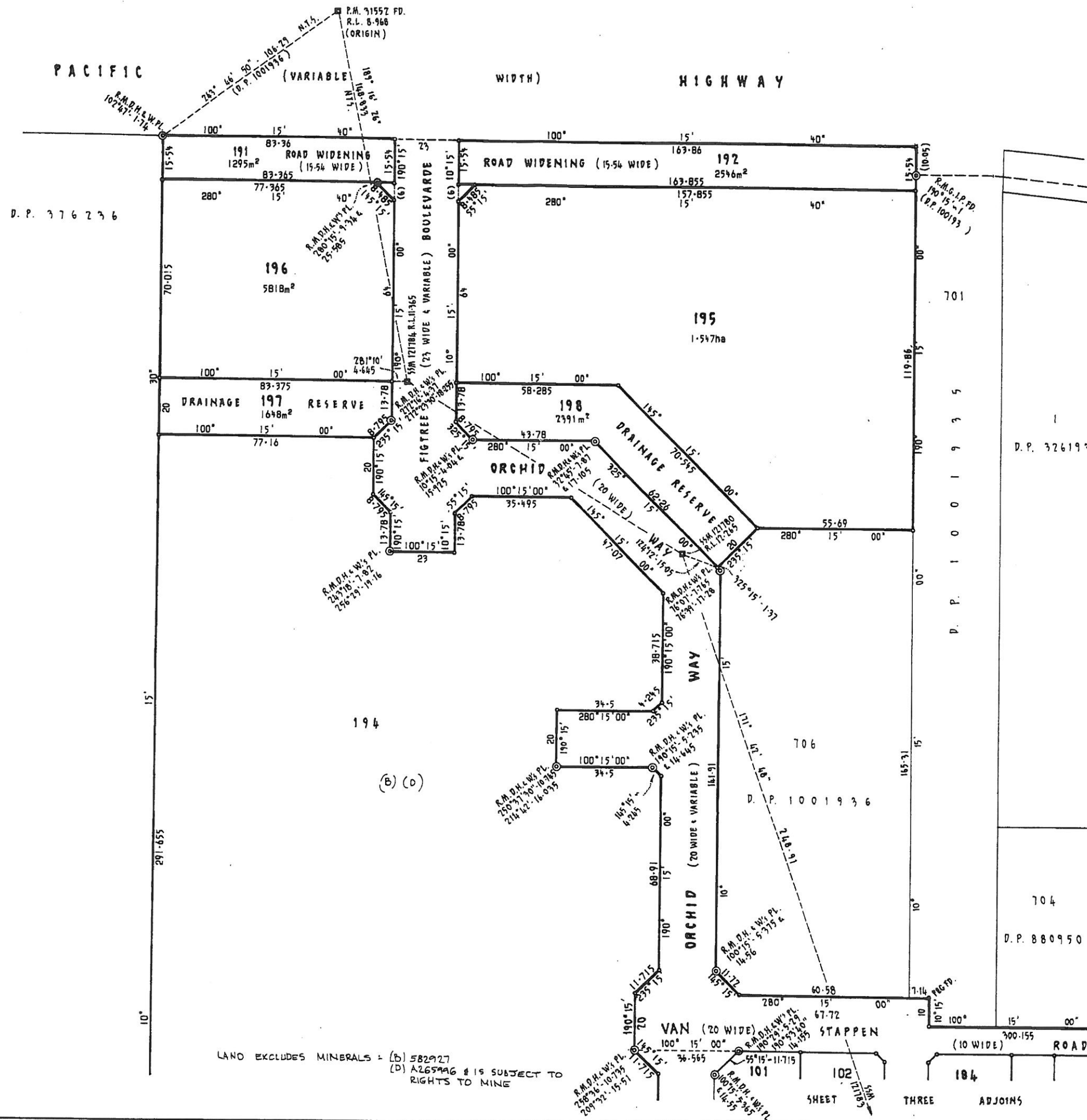
SECOND SCHEDULE

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

Jaworski
Registrar General.

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

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



DP1006789

Registered: 16-3-2000

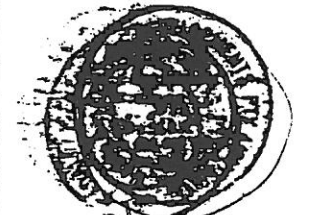
This is sheet 2 of my plan in 4 sheets dated 20th JULY, 1999

Surveyor registered under Surveyors Act 1929

This is sheet 2 of the plan of 4 sheets of covered by subdivision certificate No. 7.2.2000

Authorised Person/General Manager/Accredited Certifier

For use where space is insufficient in any panel on Plan Form 2.



Handwritten signatures and names, including 'J. Jenkins' and 'B. Yarnall'.



Handwritten signatures and names, including 'J. Jenkins' and 'B. Yarnall'.

Handwritten notes and signatures, including 'J. Jenkins' and 'B. Yarnall'.

Reduction Ratio 1:1000

SURVEYOR'S REFERENCE: 1144/1

Plan Drawing only to appear in this space

AND EXCLUDES MINERALS: (B) 582927
(D) A265996 & IS SUBJECT TO RIGHTS TO MINE
(E) G44044
(G) RESTRICTION ON THE USE OF 199 LAND - DP 809318
(F) RESERVATIONS & CONDITIONS IN THE CROWN GRANT

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	188°22'	8.435	8.435	127.925
2	183°09'	14.805	14.815	127.925
3	176°21'	15.52	15.525	127.925
4	169°24'	15.53	15.54	127.925
5	162°22'	15.845	15.855	127.925
6	155°16'	15.88	15.89	127.925
7	147°52'	17.125	17.135	127.925
8	143°17'	3.345	3.345	127.925
9	150°26'	18.19	18.25	66.2
10	74°18'	2.7		
11	350°35'	17.805	17.82	82.2
12	344°34'	3.475		
13	77°45'	16.84	17.28	22
14	158°25'	11.39	11.49	25
15	132°05'	11.39	11.49	25
16	248°25'	11.39	11.49	25
17	222°05'	11.39	11.49	25
18	279°19'	1.24	1.24	38
19	267°05'	14.89	14.99	38
20	245°31'	13.545	13.615	38
21	235°15'	0.645		
22	325°10'	7.575	7.575	82.2
23	326°09'	14.15	14.155	111.925
24	335°46'	23.33	23.375	111.925
25	352°49'	33.155	33.28	111.925
26	166°52'	19.66	19.735	66.2

199

193

72-72
15'

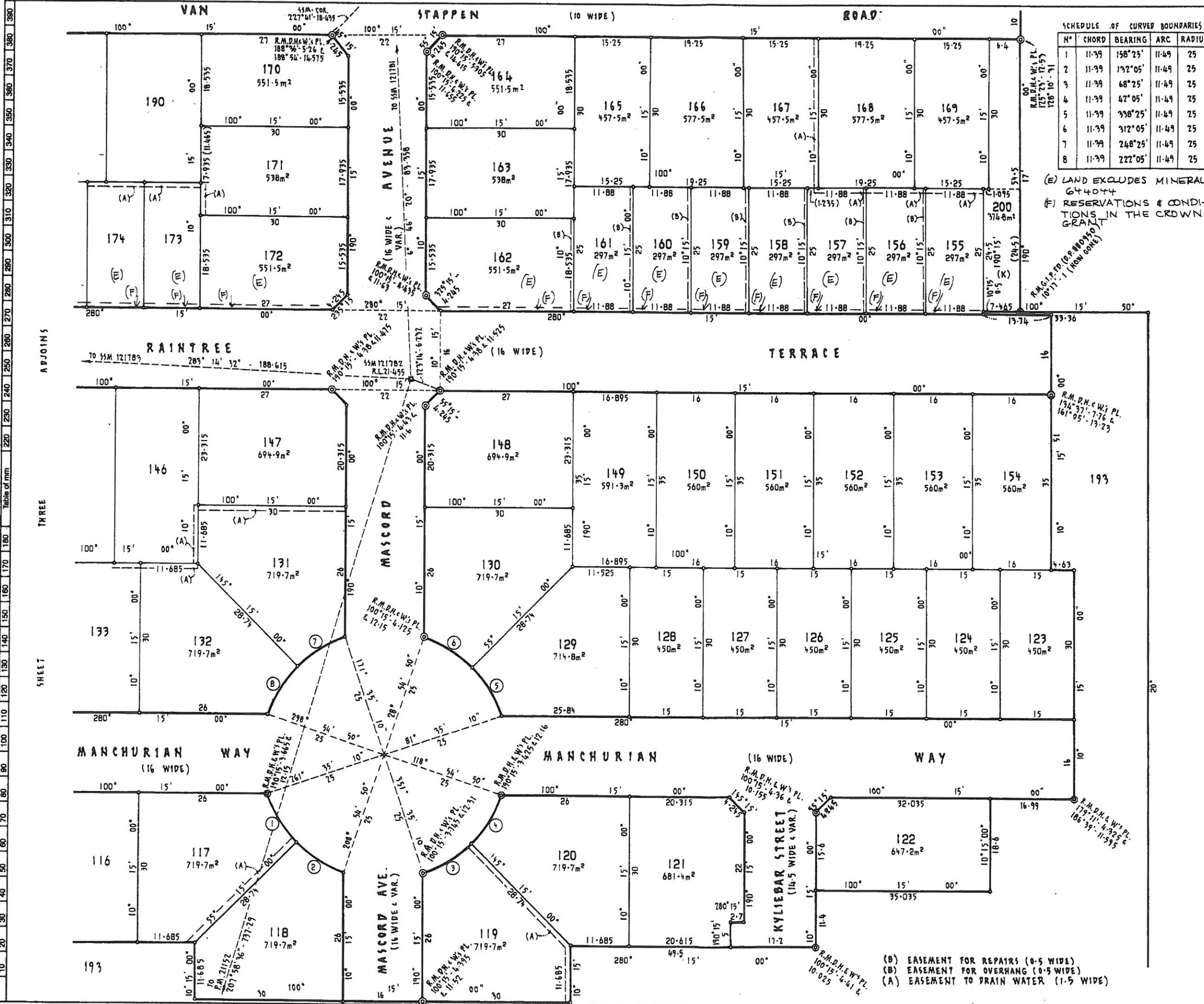
280°
15'

(B) EASEMENT FOR REPAIRS (0.5 WIDE)
(D) EASEMENT FOR OVERHANG (0.5 WIDE)
(A) EASEMENT TO DRAIN WATER. (1.5 WIDE)

No.	BEARING	CHORD	ARC	RADIUS
1	188°22'	8-435	8-435	127-925
2	183°09'	14-805	14-815	127-925
3	176°21'	15-52	15-525	127-925
4	169°24'	15-53	15-54	127-925
5	162°22'	15-845	15-855	127-925
6	155°16'	15-88	15-89	127-925
7	147°52'	17-125	17-135	127-925
8	143°17'	3-345	3-345	127-925
9	150°26'	18-19	18-25	66-2
10	74°18'	2-7		
11	350°35'	13-805	13-82	82-2
12	344°34'	3-475		
13	77°45'	16-84	17-28	22
14	158°25'	11-39	11-49	25
15	132°05'	11-39	11-49	25
16	248°25'	11-39	11-49	25
17	222°05'	11-39	11-49	25
18	279°19'	1-24	1-24	38
19	267°05'	14-89	14-99	38
20	245°31'	13-545	13-615	38
21	235°15'	0-645		
22	325°10'	7-575	7-575	82-2
23	326°09'	14-15	14-155	111-925
24	335°46'	23-33	23-375	111-925
25	352°49'	33-155	33-28	111-925
26	166°52'	19-66	19-735	66-2

Reduction Ratio 1: 500

→ SURVEYOR'S REFERENCE: 1144/1



SCHEDULE OF CURVED BOUNDARIES				
N°	CHORD	BEARING	ARC	RADIUS
1	11.39	158°25'	11.49	25
2	11.39	172°05'	11.49	25
3	11.39	68°25'	11.49	25
4	11.39	42°05'	11.49	25
5	11.39	338°25'	11.49	25
6	11.39	312°05'	11.49	25
7	11.39	248°25'	11.49	25
8	11.39	222°05'	11.49	25

(E) LAND EXCLUDES MINERALS - 644044
(F) RESERVATIONS & CONDITIONS IN THE CROWN GRANT

DP1006789

Registered: 6-3-2000

This is sheet 4 of my plan in 4 sheets dated 20th JULY 1999

Surveyor Registered under Surveyors Act 1929

This is sheet 4 of the plan of 4 sheets of covered by subdivision certificate No. 7001 of 7.2.2000

Authorised Person/General Manager/Accredited Certifier

For use where space is insufficient in any panel on Plan Form 2.



Handwritten signatures and initials.



Handwritten signatures and initials.

Handwritten notes and signatures.

Reduction Ratio 1:500

SURVEYOR'S REFERENCE: 1144/1

Plan Drawing only to appear in this space

ATTACHMENT G



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph - 1955
PHASE I ENVIRONMENTAL SITE ASSESSMENT
1 Figtree Boulevard, Wadalba NSW 2259

Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013



SITE



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph - 1965
PHASE I ENVIRONMENTAL SITE ASSESSMENT
1 Figtree Boulevard, Wadalba NSW 2259

Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013



GEO-LOGIX PTY LTD
 UNIT 2309, 4 DAYDREAM STREET
 WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
 Fax: (02) 9979 1222

Aerial Photograph - 1975
PHASE I ENVIRONMENTAL SITE ASSESSMENT
 1 Figtree Boulevard, Wadalba NSW 2259

Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013



GEO-LOGIX PTY LTD

UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph - 1984
PHASE I ENVIRONMENTAL SITE ASSESSMENT
1 Figtree Boulevard, Wadalba NSW 2259

Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph - 1991
PHASE I ENVIRONMENTAL SITE ASSESSMENT
1 Figtree Boulevard, Wadalba NSW 2259

Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Aerial Photograph - 1998
PHASE I ENVIRONMENTAL SITE ASSESSMENT
1 Figtree Boulevard, Wadalba NSW 2259

Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013



GEO-LOGIX PTY LTD
 UNIT 2309, 4 DAYDREAM STREET
 WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
 Fax: (02) 9979 1222

Aerial Photograph - 2001
PHASE I ENVIRONMENTAL SITE ASSESSMENT
 1 Figtree Boulevard, Wadalba NSW 2259

Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Google Earth - 2007
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
1 Figtree Boulevard, Wadalba NSW 2259

Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013



GEO-LOGIX PTY LTD
UNIT 2309, 4 DAYDREAM STREET
WARRIEWOOD NSW 2102

Ph: (02) 9979 1722
Fax: (02) 9979 1222

Google Earth - 2011
PHASE I ENVIRONMENTAL SITE ASSESSMENT
1 Figtree Boulevard, Wadalba NSW 2259

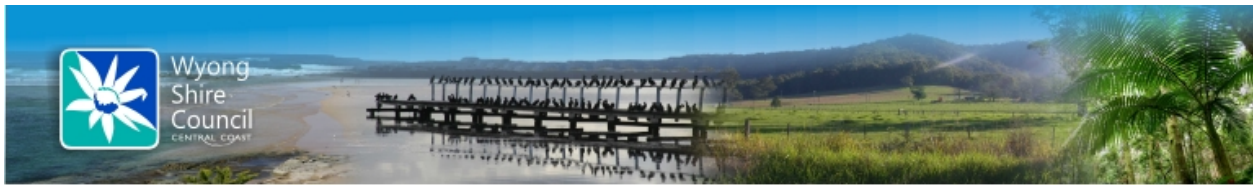
Project No. 1301004

Drawn: JT

Checked: BP

Date: 4/03/2013

ATTACHMENT H



Property Details

Important Information:

Applications listed on this page are only from a lodgement date of 01/01/2007 onwards.

The information listed on this page is supplied by Council for general information purposes only and does not reflect all records and information available for the identified parcel of land. No reliance should be placed on the information on this page to determine the planning or other legislative controls affecting the identified parcel of land. Applications may be made in accordance with the *Government Information (Public Access) Act 2009* to inspect information held by Council in relation to the identified parcel of land. Applications may also be made for planning certificates under sec. 149 of the *Environmental Planning and Assessment Act 1979*. Additionally, the parcel conditions listed are not a complete list of conditions imposed on the identified parcel of land. For example, site compatibility, flooding and coastal hazards are not listed on this page. Also, a reference to a chapter of Council's Development Control Plan (DCP), does not mean that other chapters of the DCP are not relevant. Please refer to Council's full Terms and Conditions applicable to the use of this service.

1 Figtree Boulevard WADALBA NSW 2259

- ☐ **Details**
 - Property Number: 357384
 - Lot/DP: Lot 195 DP 1006789
 - Ward: A Riding
- ☐ **Zoning**
 - WW2E - 2E Urban Release Area Zone
- ☐ **Applications**
 - No applications recorded against this property.
- ☐ **Conditions**
 - Parcel Conditions**
 - Bush Fire Prone Land - No - 13/09/2011
 - No Road widening under Planning Instrument - 05/12/2011
 - SEPP - Affordable Rental Housing - 12/01/2011
 - SEPP - Mining, Petroleum & Extractive Industries - 24/02/2010
 - SEPP - State & Regional Development - 30/09/2011
 - SEPP 1 - Development Standards - 10/10/2012
 - SEPP 32 - Urban Consolidation - 10/01/2013
 - SEPP 4 - Development Without Consent & Miscellan - 10/10/2012
 - SEPP 44 - Koala Habitat Protection - 11/09/2012
 - SEPP - Infrastructure - 02/09/2008
 - SEPP - Major Development - 07/06/2005
 - SEPP - BASIX 2004 - 08/09/2006
 - SEPP - Exempt & Complying (Housing Code) - 26/02/2009
 - RMS Road Widening - 03/03/2006
 - Mine Subsidence - YES - 03/02/1995
 - Wyong LEP 1991 - 27/11/1995
 - Clause 59 - Wadalba Shopping Centre - 07/11/1997
 - SEPP 50 - Canal Estates - 25/11/1997
 - SEPP 55 - Remediation of Land - 17/09/1998
 - SEPP - Housing for Seniors or People with Disabili - 22/12/2000
- ☐ **Services**
 - There are no services for this property.

[close all](#) | [open all](#)

[Wyong Shire Council](#)



Jodi Todd

From: Frew, Michelle <frewm@wyong.nsw.gov.au>
Sent: Friday, 15 March 2013 3:05 PM
To: 'jtodd@geo-logix.com.au'
Subject: Approvals for 1 Figtree Blvd Wadalba

Hi Jodi,

Council has no record of any approvals for 1 Figtree Blvd Wadalba.

***Regards
Michelle***

Regards,

Michelle Frew

Officer
Customer Contact



WYONG SHIRE
building a better tomorrow!

P.O. Box 20, WYONG NSW 2259

Tel: 02 4350 5555

Fax: 02 4351 2098

E-mail: Michelle.Frew@wyong.nsw.gov.au

www.wyong.nsw.gov.au



please consider the environment before printing this e-mail

Attention:

This email is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient is prohibited by Wyong Shire Council.

ATTACHMENT I



Geo-Logix Pty Ltd
2309/4 Daydream St
WARRIEWOOD NSW 2102

SECTION 149(2) AND (5) PLANNING CERTIFICATE

This Planning Certificate is issued on 5 March 2013 in respect to the land described below, pursuant to s.149 of the Environmental Planning and Assessment Act 1979

Fee paid:	\$133.00
Receipt No:	8555004
Receipt Date:	5 March 2013

DESCRIPTION OF LAND COUNTY OF NORTHUMBERLAND

Property Address:	1 Figtree Boulevard, WADALBA NSW 2259
Property Description:	Lot 195 DP 1006789
Property Owner:	Fabcot Pty Ltd

The information contained within this certificate relates to the land.

1 RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

1.1 Environmental Planning Instruments which apply to the land

Wyong Local Environmental Plan 1991

State Environmental Planning Policy No 32 – Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy No 44 – Koala Habitat Protection

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy No 1 – Development Standards

State Environmental Planning Policy No 4 – Development without Consent and Miscellaneous Exempt and Complying Development

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy No 50 – Canal Estates
State Environmental Planning Policy No 55 – Remediation of Land
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

1.2 Proposed Environmental Planning Instruments which will apply to the land and is or has been the subject the subject of community consultation or public exhibition

This land is subject to draft Wyong Local Environmental Plan 2012.

1.3 Development Control Plans

Development Control Plan 2005 applies to this land.

2 ZONING AND LAND USE

a Identity of the Zone

Lot 195 DP 1006789

2E Urban Release Area Zone

For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine:

- b development that may be carried out within the zone without the need for development consent,
- c development which may not be carried out within the zone except with development consent and
- d development which is prohibited within the zone

e Development Standards applying to the land

Clause 59 (1) of Wyong Local Environmental Plan 1991 - Council must not grant consent for the development of more than one local shopping centre within the Wadalba as shown on 'Sheet 2' of Wyong Local Environmental Plan 1991 (Amendment No 2) and zoned 2(e) Urban Release zone. Further information may be obtained from Council.

f Critical Habitat

Nil

g Conservation Area

Nil

h Environmental Heritage

Nil

2A ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

Not applicable

3 COMPLYING DEVELOPMENT

Whether or not the land is land on which complying development can be carried out under each of the codes for complying development because of the provisions of clause 1.17A (c) and (d) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

1. PART 3 – GENERAL HOUSING CODE
 - a Complying development under the General Housing Code **may** be carried out on the land.
2. PART 3A – RURAL HOUSING CODE
 - a Complying development under the Rural Housing Code **may** be carried out on the land providing the land is not less than the minimum lot size for the erection of a dwelling house under the Wyong Local Environmental Plan 1991.
3. PART 4 – HOUSING ALTERATIONS CODE
 - a Complying development under the Housing Alterations Code **may** be carried out on the land.
4. PART 4A – GENERAL DEVELOPMENT CODE
 - a Complying development under the General Development Code **may** be carried out on the land.
5. PART 5 – GENERAL COMMERCIAL AND INDUSTRIAL CODE
 - a Complying development under the General Commercial and Industrial Code **may** be carried out on the land.
6. PART 6 – SUBDIVISIONS CODE
 - a Complying development under the Subdivisions Code **may** be carried out on the land.

7. PART 7 – DEMOLITION CODE
- a Complying development under the Demolition code **may** be carried out on the land.

4 COASTAL PROTECTION ACT 1979

This land is within the coastal zone as defined by the Coastal Protection Act however there are no notices under Sections 38 or 39 of this Act.

4A CERTAIN INFORMATION RELATING TO BEACHES AND COASTS

1. An order has not been made under Part 4D of the Coastal Protection Act 1979 on this land or on any public land adjacent to this property in relation to temporary coastal protection works. If an order has been made previously, Council is fully satisfied that the order has been complied with.
2. Council has not been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works have been placed on the land or public land adjacent to this property.

4B ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

5 MINE SUBSIDENCE

The land is within a proclaimed Mine Subsidence District under the Mine Subsidence Compensation Act 1961. The approval of the Mine Subsidence Board is required for all subdivision and building, except for certain minor structures. Surface development controls are in place to prevent damage from old, current or future mining. It is strongly recommended prospective purchasers consult with the Mine Subsidence Board regarding mine subsidence and any surface development guidelines. The Board can assist with information about mine subsidence and advise whether existing structures comply with the requirements of the Act.

6 ROAD WIDENING OR ROAD ALIGNMENT

1. DIVISION 2 SECTION 25 OF THE ROADS ACT 1993
The land is not affected by road realignment or road widening under the above.
2. ENVIRONMENTAL PLANNING INSTRUMENT
The land is not affected by road widening or road re-alignment under the above.

3. COUNCIL RESOLUTIONS

The property is not affected by road widening or road re-alignment under the above.

However, it should be noted that this property fronts a road under the control of the Roads and Maritime Services. For further details regarding road widening please refer to that agency.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES TO RESTRICT DEVELOPMENT DUE TO RISK

This land is **not** affected by a policy that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

7A FLOOD RELATED DEVELOPMENT CONTROLS

Development on this land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or senior housing) and for other purposes are **not** subject to flood related development controls.

Words and expressions in this clause have the same meaning as in the instrument set out in the Schedule to the *Standard Instrument (Local Environmental Plans) Order 2006*

8 LAND RESERVED FOR ACQUISITION

The following environmental planning instruments and proposed environmental planning instruments make provisions for the acquisition of land by a public authority as referred to in Section 27 of the Act:

Wyang Local Environmental Plan 1991
State Environmental Planning Policy (Major Development) 2005

9 CONTRIBUTION PLANS

This land is subject to the Section 94 Contributions Plan for Wyong Shire No. 11 - Shire wide Infrastructure, Services and Facilities – July 2007.

The land is subject to Section 94 Contributions Plan No 1 – Wyong District and Part Rural West District.

The land is subject to Section 94 Contributions Plan No 7A – Warnervale District.

9A BIODIVERSITY CERTIFIED LAND

The land is not “biodiversity certified land” within the meaning of Part 7A of the Threatened Species Conservation Act 1995.

10 BIOBANKING AGREEMENTS

Council has not been notified by the Director-General of the Department of Environment, Climate Change and Water of an agreement issued under Part 7A of the Threatened Species Conservation Act 1995.

11 BUSHFIRE PRONE LAND

The information currently available to Council indicates that this land is **not** bush fire prone land according to the Act.

12 PROPERTY VEGETATION PLAN

This land is not subject to a property vegetation plan under the Native Vegetation Act 2003.

NOTE: The advice provided in this section is based on notification by the Hunter Central Rivers Catchment Management Authority of the approval of a plan. Further information about property vegetation plans should be obtained from that Authority

13 ORDER UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Council has not been notified of an Order issued under the Trees (Disputes between Neighbours) Act 2006.

NOTE: This advice is based on information provided by the Land and Environment Court.

14 DIRECTIONS UNDER PART 3A

Not Applicable

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

Council is not aware of there being a valid Site Compatibility Certificate issued by the Director-General of the Department of Planning and Infrastructure in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Infrastructure.

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

Council is not aware of there being a valid Site Compatibility Certificate issued by the Director-General of the Department of Planning and Infrastructure in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Infrastructure.

17 SITE COMPATIBILITY CERTIFICATES FOR AFFORDABLE RENTAL HOUSING

Council is not aware of there being a valid Site Compatibility Certificate issued by the Director-General of the Department of Planning and Infrastructure in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Infrastructure.

18 CONTAMINATED LAND MANAGEMENT ACT 1979

Not Applicable

19 NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009

Nil

20 ADVICE PROVIDED PURSUANT TO S.149(5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**20.1 Prescribed Streams**

Approval of the Department of Natural Resources, in addition to Council's Tree Permit, is required to remove any trees within 20 metres of Ourimbah Creek, Wyong River (Wyong Creek) and tributaries, Cedar Brush (Cedar or Old Brush Creek) or Jilliby (Jilliby Creek). Contact the Department of Natural Resources for details.

20.2 Controlled Airspace

The land is within the controlled air space of the proposed Warnervale Aerodrome facility, as defined by the 51 metre AHD height limitation area pursuant to Clause 46 of Wyong Local Environmental Plan 1991. As such, restrictions may apply to buildings or structures with a height in excess of 15 metres above natural ground level. Proposals for such buildings or structures will be referred to Air Services Australia for comment on the potential to affect aircraft operations associated with the proposed upgraded aerodrome facility. Clause 46 requires that in determining such applications the Council shall take into account any comments furnished by the Authority.

20.3 No development will be permitted until the development can be serviced from the reticulated water and sewer services.

For any enquiries regarding this Certificate please contact Council's Customer Contact Centre on 4350 5555.

A handwritten signature in black ink, appearing to read 'T. Blenheim'.

Toni Blenheim
Signed on Behalf of Council

LAND USE TABLE

Zone No. 2(e) (Urban Release Area Zone) Wyong Local Environmental Plan 1991 (as amended)

1 Objectives of zone

The objectives are:

- (a) to cater for a range of housing types appropriate to a greenfield urban release area and not exceeding a height of 2 storeys, and
- (b) to provide for other uses which:
 - (i) are compatible with the residential environment and afford services to residents at a local level, and
 - (ii) are unlikely to adversely affect residential amenity or place demands on services beyond the level reasonably required for residential uses, and
- (c) to provide home based employment where such will not:
 - (i) involve exposure to view from any public place of any unsightly matter, or any raw material, equipment, machinery, product or stored finished goods, or
 - (ii) have a material adverse impact on residents, and
- (d) to ensure development includes appropriate water sensitive urban design.

2 Without development consent

Home occupations

3 Only with development consent

Advertisements; agriculture; boarding houses; bushfire hazard reduction; child care centres; communications facilities; community facilities; detached dual occupancies; drainage; dual occupancy buildings; dwelling-houses; education establishments; exhibition homes; flood mitigation works; general stores; group homes; home businesses; hospitals; housing for older persons or people with a disability; motels; nutrient control facilities; palliative day care centres; places of worship; recreation areas; residential flat buildings; tourist accommodation; transitional group homes; utility installations.

4 Prohibited

Any purpose other than a purpose included in item 2 or 3 of the matter relating to this zone.

ATTACHMENT J



WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
WorkCover Assistance Service 13 10 50
DX 731 Sydney workcover.nsw.gov.au

Our Ref: D13/033903
Your Ref: Jodi Todd

8 March 2013

Attention: Jodi Todd
Geo-Logix Pty Ltd
Unit 3,
2309 Daydream St
Warriewood NSW 2102

Dear Ms Todd,

RE SITE: 1 Figtree Blvd Wadalba NSW

I refer to your site search request received by WorkCover NSW on 4 March 2013 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely


Brent Jones
Senior Licensing Officer
Dangerous Goods Team

ATTACHMENT K

[SELECT STATE](#) > [FIND A MAP](#) > [SELECT PARCEL](#)[CONTACT U](#)**No Results Found**

No parcel found for Lot **195 DP/SP 1006789**. Only parcels within 500m of a known UXO area are available. Defence is actively engaged in identifying areas where UXO is likely to be present. Members of the public can assist in this process. If you have any information that may be of assistance please contact UXO@defence.gov.au

[Back](#)

Map data: Version 4.0.2 Last Updated: November 2012 Copyright Commonwealth of Australia 2004-2012 Copyright Navigate and PSMA 2011

Disclaimer: Data supplied on this site is based on Defence's assessment of information obtained from a variety of sources. It does not reflect any UXO remediation conducted on behalf of or organisation other than Defence. State, Territory or Local Government land management authorities should be contacted if such information is required. While all reasonable efforts are made to ensure that the information recorded on the site is accurate, complete and up to date there may be limitations to the sources available to Defence and the information may be subject to change. It should not be relied upon without additional checks. If you wish to verify whether your specific parcel of land might be affected by UXO, you should contact your State, Territory or Local planning or land management authority to obtain their confirmation regarding whether or not your land has received a Defence category assessment.

ATTACHMENT L

You are here: [Home](#) > [Contaminated land](#) > [Record of notices](#)

Search results

Your search for: LGA: Wyong Shire Council

Matched 9 notices
relating to 4 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Bateau Bay	The Entrance Road	Former Bateau Bay Landfill and Pat Morley Oval	1 current
Wamervale	Railway and Aldenham Roads	Timber Treatment Plant	3 former
Wyong	Lot 4 Warner Avenue	Drum Dump - Wyong	2 former
Wyong	16 Lucca Road	Kemcon (MFG) Pty Ltd	1 current and 2 former

Page 1 of 1

4 March 2013

ATTACHMENT M



You are here: [Home](#) > [Environment protection licences](#) > [POEO Public Register](#) > [Search for licences, applications and notices](#)

Search results

Your search for: **General Search** with the following criteria

Suburb - WADALBA

returned 0 result

[Search Again](#)

ATTACHMENT N

List of NSW Contaminated Sites Notified to EPA as of 4 February 2013

Background

In response to 2008 amendments to the *Contaminated Land Management Act 1997* (CLM Act) clarifying the Section 60 duty to report contaminated sites, the Environment Protection Authority (EPA) has received 1,018 notifications (as of 4 February 2013) from owners or occupiers of sites where they believe the sites are contaminated.

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

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

For some notifications, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any offsite consequences to the community or environment. Such sites would still need to be cleaned up, but this could be done in conjunction with any subsequent building or redevelopment of the land. These sites may not require intervention under the CLM Act, but could be dealt with through the planning and development consent process.

Where indications are that the nominated site is causing actual harm to the environment or an unacceptable offsite impact (i.e. it is a "significantly contaminated site"), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site.

As such, the sites notified to the EPA and presented in the following table are at various stages of the assessment and/or remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The tables provide an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the responsible landowner.

The following questions and answers may assist those interested in this issue:

Frequently asked questions

What is the difference between the "List of NSW Contaminated Sites Notified to the EPA" and the "Contaminated Land: Record of Notices"?

A site will be on the Contaminated Land: Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*.

The sites appearing on this “List of NSW contaminated sites notified to the EPA” indicate that the notifiers consider that the sites are contaminated and warrant reporting to the EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review and, if necessary, obtain more information before it can make a determination as to whether the site warrants regulation.

Why my site appears on the list?

Your site appears on the list because of one or more of the following reasons:

- The site owner and/or the person partly or fully responsible for causing the contamination notified to the EPA about the contamination under Section 60 of the *Contaminated Land Management Act 1997*. In other words, the site owner or the “polluter” believes the site is contaminated.
- The EPA has been notified via other means and is satisfied that the site is or was contaminated.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that the EPA is aware of, with regard to its regulatory role under the CLM Act. An absence of a site from the list does not necessarily imply the site is not contaminated.

The EPA relies upon responsible parties to notify contaminated sites.

How are these notified contaminated sites managed by the EPA?

There are different ways that the EPA manages these notified contaminated sites. First, an initial assessment is carried out by the EPA. At the completion of the initial assessment, the EPA may take one or more than one of the following management approaches:

- The contamination warrants the EPA’s direct regulatory intervention either under the *Contaminated Land Management Act 1997* or the *Protection of the Environment Operations Act 1997* (POEO Act), or both. Information about current or past regulatory action on this site can be found on the the Office of Environment and Heritage (OEH) website.
- The contamination with respect to the current use or approved use of the site, as defined under the *Contaminated Land Management Act 1997*, is not significant enough that it warrants EPA regulation.
- The contamination does not require EPA regulation and can be managed by a planning approval process.
- The contamination is related to an operational Underground Petroleum Storage System, such as a service station or fuel depot. The contamination may be managed under the POEO Act and the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2008.
- The contamination is being managed under a specifically tailored program operated by another agency (for example the Department of Industry and Investment’s *Derelict Mines Program*).

I am the owner of a site that appears on the list. What should I do?

First of all, you should ensure the current use of the site is compatible with the site contamination. Secondly, if the site is the subject of EPA regulation, make sure you

comply with the regulatory requirements, and you have considered your obligations to notify other parties who may be affected.

If you have any concerns, contact us and we may be able to offer you general advice, or direct you to accredited professionals who can assist with specific issues.

I am a prospective buyer of a site that appears on the list. What should I do?

You should seek advice from the vendor to put the contamination issue into perspective. You may need to seek independent expert advice.

The information provided in the list, particularly the EPA Site Management Class, is meant to be indicative only, and a starting point for your own assessment. Site contamination as a legacy of past site uses is not uncommon, particularly in an urbanised environment. If the contamination on a site is properly remediated or managed, it may not materially impact upon the intended future use of the site. However, each site needs to be considered in context.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

THE EPA Site Management Class	Explanation
A	The contamination of this site is being assessed by the EPA. Sites which have yet to be determined as significant enough to warrant regulation may result in no further regulation under the <i>Contaminated Land Management Act 1997</i> .
B	The EPA is awaiting further information to progress its initial assessment of this site.
C	The contamination of this site is or was regulated under the <i>Contaminated Land Management Act 1997</i> . Information about current or past regulatory action on this site can be found on the EPA website (www.epa.nsw.gov.au) - Environmental Issues - Contaminated Land - Record of EPA notices.
D	The contamination of this site is or was regulated under the <i>Protection of the Environment Operations Act 1997</i> . Information about current or past regulatory action on this site can be found on the EPA website (www.epa.nsw.gov.au) - Environmental Issues - Environment Protection Licences - POEO public register.
E	This is a premises with an operational Underground Petroleum Storage System, such as a service station or fuel depot. The contamination of this site is managed under the <i>Protection of the Environment Operations Act 1997</i> and the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008.
F	The contamination of this site is managed by a planning approval process. The consent authority is either the local council or a government agency, such as the Department of Planning.
G	Based on the information made available to the EPA to date, the contamination of this site is considered by the EPA to be not significant enough to warrant regulatory intervention.
H	Initial assessment completed. The contamination of this site is to be regulated by the EPA

Suburb/City	Site Description	Site Address	Activity that caused the contamination	s60 Form Received	EPA Initial Assessment	EPA Management Class
Villawood	Former Electrical Component Manufacturer	66 Christina Road	Other Industry	Yes	Completed	C
Villawood	Former Orica Crop Care	2 Christina Road	Chemical Industry	Yes	Completed	C D
Villawood	Former Siemens/Westinghouse	49 Miowera Road	Other Industry	No	Completed	C G
Villawood	PPG Industries	9 Birmingham Avenue	Chemical Industry	yes	In Progress	A
Villawood	Toll Properties	110A Christina Road	Other Industry	Yes	Completed	H
Vineyard	Shell Coles Express Service Station	731 Windsor Road	Service Station	Yes	Completed	E G
Vineyard	Woolworths Petrol	Windsor Road (Corner of Melbourne Street)	Service Station	Yes	In Progress	E
Wagga Wagga	Ashmont Autoport	Cnr Tobruk and Bardia Streets	Service Station	No	Completed	G
Wagga Wagga	BP Service Station	31 Bourke Street	Service Station	Yes	In progress	A
Wagga Wagga	Caltex Service Station	170 Fitzmaurice St	Service Station	Yes	In progress	B
Wagga Wagga	Caltex Service Station	60 Lake Albert Dr	Service Station	Yes	In progress	B
Wagga Wagga	Caltex Service Station	6876 Olympic Hwy (Uranquinty Rd)	Service Station	Yes	In progress	B
Wagga Wagga	Caltex Service Station	Docker St Cnr Edward St	Service Station	Yes	In progress	B
Wagga Wagga	Caltex Service Station	Sturt Hwy	Service Station	Yes	In progress	B
Wagga Wagga	Coles Express Wagga Wagga	357-359 Edward Street	Service Station	Yes	In progress	A
Wagga Wagga	Former Gasworks	54 Chaston Street	Gasworks	Yes	Completed	C G
Wagga Wagga	Former Gasworks	Cnr Tarcutta and Cross Streets	Gasworks	Yes	Completed	C
Wagga Wagga	Former Iron Foundry	212-230 Hammond Street	Metal Industry	No	Completed	G
Wagga Wagga	Former Mobil Depot	Corner Bimbeen and Coleman Street	Other Petroleum	Yes	In progress	A
Wagga Wagga	Former Shell Depot	11-15 Lake Albert Road	Other Petroleum	Yes	In Progress	A
Wagga Wagga	Mobil Service Station	106 Edward Street	Service Station	Yes	In progress	A
Wagga Wagga	Mobil Service Station	7 Lake Albert Road	Service Station	Yes	In Progress	E
Wagga Wagga	Wiradjuri landfill	Narrung Street	Landfill	Yes	In Progress	A
Wahroonga	Coles Express Wahroonga	1601 Pacific Highway	Service Station	Yes	In progress	B
Wahroonga	Mobil Service Station	1579 Pacific Highway	Service Station	Yes	In progress	B

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