

PRELIMINARY SITE INVESTIGATION REPORT

310 Terrigal Drive, Terrigal, NSW 2260

Loftus Lane Capital Pty Ltd – July 2023



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DOCUMENT CONTROL

PRELIMINARY SITE INVESTIGATION REPORT

310 Terrigal Drive,
Terrigal, NSW 2260

PREPARED FOR

Loftus Lane Capital Pty Ltd
Unit 34 2-26 Wattle Crescent Pyrmont,
New South Wales, 2009

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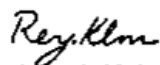
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Issued by: Geo-Logix Pty Ltd

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EXECUTIVE SUMMARY

Geo-Logix has prepared this Preliminary Site Investigation (PSI) on behalf of LoftusLane Capital Partners (the applicant), in support of a Planning Proposal relating to land identified as 310 Terrigal Drive, Terrigal, which is legally described as Lot 27 in DP 1223375 (the site).

The Planning Proposal seeks to amend the Central Coast LEP 2022 by increasing the maximum permissible height of buildings to 32m, and the maximum floor space ratio to 1.4:1. The Planning Proposal will enable the site to be redeveloped from a vacant land parcel to a eight-storey residential flat building, with a café activating the corner of Charles Kay Drive and Terrigal Drive at the ground level. The concept drawings prepared by CKDS Architects demonstrate the potential for the site to accommodate 42 residential apartments and 75 car parking spaces across three basement levels.

The objective of the PSI was to establish whether activities have occurred on site which may have resulted in contamination of the land. The findings in this report are based on a site inspection conducted on 26 April 2023 and a review of historical data.

The site comprises a roughly triangle lot comprising of open space and bushland area at the intersection of Terrigal Drive on the north and Charles Kay Drive on the west. The site is bound by Terrigal Drive to the north with residential properties beyond as well as Charles Kay Drive to the west. The site shares its' southern boundary with Terrigal High School.

At the time of the inspection, the site was vacant and vegetated with tall grass and mature trees. A creek was observed running in a south-north direction along the eastern site boundary.

The results of the PSI indicate that there is potential for contamination of the land from historical site activities. A residential dwelling existed on-site between 1965 and 2010 and was demolished to make way for a construction site office and has a history orcharding activities.

Given the above site history Geo-Logix concludes that whilst the risk is low / moderate, the potential for contamination of the land exists and further investigation and remediation will be required. Geo-Logix understands that these investigations can be completed during the Development Application stage.

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Attachment B: Photographic Log

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Attachment D: Underground Utility Plans

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1. INTRODUCTION

Geo-Logix has prepared this Preliminary Site Investigation (PSI) on behalf of LoftusLane Capital Partners (the applicant), in support of a Planning Proposal relating to land identified as 310 Terrigal Drive, Terrigal, which is legally described as Lot 27 in DP 1223375 (the site).

The Planning Proposal seeks to amend the Central Coast LEP 2022 by increasing the maximum permissible height of buildings to 32m, and the maximum floor space ratio to 1.4:1. The Planning Proposal will enable the site to be redeveloped from a vacant land parcel to a eight-storey residential flat building, with a café activating the corner of Charles Kay Drive and Terrigal Drive at the ground level. The concept drawings prepared by CKDS Architects demonstrate the potential for the site to accommodate 42 residential apartments and 75 car parking spaces across three basement levels.

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2. SITE INFORMATION

Site Information	Details
Address	310 Terrigal Drive, Terrigal NSW
Lot and Deposited Plan (DP)	Lot 27 DP 1223375
Approximate Area (https://maps.six.nsw.gov.au/)	4,262 m ²
Zoning and Land Use (Attachment A – Planning Certificates)	R1 General Residential
Surrounding Land Use	North – Terrigal Drive and medium density residential areas beyond. South - Small area of bushland followed by Terrigal High School. East –Medium density residential properties. West – Charles Kay Dr followed by NSW Ambulance Station and Terrigal Park.
Site Description (Figure 2, Attachment B – Photographic Log)	The site comprises a roughly triangle lot of open space and bushland area at the intersection of Terrigal and Charles Kay Drive. The site is bound by Terrigal Drive to the north and Charles Kay Drive to the west. The site shares its' southern boundary with Terrigal High School. At the time of the inspection, the site was vacant and vegetated with tall grass and mature trees. A creek was observed running south-north along the eastern site boundary.
Topography and Elevation (Attachment C – Due Diligence Insight (DDI) Report)	The site has an elevation of 4 mAHD and generally slopes towards the on-site creek. Regional topographic slopes to the north-east towards Terrigal Lagoon.
Geology (DDI Report)	The site consists of Quaternary age alluvium in an alluvial backswamp deposit formation. The dominant lithology is organic rich sediment, with organic rich mud, peat, silt and clay.

Site Information	Details
Acid Sulfate Soils (DDI Report)	<p>Considering the DDI report, the subject site is located in an area of Class 4 and Class 5 Acid Sulfate Soils:</p> <p>Class 4 - Development consent is required for “Works more than 2 metres below the natural ground surface” and “Works by which the water table is likely to be lowered more than 2 metres below the natural ground surface.”</p> <p>Class 5 - Development consent is required for “Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum” and “works by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.</p>
Nearest Surface Water (Google Earth)	Terrigal lagoon is located 500 m northeast of the site.
Regional Hydrogeology (Google Earth)	Groundwater is expected to follow regional topography and flow northeast towards Terrigal lagoon. Terrigal lagoon is discharging to the Pacific Ocean at Terrigal Beach approximately 1.60 km southeast of the site.
Registered Bores (DDI Report)	<p>There are four bores within an approximate 500m radius of the site. The closest bores are 25-26m west and east of the site, registered for monitoring.</p> <p>The concurrent geotechnical investigation by Geo-Logix, identified groundwater from 0.8 mbg.</p>
Underground Utilities (Attachment D – Underground Utility Plans)	<p>Based on a Before You Dig (BYDA) search the following utilities are present and may act as conduits for contamination migration:</p> <ul style="list-style-type: none"> Jemena, Telstra, Ausgrid, NBN, Optus, Central coast council stormwater, and Transport for NSW cables extend underneath the Terrigal Dr along the northern boundary of the site and Charles Kay Dr along the western boundary of the site. The utilities extend east, south, and west from Terrigal Dr and Charles Kay Dr. Ausgrid utility enters beneath the site from the middle part of the western boundary and extends to the southern portion of the site. Central coast council plan’s drainage culverts extend underneath Terrigal Dr along the northern boundary of the site and enter the site with one drainage pit located at the northern portion of the site and continue to the northwest part of the site and intersects a line that runs underneath the western side of the Charles Kay Dr related to sewer gravity main and sewer maintenance holes.

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.
- Central Coast Council 10.7 (2 & 5) Planning Certificate; and
- Available public databases compiled in the DDI Report.

3.1 Titles Deeds

A title deeds search was conducted through the Land Titles Office. The tables below present a summary of historical titles. A detailed summary and title documents are presented in Attachment E.

Period	Site Owner
1924 to 1962	The property comprised two lots owned by private individuals.
1962 to 1978	The eastern portion of the lot was owned by a series of limited liability and the remainder of the lot was owned by private individuals.
1978 to 1988	The eastern portion of the lot was owned by the Minster for Education and the remainder of the lot was owned by private individuals.
1988 to 1999	The property comprised two lots owned by private individuals.
1999 to 2009	The property comprised two lots owned by Zurite Investments Pty Limited. The lots were combined in 2007.
2009 to 2021	The property was owned by Roads and Maritime Services/Transport for NSW.
2021 – to date	The site is currently owned by Meenal Sharma and Pushkar Thakur

3.2 Central Coast Council Planning Certificate and Council Records

Review of Planning Certificates under Section 10.7 (2 & 5) of the *Environmental Planning and Assessment Act 1979* indicates the following for the subject property:

Information under Section 10.7 (2 & 5)	Comment
Is the land subject to natural hazards (i.e., Bushfire, landslip, flooding, coastal protection, acid sulfate soil etc.)?	Yes <ul style="list-style-type: none"> Some of the land is identified as Bush Fire Prone Land. The land may be the subject to slip. The land is classified in Class 4 on the Acid Sulfate Soil Planning Maps held by Council. The land or part of the land is within the flood planning area and is subject to flood related development controls
Does the land contain sensitive environmental receptors or habitat (i.e biodiversity certified land, native vegetation set asides, tree orders, conservation area, heritage items, etc.)?	No
Land contains premises listed on the Loose Fill Asbestos Insulation register	No
Is the land considered significantly contaminated within the meaning of the matters prescribed by section 59 (2) of the Contaminated Land Management (CLM) Act or subject to any management orders, voluntary management proposals, ongoing maintenance orders or site audit statements under the CLM Act?	No
Is the land proclaimed to be in a mine subsidence district?	No
Additional Information	--

3.3 Public Database Search Results

A summary of the search result from publicly available databases is presented in the table below. The search results are presented in the attached DDI Report.

Database	Sites
Sites Notified as Contaminated to the EPA	None identified within 1km of site.

Database	Sites
Contaminated Land Record of Notice	None identified within 1km of site.
NSW EPA Licences	<ul style="list-style-type: none"> • POEO Licence No. 12170 issued to CC Council for 'Waters of Mangrove Creek Dam and Mooney Dam' 350m east of the site. • POEO Licenced No. 7643 issued to CC Council for 'The waters within the Central Coast LGA'
NSW EPA Clean UP and Penalty Notices	None identified within 1km of site.
Defence, Military Sites and UXO Areas	None identified within 2km of site.
Former Gasworks Sites	None identified within 2km of site.
PFAS Sites	None identified within 2km of site.
National Pollutant Inventory (NPI)	None identified within 500m of site.
Contaminated Legacy Areas	None identified within 2km of site.
Derelict Mines and Quarries	None identified within 500m of site.
Historical Landfills	None identified within 500m of site.
Industries, businesses, and activities that may cause contamination	None identified within 200m of site.
Historical businesses	<ul style="list-style-type: none"> • Caravan and tourist park 23.5m north of the site. • Electrical contractors 70.5 north-west of the site.

3.4 Aerial Photograph Review

Geo-Logix's review of historical aerial included in the attached DDI Report is summarised in the table below:

Year	Site	Surrounding Area
1965	A building located on the northeast of the site with orchards on the central part. A creek flowing to Terrigal Lagoon exists on the eastern boundary of the site.	<p>Some rural residential areas exist to the north of the site beyond Terrigal Drive. A large bushland area named Duffy Reserve is to the west of the site.</p> <p>Some orchards can be seen to the west of Duffy Reserve.</p> <p>A few rural residential areas, orchards and market gardening appear to the east and south of the site. The farm dams exist directly south of the site and flow into the adjacent creek.</p>
1971	The site appears similar to the previous photograph.	<p>There has been construction of more residential dwellings / properties to the north of Terrigal Drive. New roads are currently under construction to the north and east.</p> <p>Duffys Reserve has been cleared of the existing vegetation.</p>
1975	The site appears similar to the previous photograph.	<p>Further development of residential dwellings to the north and east.</p> <p>Orcharding still on-going to the west.</p>

Year	Site	Surrounding Area
		Duffys Reserve has regrown. A caravan park exists directly to the north of the site.
1983	Orchard or market gardening at the central part of the site have been cleared. The remainder of the site appears similar to the previous photograph.	The northern part of Duffys Reserve and the orchards of its western part have been cleared. Charles Kay Dr has been constructed. Terrigal high school building has been constructed at a distance of about 200 meters south-west from the site. Medium density residential properties have been constructed across the whole area.
1991	The site appears similar to the previous photograph.	A building has been constructed on the northeast part of the Duffy Reserve area. Terrigal children centre has been constructed approximately 450m southwest from the site. More medium density residential properties have been constructed across the area.
1994	The site appears similar to the previous photograph.	A property with town housing has been constructed immediately east of the site. Duffys Reserve is now in use as a sports field. A recreation facility has been built on to the north of the Terrigal Children Centre.
2002	The site appears similar to the previous photograph.	The site surroundings appear similar to the previous photograph.
2010	The building on the site has been demolished.	The former caravan park to the north has been developed into town housing. The remainder of the site surroundings appears similar to the previous photograph
2014	The site is in use as part of Terrigal Drive construction works. The northern and central parts of the site have been cleared and several cars have been parked there. Temporary structures can be seen on the central part of the site. The remainder of the site appears similar to the previous photograph.	Terrigal Drive and Charles Kay Drive are undergoing road works.
2017	The northern and central parts of the site have been cleared of temporary structures and cars and are no longer in use for Terrigal Drive construction works.	Terrigal Drive and Charles Kay Drive have been widened.
2020	The site appears similar to the previous photograph.	The site surroundings appear similar to the previous photograph.
2023	The site appears similar to the previous photograph.	The site surroundings appear similar to the previous photograph.

4. SITE HISTORY SUMMARY

A review of site information and historical records for the site indicates a residential dwelling existed on the site since 1965 and was demolished in 2010. Orchardng was also carried out on-site since this time and ceased in the 1980s.

From 2010 the site was vacant and until it was used as part of Terrigal Drive upgrades with parking and a temporary construction site office during 2014 and 2015. Construction works ceased in 2016 with removal of all associated structures.

The surrounding land use was mainly rural residential properties with orcharding and market gardening activities from at least 1965 till the mid-1970s. A high school was later developed directly south of the site in the 1980s.

5. POTENTIAL SITE CONTAMINATION

Hazardous Building Materials

A residential dwelling in the northeast section of the site constructed prior to 1965 which was demolished between 2003 and 2010. Given the age of the dwelling, hazardous building materials such as lead-based paint and asbestos may have been used in the building construction materials.

Due to the demolition activities, hazardous building materials, including heavy metals and asbestos may be present in the shallow soil of the former dwelling's footprint.

Orcharding

The site has a history of orcharding from as early as the 1960s until the early 1980s. Given this historical activity, there is potential for contamination to soil of the following contaminants of potential concern (COPC) associated with application of environmentally persistent pesticides comprising:

- Organochlorine Pesticides (OCPs); and
- Heavy Metals.

Construction Site Office

An area at the northern and central portion of the site with temporary structures and a car parking area was used as a construction site office for two years in 2014 and 2015. The area was unsealed soil. The potential for consequential contamination from these activities is considered low but cannot be ruled out. Associated COPCs are:

- Total Recoverable Hydrocarbons (TRH).
- Benzene, Toluene, Ethylbenzene, Xylenes (BTEX);
- Polyaromatic Hydrocarbons; and
- Heavy Metals (As, Cd, Cr, Cu, Hg, Ni, Pb and Zn).

6. PRELIMINARY CONCEPTUAL SITE MODEL

For site contamination to present a risk to human health and the environment there has to be a link between the contaminant and the receptor as detailed below.



If any of the links do not exist contaminant exposure cannot occur.

The preliminary conceptual model below was prepared based on the established site history, the potential distribution of COPC and considers the proposed site use, current and surrounding land-uses.

Conceptual Site Model – Contaminants in Soil and Groundwater			
Relevant Exposure Pathways	Receptors		
	On-site users	Off-site users	Other
Soil Ingestion/Dermal Contact/Dust	✓	✓	Terrestrial Ecology ✓
Inhalation of Vapours derived from Soil	✓	✓	Trench worker ✓
Inhalation of Vapours Derived from Groundwater	✓	✓	Trench worker ✓
Soils Leaching to Groundwater	--	--	Ongoing Groundwater Impact ✓
Groundwater Ingestion / Dermal Contact	✓	✓	Trench worker ✓
Groundwater Discharge to Surface Water	--	--	Aquatic ecosystem ✓
Comments			
X – exposure pathway incomplete no unacceptable risk ✓ – exposure pathway complete potential unacceptable risk, investigation is required. -- – Not relevant			

7. CONCLUSIONS

The results of the PSI indicate that there is potential for contamination of the land from historical site activities. A residential dwelling existed on-site between 1965 and 2010 and was demolished to make way for a construction site office and has a history of orcharding activities.

Given the above site history Geo-Logix concludes that whilst the risk is low / moderate, the potential for contamination of the land exists and further investigation and remediation will be required. Geo-Logix understands that these investigations can be completed during the Development Application stage.

8. 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:

- a) presence, identity and extent of specific substances, or
- b) suitability of the Site for any specific use, or category of use, or
- c) approvals, if any, that may be needed in respect of any use or category of use, or
- d) 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' express written consent. Any duty of care to third parties that may arise in respect of persons other than the Client, but for this statement, is excluded.

Geo-Logix owns the copyright in this report. No copies of this report are to be made or distributed by any person without express written consent to do so from Geo-Logix.

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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 **26 April 2023**.

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.

9. REFERENCES

Before You Dig (2023) <https://www.byda.com.au/>, Accessed 18 April 2023.

Google (2023) *Google Earth interactive map*, Accessed 27 April 2023.

Land Insight (2023) *Due Diligence Insight Report*, 310 Terrigal Drive, Terrigal NSW, Land Insight Resources April 2023.

Nearmap (2023) Nearmap – Spatial Services <https://www.nearmap.com/au/en> Access 27 April 2023

NSW EPA (2020) Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land, Department of Urban Affairs and Planning and NSW Environment Protection Authority, August 1998.

NSW EPA (2020) *Consultants reporting on contaminated land, Contaminated Land Guidelines*. State of NSW and the NSW Environment Protection Authority, April 2020, updated 5 May 2020.

FIGURES



Geo-Logix

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SITE LOCATION


Preliminary Site Investigation
310 Terrigal Drive, Terrigal NSW 2260

Project No. 2301022


Figure 1



Key

Site Boundary 

0 10 20 30 40 50



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SITE MAP

Preliminary Site Investigation
310 Terrigal Dr, Terrigal NSW 2260

Project No. 2301022

Figure 2

ATTACHMENT A



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

SECTION 10.7(2) AND (5) PLANNING CERTIFICATE

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

Fee paid:	\$156.00
Receipt No:	18570775
Receipt Date:	5 April 2023
Property Address:	310 Terrigal Dr, TERRIGAL NSW 2260
Property Description:	Lot 27 DP 1223375
Property Owner	M Sharma and P Thakur
Certificate No:	60796
Reference No:	2301022:239345
Date of issue:	06-Apr-2023

The information contained within this certificate relates to the land.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259

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**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

1	NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS
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(1) Environmental Planning Instruments and Development Control Plans which apply to the land

Central Coast Local Environmental Plan 2022

Central Coast Development Control Plan 2022

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

(2) Proposed Environmental Planning Instruments and Draft Development Control Plans which will apply to the land and is or has been the subject of community consultation or public exhibition

Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021
Proposed State Environment Planning Policy (Building Sustainability Index: BASIX) 2004
Standard Instrument (Local Environmental Plans) Order 2006
Proposed State Environmental Planning Policy (Housing) 2021
Proposed State Environment Planning Policy (Planning Systems) 2021

2	ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS
----------	--

(a) Identity of the Zone

Lot 27 DP 1223375
R1 General Residential

(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

(c) Whether additional permitted uses apply to the land

Additional Permitted Uses **do not** apply to this land.

(d) Development Standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

(e) Land includes or comprises critical habitat

No

(f) Land is in a conservation area

No

(g) Item of environmental heritage is situated on the land

None

3	CONTRIBUTION PLANS
----------	---------------------------

Contributions Plan No. 47A - Terrigal

Central Coast Council Regional Section 7.12 Development Contributions Plan 2019.

4	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(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

HOUSING CODE

Complying Development under the Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

RURAL HOUSING CODE

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

LOW RISE HOUSING DIVERSITY CODE

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GREENFIELD HOUSING CODE

Greenfield Housing Code **is not** applicable to this land.

HOUSING ALTERATIONS CODE

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

GENERAL DEVELOPMENT CODE

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

INDUSTRIAL AND BUSINESS ALTERATIONS CODE

Complying development under the Industrial and Business Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

INDUSTRIAL AND BUSINESS BUILDINGS CODE

Complying development under the Industrial and Business Buildings Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

CONTAINER RECYCLING FACILITIES CODE

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SUBDIVISIONS CODE

Complying Development under the Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

DEMOLITION CODE

Complying development under the Demolition Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

FIRE SAFETY CODE

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

AGRITOURISM AND FARM STAY ACCOMMODATION CODE

Complying development under the Agricultural and Farm Stay Accommodation Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

5	EXEMPT DEVELOPMENT
----------	---------------------------

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.

GENERAL EXEMPT DEVELOPMENT CODE

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6	AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)
----------	--

- 1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

- 1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

- 1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

affected building notice has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

7	LAND RESERVED FOR ACQUISITION
----------	--------------------------------------

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

Nil

8	ROAD WIDENING AND ROAD ALIGNMENT
----------	---

- (a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

- (b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road realignment or road widening under the above.

- (c) COUNCIL RESOLUTIONS

The road is not affected by road realignment or road widening under the above.

The property is adjacent to a State Road under the control of Transport for NSW (TfNSW) and may be affected by an existing road widening scheme.

Any enquiries to TfNSW (Roads) formerly known as RMS regarding this matter should be lodged via the following portal <https://myrta.com/opis/index.jsp> or through the Central Register of Restrictions (CRR) via a conveyancer or agency.

9	FLOOD RELATED DEVELOPMENT CONTROLS
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- (1) The land or part of the land **is** within the flood planning area and **is** subject to flood related development controls.
- (2) The land or part of the land **is** between the flood planning area and the probable maximum flood and **is** subject to flood related development controls.
- (3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

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

This land **is** affected by a policy adopted by the council or other public authority that restricts the development of the land because of the likelihood of risk restrictions. This land **is** affected because:

Chapter 3.7 Geotechnical Requirements of Central Coast Development Control Plan 2022 applies to the land and the land may be subject to slip. When considering a development application, each circumstance will be considered, and development may be restricted.

The subject property has been identified as being Class 4 - (Works beyond 2 metres below the natural ground surface; Works by which the watertable is likely to be lowered beyond 2 metres below natural surface) on the Acid Sulfate Soil Planning Maps held by Council.

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

In this section—

adopted policy means a policy adopted—

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

11	BUSH FIRE PRONE LAND
-----------	-----------------------------

The information currently available to Council indicates that **some** of the land is bushfire prone land (as defined in the Act).

12	LOOSE-FILL ASBESTOS INSULATION
-----------	---------------------------------------

This land does not include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

13	MINE SUBSIDENCE
-----------	------------------------

The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14	PAPER SUBDIVISION INFORMATION
-----------	--------------------------------------

- (1) The name of any development plan adopted by a relevant authority that:
- (a) applies to this land or
 - (b) that is proposed to be subject to a consent ballot.

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this clause have the same meaning as they have in Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning and Assessment Act 1979*.

15	PROPERTY VEGETATION PLANS
-----------	----------------------------------

Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003*.

16	BIODIVERSITY STEWARDSHIP SITES
-----------	---------------------------------------

Council **has not** been notified by the Director-General of the Department of Planning and Environment that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act, 2016*.

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

17	BIODIVERSITY CERTIFIED LAND
----	------------------------------------

The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

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

18	ORDERS 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

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

The owner (or any previous owner) of the land has not 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.

In this section—

existing coastal protection works has the same meaning as in the *Local Government Act 1993*, section 553B.

Note—

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

20	WESTERN SYDNEY AEROTROPOLIS
----	------------------------------------

Not applicable to Central Coast Local Government Area

21	DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING
----	---

Council **is not** aware of there being a current Site Compatibility Certificate (seniors housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

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

and Environment.

22

**SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT
CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

Council **is not** aware of there being a valid Site Compatibility Certificate (affordable rental housing) issued by the Director-General of the Department of Planning and Environment in respect of the land.

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

NOTE

CONTAMINATED LAND MANAGEMENT ACT 1997
--

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

- (a) The land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No

- (b) The land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

No

- (c) The land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

No

- (d) The land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

No

- (e) The land to which the certificate relates is the subject of a site audit statement within the meaning of that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No

**ADVICE PROVIDED PURSUANT TO S.10.7(5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979**

NOTE: SECTION 10.7(6) OF THE ACT STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SUBSECTION (5).

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 02 4306 7900.

A handwritten signature in black ink, appearing to be 'TE' with a long diagonal stroke above it.

Tim Ennis
Signed on Behalf of Central Coast Council

LAND USE TABLE

Zone R1 General Residential Central Coast Local Environmental Plan 2022

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To promote best practice in the design of multi dwelling housing and other similar types of development.
- To ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

ATTACHMENT B

PRELIMINARY SITE INVESTIGATION

310 Terrigal Drive, Terrigal, NSW 2260



Plate 1 – Northern portion of the site



Plate 2 – Sidewalk and Charles Kay Dr at western site boundary.



Plate 3 – Charles Kay Dr followed by NSW Ambulance Station



Plate 4 – The intersection of Terrigal Drive to the north and Charles Kay Dr to the west side of the subject site.



Plate 5 – Northwest side of the site



Plate 6 – Sidewalk and Terrigal Drive at Northern site boundary.

PRELIMINARY SITE INVESTIGATION

310 Terrigal Drive, Terrigal, NSW 2260



Plate 7 – Western site boundary



Plate 8 – View of site from the north

ATTACHMENT C

Due Diligence Insight Report

310 Terrigal Drive,
Terrigal NSW 2260

5 April 2023






Report n°:
LI-3287

Understanding your report

Thank you for ordering your report from Land Insight. If you have any feedback, questions or queries, please get in touch with us at orders@landinsight.co.au.

Your Report has been produced by Land Insight and contains information related to current and historical land use information, environmental risks and hazards.

The information presented in this report includes Land Insights' comprehensive research into current and historical land use derived from Land Insight's proprietary National Land Use Atlas (NLUA), environmental risk information and data available from public databases, third party providers, local and state authorities. The report also includes detailed property and soil setting information, hydrogeology, identification of potential pollution and contamination along with ground and natural hazards. The records identified are presented within a 200 to 2000m radius (buffer zone) from the boundaries of the Property searched, depending on the screened constraint. The report is separated and grouped into easy to navigate sections as per Summary below:

	Section 1	PROPERTY SETTING	Sensitive Receptors, Planning Controls, Zoning, Heritage, Soil and Land Information, Geology and Topography
	Section 2	HYDROGEOLOGY	Groundwater Bores and Other Borehole investigations, Groundwater Dependent Ecosystems (GDE), Aquifer and Wetland, Other Hydrogeology information.
	Section 3	ENVIRONMENTAL REGISTERS, LICENCES AND INCIDENTS	Contaminated Land Public Register, Licences, Audits and Orders, Sites Regulated by Other Jurisdictional Body (Former Gaswork sites / PFAS sites, UXO Areas), Historical Landfills, Derelict Mines and National Pollutant Inventory (NPI).
	Section 4	POTENTIALLY CONTAMINATED AREAS	Potentially Contaminating activities (Industries, businesses and activities that may cause contamination), Historical Potentially Contaminating activities and Historical Land Use.
	Section 5	NATURAL HAZARDS	Erosion hazard, Flood hazards, Bushfire prone land and Bushfire history.

This report includes data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact orders@landinsight.co.au.

This report does not include information derived from a physical inspection. It is important to note that a site inspection can present information relevant to other risks and hazards that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators and data sources, the data displayed within this report is only current from date of production. While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information and/or data provided.

This Report, and your use of it, is regulated by Land Insight's Terms and Conditions. For more information, see Land Insight's Product Guide.

Data maintenance schedule

Dataset name	Update frequency	Dataset buffer
Section 1 - Property Setting		
Sensitive Receptors	Quarterly	200m
Planning Controls (<i>Zoning, Planning Instruments, Other planning information</i>)	Quarterly	500m
State and Local Heritage	Quarterly	200m
Commonwealth, National and World Heritage Areas	Annually	200m
Soil Landscape and Land Use Information	Annually	500m
Salinity Hazard	Annually	500m
Radon Level	Annually	500m
State, Local and National Acid Sulfate Soil (ASS)	Annually	500m
Geology	Annually	500m
Naturally Occurring Asbestos Potential	Annually	500m
Topography	As required	500m
Section 2 - Hydrogeology		
Groundwater Aquifers	Annually	2000m
Wetlands	Annually	2000m
Groundwater Bores	Annually	2000m
Drinking Water Catchments	Annually	500m
Groundwater Prohibition/Restricted Use/Exclusion Zones	Annually	500m
Hydrogeologic Units	Annually	500m
Groundwater Dependent Ecosystems	Annually	500m
Other Borehole Locations (<i>Coal Seam Gas, Petroleum Wells, other boreholes</i>)	Annually	500m
Section 3 - Environmental Registers, Licences and Incidents		
Contaminated Land Public Register	Monthly	1000m
Licences, Approvals, Audits, Authorisations & Assessments		
Licences	Monthly	1000m
Surrendered Licences	Monthly	1000m
Clean Up Notices, Penalty Notices and Orders	Monthly	1000m
Permissions	Monthly	1000m
Audits	Monthly	1000m
Authorisations	Monthly	1000m
Sites Regulated by other Jurisdictional Body		
Contaminated Legacy Areas (<i>James Hardies Asbestos, Pasminco Smelter and Uranium sites</i>)	Quarterly	2000m
Defence 3 Year Regional Contamination Investigation Program (RCIP)	Quarterly	2000m
Defence Sites - Current and Former	Ongoing	2000m
Unexploded Ordnance (UXO) Sites - Department of Defence (DoD)	Annually	2000m
Former Gasworks Sites	Ongoing	2000m
PFAS Investigation Sites (<i>EPA PFAS Investigation Program/s, AirServices Australia etc.</i>)	Monthly	2000m
NPI Industrial Facilities	Annually	2000m
Section 4 - Potentially Contaminated Areas		
Potentially Contaminating Activities (PCA) (<i>Petrol Stations, Dry cleaners, Waste sites etc</i>)	Ongoing	500m
Historical Business Directory (<i>Commercial and Trade Directory Data from 1990-2020</i>)	Not required	200m
Section 5 - Natural Hazards		
Bushfire Prone Areas	Bi-annual	500m
Bushfire History	Bi-annual	500m
Erosion Hazard	Bi-annual	500m
Flood Hazard	Ongoing	500m

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ATTACHMENTS

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Land Insight Product Guide and Terms and Conditions



Section 1 Property Setting

1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Type	Distance (m)	Direction
Terrigal Ambulance Station	Hospital and Health Care	55.2	West
Duffys Reserve	Sports and Recreation	114.6	West
Terrigal High School	Education	179.7	South-east

1.2a PLANNING CONTROLS

Map 1.2a (500m Buffer)

Zoning

Zoning	Type	Details	Distance (m)	Direction
R1	General Residential	Gosford Local Environmental Plan 2014	0.0	Onsite
RE1	Public Recreation	Gosford Local Environmental Plan 2014	0.0	Onsite
SP2	Infrastructure	Gosford Local Environmental Plan 2014	0.0	Onsite
RE1	Public Recreation	Gosford Local Environmental Plan 2014	19.9	West
R2	Low Density Residential	Gosford Local Environmental Plan 2014	20.0	West
R2	Low Density Residential	Gosford Local Environmental Plan 2014	22.1	South-east
R1	General Residential	Gosford Local Environmental Plan 2014	29.1	South-east
R2	Low Density Residential	Gosford Local Environmental Plan 2014	35.0	North
R1	General Residential	Gosford Local Environmental Plan 2014	188.1	East
R2	Low Density Residential	Gosford Local Environmental Plan 2014	208.2	South
RE1	Public Recreation	Gosford Local Environmental Plan 2014	211.1	North-east
RE1	Public Recreation	Gosford Local Environmental Plan 2014	231.0	North

Zoning	Type	Details	Distance (m)	Direction
W1	Natural Waterways	Gosford Local Environmental Plan 2014	231.2	North-east
R2	Low Density Residential	Gosford Local Environmental Plan 2014	271.5	South
DM	Deferred Matter	Gosford Local Environmental Plan 2014	272.6	West
RE1	Public Recreation	Gosford Local Environmental Plan 2014	306.5	South
DM	Deferred Matter	Gosford Local Environmental Plan 2014	308.1	North-east
RE1	Public Recreation	Gosford Local Environmental Plan 2014	322.3	East
RE1	Public Recreation	Gosford Local Environmental Plan 2014	401.4	South-east
R1	General Residential	Gosford Local Environmental Plan 2014	431.9	East
B1	Neighbourhood Centre	Gosford Local Environmental Plan 2014	444.7	South-east
RE1	Public Recreation	Gosford Local Environmental Plan 2014	449.8	South

1.2b PLANNING OVERLAYS

Map 1.2b (500m Buffer)

Environmental Planning Instruments

Name	Type	Details	Distance (m)	Direction
Class 4	Acid Sulfate Soils	Gosford Local Environmental Plan 2014	0.0	Onsite
Class 5	Acid Sulfate Soils	Gosford Local Environmental Plan 2014	0.0	Onsite
Buffer Area	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	0.0	Onsite
Land Within a Residential Zone	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	0.0	Onsite
Floor Space Ratio Map: 0.7-0.74	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	0.0	Onsite
Minimum Lot Size (sq m): 550-574	Lot Size	Gosford Local Environmental Plan 2014	0.0	Onsite
Maximum Building Height (m): 8-8.9	Height of Building	Gosford Local Environmental Plan 2014	0.0	Onsite
Land Within a Residential Zone	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	20.0	West
Minimum Lot Size (sq m): 550-574	Lot Size	Gosford Local Environmental Plan 2014	20.0	West
Maximum Building Height (m): 8-8.9	Height of Building	Gosford Local Environmental Plan 2014	20.0	West
Floor Space Ratio Map: 0.5-0.54	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	20.0	West
Floor Space Ratio Map: 0.5-0.54	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	22.1	South-east
Minimum Lot Size (sq m): 550-574	Lot Size	Gosford Local Environmental Plan 2014	22.1	South-east
Maximum Building Height (m): 8-8.9	Height of Building	Gosford Local Environmental Plan 2014	22.1	South-east
Land Within a Residential Zone	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	22.1	South-east
Floor Space Ratio Map: 0.7-0.74	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	29.1	South-east
Land Within a Residential Zone	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	35.0	North
Floor Space Ratio Map: 0.5-0.54	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	35.0	North

Name	Type	Details	Distance (m)	Direction
Minimum Lot Size (sq m): 550-574	Lot Size	Gosford Local Environmental Plan 2014	35.0	North
Maximum Building Height (m): 8-8.9	Height of Building	Gosford Local Environmental Plan 2014	35.0	North
Class 2	Acid Sulfate Soils	Gosford Local Environmental Plan 2014	135.1	North-east
Floor Space Ratio Map: 0.7-0.74	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	188.1	East
Biophysical Strategic Agricultural Land	Strategic Agricultural Land	State Environmental Planning Policy (Resources and Energy) 2021	205.5	East
Floor Space Ratio Map: 0.5-0.54	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	208.2	South
Minimum Lot Size (sq m): 550-574	Lot Size	Gosford Local Environmental Plan 2014	208.2	South
Maximum Building Height (m): 8-8.9	Height of Building	Gosford Local Environmental Plan 2014	208.2	South
Land Within a Residential Zone	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	208.2	South
Land Within a Residential Zone	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	271.5	South
Floor Space Ratio Map: 0.5-0.54	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	271.5	South
Minimum Lot Size (sq m): 550-574	Lot Size	Gosford Local Environmental Plan 2014	271.5	South
Maximum Building Height (m): 8-8.9	Height of Building	Gosford Local Environmental Plan 2014	271.5	South
Buffer Area	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	322.3	East
Class 1	Acid Sulfate Soils	Gosford Local Environmental Plan 2014	359.6	East
Manufactured Home Estates, Caravan Parks and Manufactured Home Estates	Local Provisions	Gosford Local Environmental Plan 2014	376.9	West
Manufactured Home Estates, Caravan Parks and Manufactured Home Estates	Local Provisions	Gosford Local Environmental Plan 2014	385.4	West
Buffer Area	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	401.4	South-east
Floor Space Ratio Map: 0.7-0.74	Maximum Floor Space Ratio (n:1)	Gosford Local Environmental Plan 2014	431.9	East
Buffer Area	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	444.7	South-east
Buffer Area	Coal Seam Gas Exclusions	State Environmental Planning Policy (Resources and Energy) 2021	449.8	South

Other Planning Information

Name	Category	Details	Distance (m)	Direction
-	-	-	-	-

1.3 HERITAGE

Map 1.3 (200m Buffer)

State and Local Heritage Registers

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Australian Heritage Database Register

Site ID	Site Name	Type	Details	Distance (m)	Direction
106369	Sydney Cultural Crescent Rock Art	National Heritage List	Class = Indigenous Status = Assessment initiated by AHC	0.0	Onsite

Commonwealth Heritage List, National Heritage List and World Heritage Area.

1.4a SOIL AND LAND USE INFORMATION

Map 1.4a (500m Buffer)

Soil Landscape

Code	Name	Soil Group	Description	Distance (m)	Direction
ALya	Yarramalong	Alluvial	Landscape—level to gently undulating dissected alluvial plain on Quaternary sediments in the Watagan Mountains and Erina Hills. Local relief <10 m; slope gradients <5%. Includes meander scrolls, terraces, oxbows and backswamps. Extensively cleared tall open-forest. Soils—deep (>200 cm) Alluvial Soils and Siliceous Sands (Uc1.22, Uc5.11) in upper reaches; deep (>150 cm) Alluvial Soils (Uc1.22) and Red Earths (Gn2.11) along levee banks; deep (>200 cm) Yellow Podzolic Soils (Dy3.11, Dy3.41) and Brown Podzolic Soils (Db4.11) along the backplain; deep (>200 cm) Alluvial Soils (Uc1.22, Uc2.22, Uc5.11, Um5.22, Um4.22) and Yellow Earths (Gn2.41, Gn2.21, Gn2.44) on terraces. Limitations—flooding, foundation hazard, seasonal waterlogging, stream bank erosion, low fertility.	0.0	Onsite
ERer	Erina	Erosional	Landscape—undulating to rolling rises and low hills on the Terrigal Formation. Local relief <60 m; slope gradients <25%. Rounded narrow crests with moderately inclined slopes. Extensively cleared tall open-forest with open-heathland in exposed coastal areas. Soils—moderately deep to deep (100–>200 cm) Yellow Podzolic Soils (Dy2.11, Dy3.11, Dy5.11) on finegrained bedrock with Yellow Podzolic Soils (Dy3.21) in poorly drained areas; moderately deep to deep (50–>150 cm) Yellow Podzolic Soils (Dy2.21, Dy3.21, Dy2.51) and Yellow Earths (Gn2.21) on coarse-grained parent material with Yellow Earths (Gn2.44, Gn2.21, Gn2.24) on footslopes and deep (>300 cm) Structured Loams (Um6.11) and Yellow Earths (Gn2.24) along drainage lines. Limitations—mass movement (localised), high soil erosion hazard, foundation hazard (localised), localised high run-on, seasonal waterlogging of footslopes, strongly acid soils of low fertility.	14.1	South-east
WATER	Water	Water	N/A	351.9	East

Soil Salinity

Salinity Hazard	Type	Details	Distance (m)	Direction
-	-	-	-	-

Radon

Radon Level (Bq/m ³)	Distance (m)	Direction
5	0.0	Onsite

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

1.4b ACID SULFATE SOIL

Map 1.4b (500m Buffer)

State and Local Acid Sulfate Soil Registers

Name	Classification	Description	Distance (m)	Direction
Acid Sulfate Soils	Class 4	Class 4: Acid sulfate soils in a class 4 area are likely to be found beyond 2 metres below the natural ground surface. Development consent requirement: Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.	0.0	Onsite
Acid Sulfate Soils	Class 5	Class 5: Acid sulfate soils are not typically found in Class 5 areas. Areas classified as Class 5 are located within 500 metres on adjacent class 1,2,3 or 4 land. Development consent requirement: Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.	0.0	Onsite
Soil Acidification Hazard	Moderate limitations	Inland Acid Sulfate Soils	0.0	Onsite
Soil Acidification Hazard	Moderate to severe limitations	Inland Acid Sulfate Soils	14.1	South-east
Acid Sulfate Soils	Class 2	Class 2 : Acid sulfate soils in a class 2 area are likely to be found below the natural ground surface. Development consent required.	136.5	North-east
Soil Acidification Hazard	Water	Inland Acid Sulfate Soils	349.2	East
Acid Sulfate Soils	Class 1	Class 1: Acid sulfate soils in a class 1 area are likely to be found on and below the natural	360.3	East

Name	Classification	Description	Distance (m)	Direction
		ground surface. Development consent requirement: Any works.		

To ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage, development consent may be required for the carrying out of works within areas and land shown on the Acid Sulfate Soils Map.

National Acid Sulfate Soil Register

Name	Classification	Description	Distance (m)	Direction
Atlas of Australian Acid Sulfate Soils	Low Probability of occurrence	Acid sulfate soil (subaqueous materials) generally below 3m from the surface.	0.0	Onsite
Atlas of Australian Acid Sulfate Soils	Extremely low probability of occurrence	Acid sulfate soil generally within upper 1m in wet / riparian areas.	0.0	Onsite
Atlas of Australian Acid Sulfate Soils	High Probability of occurrence	Acid sulfate soil generally within upper 1m.	136.5	North-east
Atlas of Australian Acid Sulfate Soils	High Probability of occurrence	Disturbed acid sulfate soil terrain	152.9	North-east
Atlas of Australian Acid Sulfate Soils	High Probability of occurrence	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).	360.3	East

Source: ASRIS Atlas of Australian Sulfate Soils (CSIRO). Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics.

1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (500m Buffer)

Geology

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description	Dist. (m)	Direct.
NSW Seamless Geology version 2.2 May2022	Q_ab	Alluvial backswamp deposits	Quaternary (base) to Now (top)	Alluvium	Organic rich sediment	Organic-rich mud, peat, silt, clay.	0.0	Onsite
NSW Seamless Geology version 2.2 May2022	Tngb	Burrallow Formation	Early Triassic (base) to Middle Triassic (top)	Narrabeen Group	Sandstone	Fine-grained, micaceous, quartz- to quartz-lithic sandstone; interbedded with siltstone, grey shale and red-brown claystone.	12.4	South-east
NSW Seamless Geology version 2.2 May2022	Q_h	Anthropogenic deposits	Quaternary (base) to Now (top)	Anthropogenic deposits	Anthropogenic material	Anthropocene deposits varying from large man-made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	14.7	West

Map Sheet	Code	Formation	Age	Group	Dominant Lithology	Description	Dist. (m)	Direct.
NSW Seamless Geology version 2.2 May2022	Q_h	Anthropogenic deposits	Quaternary (base) to Now (top)	Anthropogenic deposits	Anthropogenic material	Anthropocene deposits varying from large man-made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	61.9	North
NSW Seamless Geology version 2.2 May2022	Q_av	Alluvial valley deposits	Quaternary (base) to Now (top)	Alluvium	Clastic sediment	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	72.3	South-west
NSW Seamless Geology version 2.2 May2022	QH_ed	Estuarine fluvial delta front	Holocene (base) to Now (top)	Estuarine deposits	Clastic sediment	Very fine- to fine-grained (sporadically medium-grained) lithic-quartz sand (fluvially-deposited), silt, clay, shell material.	198.1	North-east
NSW Seamless Geology version 2.2 May2022	Q_av	Alluvial valley deposits	Quaternary (base) to Now (top)	Alluvium	Clastic sediment	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	234.3	West
NSW Seamless Geology version 2.2 May2022	Q_h	Anthropogenic deposits	Quaternary (base) to Now (top)	Anthropogenic deposits	Anthropogenic material	Anthropocene deposits varying from large man-made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	280.6	East
NSW Seamless Geology version 2.2 May2022	Q_av	Alluvial valley deposits	Quaternary (base) to Now (top)	Alluvium	Clastic sediment	Silt, clay, (fluvially deposited) lithic to quartz-lithic sand, gravel.	300.7	East
NSW Seamless Geology version 2.2 May2022	QH_edw	Estuarine fluvial delta front (subaqueous)	Holocene (base) to Now (top)	Estuarine deposits	Clastic sediment	Very fine- to fine-grained (sporadically medium-grained) lithic-quartz sand (fluvially-deposited), silt, clay, shell material.	454.7	East

Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

Topography

Topography (onsite)	4 - mAHD
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Section 2 Hydrogeology



2.1 HYDROGEOLOGY AND GROUNDWATER BORES

Map 2.1 (2000m Buffer)

	On the Property?	Within Buffer?
Aquifer Type	Porous, extensive aquifers of low to moderate productivity	Porous, extensive aquifers of low to moderate productivity
Drinking Water Catchments	Not identified	Not identified
Protected Riparian Corridor	Not identified	Not identified
UPSS Environmentally Sensitive Zone	Hawkesbury River	Hawkesbury River
Wetlands	Not identified	Terrigal Lagoon Avoca Lagoon Avoca Lake

Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
35	GW202300	Monitoring	24/02/2012	10.0	10.0	<Null>	<Null>	<Null>	25.1	West
32	GW202297	Monitoring	23/02/2012	16.0	16.0	<Null>	<Null>	<Null>	26.0	East
34	GW202299	Monitoring	17/02/2012	0.0	7.6	<Null>	<Null>	<Null>	170.1	West
33	GW202298	Monitoring	15/02/2012	16.0	16.0	<Null>	<Null>	<Null>	267.6	West
6	GW014414	Irrigated agriculture	1/01/1958	70.1	70.1	<Null>	<Null>	<Null>	625.7	East
10	GW048464	Water supply	1/04/1978	30.5	30.5	<Null>	Good	1.2	865.5	South-west

15	GW200378	Household	29/11/2005	36.0	36.0	2	<Null>	0.4	900.8	South-east
22	GW201139	Manufacturing and industry	29/11/2005	36.0	36.0	2	<Null>	0.4	935.5	East
11	GW102804	Household	20/12/1999	36.0	36.0	15	Fresh	1	992.2	North-west
2	GW201940	Domestic	8/05/2007	38.0	38.0	2.2	Good	<Null>	1058.1	North
16	GW200435	Unknown	27/08/2004	4.5	4.5	<Null>	<Null>	1	1157.0	East
14	GW200237	Household	24/08/2004	8.0	8.0	4	<Null>	0.72	1161.4	East
18	GW106134	Unknown	22/06/2005	<Null>	<Null>	<Null>	<Null>	<Null>	1189.6	East
1	GW202166	Domestic	11/01/2007	4.0	4.0	1.5	<Null>	1	1193.7	East
5	GW019420	Water supply	<Null>	6.1	6.0	<Null>	<Null>	<Null>	1306.2	North-east
17	GW080486	Household	24/10/2003	<Null>	<Null>	<Null>	<Null>	<Null>	1384.7	North-east
20	GW105606	Unknown	10/03/2005	<Null>	<Null>	<Null>	<Null>	<Null>	1413.1	South-east
21	GW105721	Unknown	13/04/2005	<Null>	<Null>	<Null>	<Null>	<Null>	1503.0	North
29	GW062137	Irrigated agriculture	1/01/1983	<Null>	6.0	<Null>	<Null>	<Null>	1638.8	West
4	GW019866	Water supply	1/05/1962	45.7	45.7	<Null>	Poor	0.025	1661.4	South-east
13	GW104444	Monitoring	22/08/2002	50.0	50.0	21	<Null>	1.1	1670.4	South
8	GW014418	Household	<Null>	8.5	8.5	4.8	invalid code	<Null>	1682.6	South-east
3	GW202914	Domestic	29/11/2012	202.0	202.0	60	<Null>	0.55	1708.5	South
27	GW062138	Irrigated agriculture	1/01/1983	<Null>	3.5	<Null>	<Null>	<Null>	1713.3	West
28	GW014422	Irrigated agriculture	<Null>	<Null>	3	<Null>	Good	<Null>	1797.6	North-west
9	GW014421	Irrigated agriculture	1/03/1958	2.1	2.1	0.3	invalid code	6.315	1799.1	North
30	GW200799	Household	17/06/2009	<Null>	100	7	<Null>	0.05	1807.8	North-west
7	GW014425	Irrigated agriculture	1/07/1957	19.8	19.8	0.9	<Null>	0.757	1881.0	South-east
31	GW202186	Domestic	13/09/2006	0	3.5	<Null>	<Null>	<Null>	1902.4	South
12	GW047585	Household	31/05/1980	58	58	18	<Null>	4.4	1907.9	West
26	GW201175	Monitoring	12/05/2010	10	9.1	<Null>	<Null>	<Null>	1948.0	North-east
23	GW201174	Monitoring	12/05/2010	7.2	7.2	<Null>	<Null>	<Null>	1957.2	North-east
25	GW201176	Monitoring	12/05/2010	9	9	<Null>	<Null>	<Null>	1958.2	North-east
24	GW201173	Monitoring	12/05/2010	5.5	5.5	<Null>	<Null>	<Null>	1973.5	North-east
19	GW105605	Unknown	10/03/2005	<Null>	<Null>	<Null>	<Null>	<Null>	1995.3	North

Note: The use of the symbol "-" or N/A indicates that no records were found.

Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
GW202300	#N/A		25.1	West
GW202297	#N/A		26.0	East
GW202299	#N/A		170.1	West
GW202298	#N/A		267.6	West
GW014414	0m-3.04m Topsoil clay 3.04m-45.72m Sandstone 45.72m-70.1m Sandstone basalt		625.7	East
GW048464	0m-15m Clay 15m-15.1m Water supply 15.1m-21.4m Sandstone grey 21.4m-21.5m Water supply 21.5m-30.5m Sandstone		865.5	South-west
GW200378	0m-2m Soil (black) 2m-4m Sand (black) 4m-12m Clay (white) 12m-20m Clay (brown) 20m-28m Clay (hard) 28m-36m Shale		900.8	South-east
GW201139	0m-2m Soil, black 2m-4m Sand, black, water bearing 4m-12m Clay, white 12m-20m Clay, brown 20m-28m Clay, hard 28m-36m Shale, light grey		935.5	East
GW102804	0m-0.3m Topsoil 0.3m-8.9m Clay brown 8.9m-18.1m Sandy clay yellow 18.1m-18.5m Clay/gravel w.b. 18.5m-24.5m Conglomerate 24.5m-29.2m Clay grey 29.2m-33.2m Clay/conglomerate 33.2m-34m Conglomerate w.b. 34m-35.7m Conglomerate 35.7m-36m Clay brown		992.2	North-west
GW201940	#N/A		1058.1	North
GW200435	0m-4.5m Clean fill, sand, clay		1157.0	East
GW200237	0m-8m Sand		1161.4	East
GW106134	#N/A		1189.6	East
GW202166	#N/A		1193.7	East
GW019420	0m-6.09m Sand water supply		1306.2	North-east
GW080486	#N/A		1384.7	North-east
GW105606	#N/A		1413.1	South-east
GW105721	#N/A		1503.0	North
GW062137	#N/A		1638.8	West
GW019866	0m-0.6m Soil black 0.6m-3.04m Clay 3.04m-10.66m Clay sandstone 10.66m-13.1m Sandstone water supply 13.1m-22.86m Shale 22.86m-25.9m Shale soft 25.9m-45.72m Shale hard		1661.4	South-east
GW104444	0m-0.3m Topsoil 0.3m-1.1m Sandy clay yellow 1.1m-5.8m Sandstone cg. yellow lt. 5.8m-10.4m Sandy clay yellow		1670.4	South

	10.4m-14.9m Mudstone dk. brown 14.9m-32.3m Claystone fg. grey lt. 32.3m-36.8m Sandstone cg. yellow dk/clay 36.8m-50m Claystone fg. grey lt.		
GW014418	0m-0.6m Topsoil 0.6m-1.52m Soil gravel 1.52m-8.53m Clay gravel mixed 1.52m-8.53m Sandstone very soft water supply	1682.6	South-east
GW202914	#N/A	1708.5	South
GW062138	#N/A	1713.3	West
GW014422	#N/A	1797.6	North-west
GW014421	0m-0.76m Soil black 0.76m-2.13m Clay red hard water supply	1799.1	North
GW200799	#N/A	1807.8	North-west
GW014425	0m-2.13m Sand 2.13m-10.66m Soil gravel 10.66m-19.81m Rock water supply	1881.0	South-east
GW202186	#N/A	1902.4	South
GW047585	0m-1m Soil 1m-12m Clay shale interlayere 12m-30m Sandstone 30m-39m Shale 39m-58m Sandstone water supply	1907.9	West
GW201175	0m-0.15m Fill, concrete paving 0.15m-0.7m Fill, sandy gravel, grey/green, medium-coarse grained 0.7m-2.5m Sandy clay, light brown, soft 2.5m-10m Siltstone, grey & red-brown	1948.0	North-east
GW201174	0m-0.15m Concrete pavement 0.15m-0.6m Sandy clay, grey & red brown, soft 0.6m-1.8m Sandstone, grey & red brown 1.8m-7.2m Siltstone	1957.2	North-east
GW201176	0m-0.15m Fill, concrete paving 0.15m-0.6m Clay, soft 0.6m-1.3m Sandstone, red brown & grey 1.3m-9m Siltstone, grey	1958.2	North-east
GW201173	0m-0.3m Soil, brown, mediumg rained 0.3m-2.4m Fill, sandy gravel, yellow-brown, medium grained 2.4m-2.8m Clay, light grey, soft 2.8m-5.5m Shale/siltstone, grey	1973.5	North-east
GW105605	#N/A	1995.3	North

Note: The use of the symbol "-" or N/A indicates that no records were found.

2.2 HYDROGEOLOGY AND OTHER BOREHOLES

Map 2.2 (500m Buffer)

	On the Property?	Within Buffer?
Groundwater Vulnerability	Not identified	Not identified
Groundwater Exclusion Zones ^{1,2}	Not identified	Not identified
Hydrogeologic Unit	Late Permian/Triassic sediments (porous media - consolidated)	Late Permian/Triassic sediments (porous media - consolidated) Surficial Sediment Aquifer (Porous media - unconsolidated)

¹ - Botany Groundwater Management Zones (BGMZ): Zone 1 – the use of groundwater remains banned; Zones 2 to 4 – domestic groundwater use is banned, especially for drinking water, watering gardens, washing windows and cars, bathing, or to fill swimming pools.

² - Willamtown Groundwater Management Zones (WGMZ): Primary Management Zone – this area has significantly higher levels of PFAS detected and therefore, the strongest advice applies. Secondary Management Zone – this area has some detected levels of PFAS; Broader Management Zone – the topography and hydrology of the area means PFAS detections could occur now and into the future.

Groundwater Dependent Ecosystems (GDE)

	On the Property?	Within Buffer?
Aquatic (Surface)	Not identified	High potential GDE - from national assessment
Terrestrial (Subsurface)	Not identified	High potential GDE - from regional studies Moderate potential GDE - from regional studies Low potential GDE - from regional studies

Aquatic - Ecosystems that rely on the Surface expression of groundwater.

Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.

Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ License	Date Drilled	Depth (m)	Distance (m)	Direction
CCSA_BH105	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	29/10/2008	3.0	61.2	East
CCSA_BH106	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	29/10/2008	3.0	119.8	North-west
CCSA_BH107A	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	29/10/2008	3.0	172.0	West
CCSA_BH135	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	11/11/2008	3.9	199.1	West
CCSA_BH107	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	29/10/2008	3.0	201.1	West
Terrigal-1-1153	Borehole	Dataset of the 2019 Geological Survey of NSW Geoscience catalogue held in the DIGS (Digital Imaging of Geological	R00021226	01/01/1961	1885.5	214.1	East

		Systems) Database. This is a public, online archive that provides access to non confidential reports and other important documentary materi					
COAL_STRTRGLD1	Mineral Exploration	DPI Minerals Borehole Register - Strevens,	Strevens,	01/01/1961	994.4	214.1	East
PET_TERRI-1	Petroleum Exploration	DPI Minerals Borehole Register - Strevens,	Strevens,	01/01/1961	1885.5	214.1	East
47531	Mineral Exploration	TERRIGAL (DEEPENED)	Strevens	01/01/1961	994.4	214.1	East
770	Petroleum Exploration	Terrigal	Strevens	01/01/1961	1885.5	214.1	East
CCSA_BH136	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	11/11/2008	3.9	223.7	West
CCSA_BH146	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	11/11/2008	3.9	236.8	South-west
CCSA_BH104	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	29/10/2008	3.0	244.7	East
CCSA_BH108	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	29/10/2008	3.0	246.7	South-west
CCSA_BH133	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	11/11/2008	3.9	338.5	East
CCSA_BH137	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	11/11/2008	3.9	347.7	South-west
CCSA_BH103	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	29/10/2008	3.0	388.8	East
CCSA_BH151	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	07/11/2008	3.9	401.7	South-west
CCSA_BH144	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	11/11/2008	3.9	436.0	East
CCSA_BH109	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	29/10/2008	3.9	442.4	South-west
CCSA_BH110	Borehole	Proposed Coastal Carrier System	Gosford City Council	29/10/2008	3.0	474.4	South-west

		Augmentation Stage 1: GFR					
CCSA_BH143	Borehole	Proposed Coastal Carrier System Augmentation Stage 1: GFR	Gosford City Council	11/11/2008	3.9	482.0	East

Note: The use of the symbol "-" or N/A indicates that no records were found.



Section 3 Environmental Registers, Licences and Incidents



3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Contaminated Sites

Register Type	Site Name	Address	Description	Details	Distance (m)	Direction
Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.1.1 Contaminated Land Public Register		
State	Regulatory Body	Information included in this search (by state)
ACT	EPA (Environment Protection Authority)	Contaminated Land Search Register of Contaminated Sites
NSW	EPA (Environment Protection Authority)	Sites Notified as Contaminated Records of Notices
NT	EPA (Environment Protection Authority)	Contaminated Land Audit Pollution Abatement Notice
QLD	DES (Department of Environment and Science)	Environmental Management Register (EMR) Contaminated Land Register (CLR)
SA	EPA (Environment Protection Authority)	Site Contamination Index
TAS	EPA (Environment Protection Authority)	Regulated Sites and Premises Lutana and Parts of Hobarts Eastern Shore
VIC	EPA (Environment Protection Authority)	Priority Sites Register Pollution Abatement Notice

Table 3.1.1 Contaminated Land Public Register		
WA	DWER (Department of Water and Environmental Regulation)	Contaminated Sites Database

This search contains information retrieved from the relevant state authority, agency/department, or government authority that notifies and identifies contaminated land. The list only contains contaminated sites that the regulatory body is aware of or that have been notified by owners or occupiers as contaminated land. The sites are recorded on the register at various stages of the assessment and/or remediation process. If a site is not on the list, it does not necessarily mean the site is not contaminated.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (1000m Buffer)

Licences

Licence N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direct
12170	POEO Licence	CENTRAL COAST COUNCIL	WATERS OF MANGROVE CREEK DAM AND MOONEY DAM	GOSFORD, NSW, 2250	Other activities	349.2	East
7643	POEO Licence	CENTRAL COAST COUNCIL	THE WATERS WITHIN THE CENTRAL COAST LOCAL GOVERNMENT AREA	MULTIPLE WATERWAYS, CENTRAL COAST MC NSW	Other activities	Not Mapped	Not Mapped
3957	POEO Licence	FORESTRY CORPORATION OF NEW SOUTH WALES	Lower North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (ex. Plantations)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW 2440	Logging operations	Not Mapped	Not Mapped
4017	POEO Licence	FORESTRY CORPORATION OF NEW SOUTH WALES	Upper North East Region (L.N.E.R) Means State Forests And Crown - Timber Lands (ex. Plantations)	WITHIN THE U.N.E.R. SHOWN ON MAP 1 TO THE NSW U.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999., COFFS HARBOUR, NSW 2450	Logging operations	Not Mapped	Not Mapped

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

* Not mapped - Licences that are applied to larger areas and/or without specific definition; such as waterways, forests etc will still be identified in the search results but will not be show within the map.

Audits

N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direction
-	Not identified	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Clean Up, Penalty Notices and Orders

N°	Type	Licence holder	Location Name	Premise Address	Activity/Details	Dist. (m)*	Direction
1512244	Penalty Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Pollute waters - Corporation	Not Mapped	Not Mapped
1512245	Penalty Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Pollute waters - Corporation	Not Mapped	Not Mapped
1512247	Penalty Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Pollute waters - Corporation	Not Mapped	Not Mapped
1566080	Penalty Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Contravene condition of licence - Corporation	Not Mapped	Not Mapped
1566081	Penalty Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Pollute waters - other officer - Corporation	Not Mapped	Not Mapped
3085775780	Penalty Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN -	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON	Pollute waters - Corporation	Not Mapped	Not Mapped

Nº	Type	Licence holder	Location Name	Premise Address	Activity/Details	Dist. (m)*	Direction
			TIMBER LANDS (EX. PLANTATIONS)	THE 5 MARCH 1999, KEMPSEY, NSW, 2440			
3085775799	Penalty Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	Pollute waters - Corporation	Not Mapped	Not Mapped
1024530	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	s.91 Clean Up Notice	Not Mapped	Not Mapped
1024598	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	s.91 Clean Up Notice	Not Mapped	Not Mapped
1028085	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	s.91 Clean Up Notice	Not Mapped	Not Mapped
1051696	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	s.91 Clean Up Notice	Not Mapped	Not Mapped
1087543	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH	s.91 Clean Up Notice	Not Mapped	Not Mapped

Nº	Type	Licence holder	Location Name	Premise Address	Activity/Details	Dist. (m)*	Direction
			(EX. PLANTATIONS)	1999, KEMPSEY, NSW, 2440			
1090202	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	s.91 Clean Up Notice	Not Mapped	Not Mapped
1543465	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	LOWER NORTH EAST REGION (L.N.E.R) MEANS STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS)	WITHIN THE L.N.E.R. SHOWN ON MAP 1 TO THE NSW L.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999, KEMPSEY, NSW, 2440	s.91 Clean Up Notice	Not Mapped	Not Mapped
1014573	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	UPPER NORTH EAST REGION (UNER) MEANS THE STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS) .	WITHIN THE U.N.E.R. SHOWN ON MAP 1 TO THE NSW U.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999., COFFS HARBOUR, NSW, 2450	s.91 Clean Up Notice	Not Mapped	Not Mapped
1501931	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	UPPER NORTH EAST REGION (UNER) MEANS THE STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS) .	WITHIN THE U.N.E.R. SHOWN ON MAP 1 TO THE NSW U.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999., COFFS HARBOUR, NSW, 2450	s.91 Clean Up Notice	Not Mapped	Not Mapped
1590696	Clean Up Notice	FORESTRY CORPORATION OF NEW SOUTH WALES	UPPER NORTH EAST REGION (UNER) MEANS THE STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS) .	WITHIN THE U.N.E.R. SHOWN ON MAP 1 TO THE NSW U.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999., COFFS HARBOUR, NSW, 2450	s.91 Clean Up Notice	Not Mapped	Not Mapped
1593530	Clean Up Notice	FORESTRY CORPORATION	UPPER NORTH EAST REGION (UNER) MEANS	WITHIN THE U.N.E.R. SHOWN ON	s.91 Clean Up Notice	Not Mapped	Not Mapped

Nº	Type	Licence holder	Location Name	Premise Address	Activity/ Details	Dist. (m)*	Direction
		OF NEW SOUTH WALES	THE STATE FORESTS AND CROWN - TIMBER LANDS (EX. PLANTATIONS) .	MAP 1 TO THE NSW U.N.E.R. FOREST AGREEMENT GRANTED ON THE 5 MARCH 1999., COFFS HARBOUR, NSW, 2450			

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

3.3a SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3a (2000m Buffer)

Contaminated Legacy Areas

Site Name	Description	Distance (m)	Direction
Not identified	-	-	-

Includes known contaminated areas such as James Hardies Asbestos waste legacy areas, Pasminco Smelter and Uranium processing site.

Defence, Military Sites and UXO Areas

Site name	Type*	Details	Distance (m)	Direction
Not identified	-	-	-	-

*RCIP (Regional Contamination Investigation Program). UXO (Unexploded Ordnance Areas)

Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

PFAS Sites

Site name	Description	Source	Distance (m) *	Direction
Not identified	-	-	-	-

3.3b OTHER POTENTIAL POLLUTION SOURCES

Map 3.3b (500m Buffer)

Derelict Mines and Quarries

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

Historical Landfills

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-



Section 4 Potentially Contaminated Areas



4.1 POTENTIALLY CONTAMINATING ACTIVITIES (PCA)

Map 4.1 (200m Buffer)

Industries, businesses and activities that may cause contamination

Map ID	Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-	-

*Status:

Data is current as when this report was created.

The operational status of the business is determined using the available data sources and does not indicate real-time conditions at the site.

Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued within 2 years from the date of this report.

Categories included in this search. (Notifiable activities)

Abattoirs	Explosives and Dangerous Goods	Paint Industries
Abrasive Blasting	Extractive Industries	Petrol Stations
Agriculture / Horticulture	Fire and Rescue	Pharmaceuticals
Airports	Food Manufacturing	Port and Marina Operations
Asbestos	Foundry, Smelting or Refining	Power Plants
Asphalt or Bitumen	Fuel Terminals & Depots	Printing and Photography
Batteries	Glass, Ceramics and Plastic	Rail Industry and Associated Activities
Breweries / Distilleries	Gun, Pistol or Rifle Ranges	Rubber and Tyre
Cement, Concrete or Lime	Hospitals and Research Facilities	Storage Tanks
Cemeteries	Landfill Sites	Substations and Switching Stations
Chemicals	Livestock Dips	Textiles and Tannery
Coal Yards	Mechanical and Automotive	Timber, Pulp and Paper Works
Depots and Storage Yards	Metal Fabrication and Treatments	Waste and Recycling Facilities
Dry Cleaners	Oil and Gas	Wastewater Treatment Facilities
Electrical or Electrical Components	Other Infrastructure Facilities	-

Industries, businesses, and activities identified as having an increased likelihood of causing contamination.

The industries and business activities listed above have been identified as having an increased likelihood of causing contamination and have been identified through published state and national guidelines and regulations. These industries are noted due to their potential to store or use substances that could cause contamination to the surrounding environment if not managed appropriately. The identification of these activities does not imply the presence of contamination at the site.

The records identified are based on the reported business activity and have not been assessed based on any current or previous site inspection. Please note that records not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.

4.2 HISTORICAL BUSINESS DIRECTORIES

(not mapped)

Year	Activity	Name	Address	Positional accuracy ¹	Distance (m)	Direction
1980	Caravan & Tourist Parks	Bellbird Caravan Park	61 Terrigal Drive, Terrigal, NSW	Address	23.5	North
1990	Caravan & Tourist Parks	Bellbird Caravan Park	61 Terrigal Drive, Terrigal, NSW	Address	23.4	North
2005	Electrical Contractors	Tony Miller Electrical Pty Ltd	71 Terrigal Drv, TERRIGAL, NSW, 2260	Address	70.5	North-west

Land Insight uses a number of address geocoding techniques and has characterised them based on completeness (match rates) and positional accuracy. When a historical street address is incomplete or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. An explanation of the positional accuracy records is defined in the table below.

Historical data positional accuracy and georeferencing results explanation		
Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>

The data used in this section was extracted from range of historical commercial trade directories and business listings. The business addresses were geocoded using historical information and the accuracy of the data may vary due to changes to the physical address at a given locality over time or the quality of the original records. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. On this basis, reliance on the historic listing data should be considered when assessing the risk of contamination from an activity at the site. The presence of a business listing does not definitively confirm the actual activity that has occurred at the site. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at info@landinsight.co.

Historical business directory listings have been filtered to match activities and industries identified as PCAs in Section 4.1. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



Section 5 Natural Hazards



5.1 Fire Hazard

Map 5.1 (500m Buffer)

Bushfire Prone Areas

Category	Type	Details	Distance (m)	Direction
Bushfire Prone Area	Vegetation Buffer	Vegetation Buffer - Bush Fire Prone is an area of land that can support a bush fire or is likely to be subject to bush fire attack. Bush Fire Prone Land areas becomes the trigger for planning for bush fire protection.	0.0	Onsite
Bushfire Prone Area	Vegetation Buffer	Vegetation Buffer - Bush Fire Prone is an area of land that can support a bush fire or is likely to be subject to bush fire attack. Bush Fire Prone Land areas becomes the trigger for planning for bush fire protection.	0.0	Onsite
Bushfire Prone Area	Vegetation Category 1	Bushfire Prone Area - Vegetation Category 1 is considered to be the highest risk for bush fire. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	39.5	North-east
Bushfire Prone Area	Vegetation Category 1	Bushfire Prone Area - Vegetation Category 1 is considered to be the highest risk for bush fire. Bush Fire Prone Areas becomes the	50.8	South-west

Category	Type	Details	Distance (m)	Direction
		trigger for planning for bush fire protection.		
Bushfire Prone Area	Vegetation Category 1	Bushfire Prone Area - Vegetation Category 1 is considered to be the highest risk for bush fire. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	248.8	South-east
Bushfire Prone Area	Vegetation Category 1	Bushfire Prone Area - Vegetation Category 1 is considered to be the highest risk for bush fire. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	313.7	South
Bushfire Prone Area	Vegetation Category 1	Bushfire Prone Area - Vegetation Category 1 is considered to be the highest risk for bush fire. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	391.7	South-east
Bushfire Prone Area	Vegetation Category 1	Bushfire Prone Area - Vegetation Category 1 is considered to be the highest risk for bush fire. Bush Fire Prone Areas becomes the trigger for planning for bush fire protection.	454.6	South-west

Bushfire History

Type	Season	Details	Distance (m)	Direction
Not identified			-	-

5.2 Flood and Erosion Hazards

Map 5.2 (500m Buffer)

Erosion Hazard

Category	Type	Details	Distance (m)	Direction
Wind Erosion Risk	Slight but significant limitations	Low	0.0	Onsite
Water Erosion Risk	Slight but significant limitations	Low	0.0	Onsite
Landslip Erosion Risk	Very slight to negligible limitations	Very Low	0.0	Onsite
Wind Erosion Risk	Moderate limitations	Moderate	14.1	South-east
Water Erosion Risk	Moderate to severe limitations	Moderate	14.1	South-east
Landslip Erosion Risk	Very slight to negligible limitations	Very Low	14.1	South-east
Wind Erosion Risk	Water	Not Applicable	349.2	East

Category	Type	Details	Distance (m)	Direction
Water Erosion Risk	Water	Not Applicable	349.2	East
Landslip Erosion Risk	Water	Not Applicable	349.2	East

Flood Hazard

Category	Type	Details	Distance (m)	Direction
Flood Prone Area	1-100 year flood event	Central Coast Council - 2011	0.0	Onsite

Generalised flood information definitions and explanations

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance

0.2%AEP	A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year
1% AEP	A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year
2% AEP	A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
5% AEP	A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year
20%AEP	A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Average Recurrence Interval (ARI). The long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods reaching a height as great as, or greater than, the 20 year ARI flood event will occur on average once every 20 years

Flood Liable Land - Synonymous with flood prone land, i.e. land susceptible to flooding by the Probable Maximum Flood (PMF) event. Note that the term flood liable land covers the whole floodplain, not just the part below the flood planning level

Flood Planning Area (FPA) – Councils develop Flood Planning Areas (FPAs) as part of Flood Overlay mapping to guide future building and development in flood prone areas. The FPAs are designed to recognise the flood hazard for different flooding types.

Flood Hazard - Flood hazard is a combination of frequency of flooding, the flood depth, and the speed or velocity at which the water can travel.

Probable Maximum Flood (PMF) - The largest flood that could conceivably be expected to occur at a particular location, usually estimated from probable maximum precipitation. The PMF defines the maximum extent of flood prone land, that is, the floodplain. It is difficult to define a meaningful Annual Exceedance Probability for the PMF, but it is commonly assumed to be of the order of 10^4 to 10^7 (once in 10,000 to 10,000,000 years)



The Commons
388 George Street
Sydney NSW 2000 Australia
info@landinsight.co
www.landinsight.co

A low-angle photograph of a bridge structure, likely the Sydney Harbour Bridge, against a clear blue sky. The bridge's steel lattice and cables are visible, creating a strong geometric pattern. In the background, a tall building is partially visible. A yellow rectangular box is overlaid on the right side of the image, containing the title and address.

Appendix A

REPORT MAPS

310 Terrigal Drive,
Terrigal NSW 2260



Subject Area and Sensitive Receptors

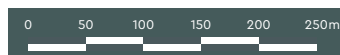
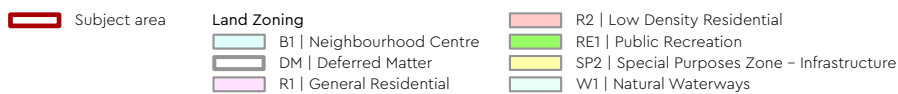
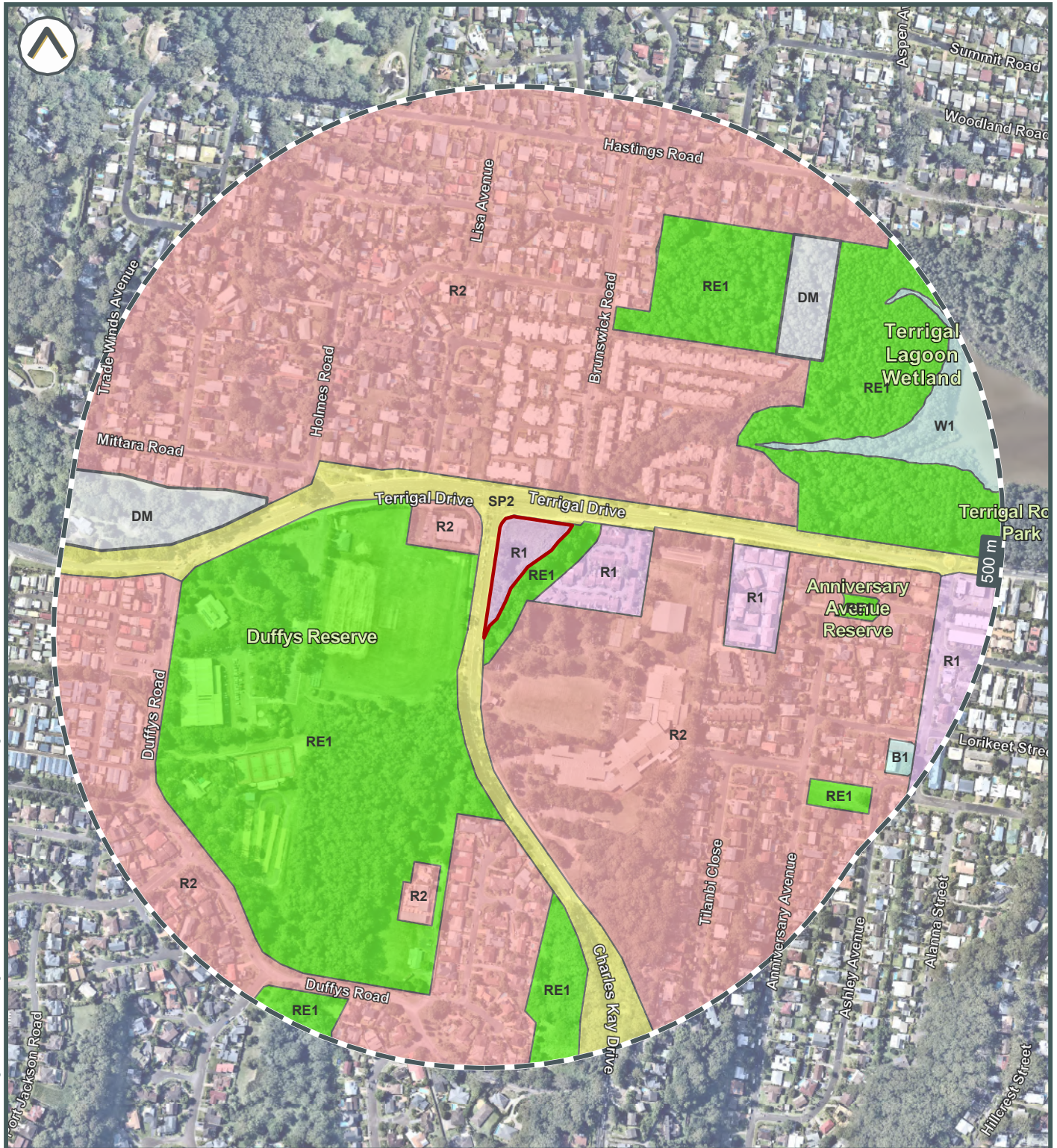


- Subject area Education Hospital and Health Care Sports and Recreation



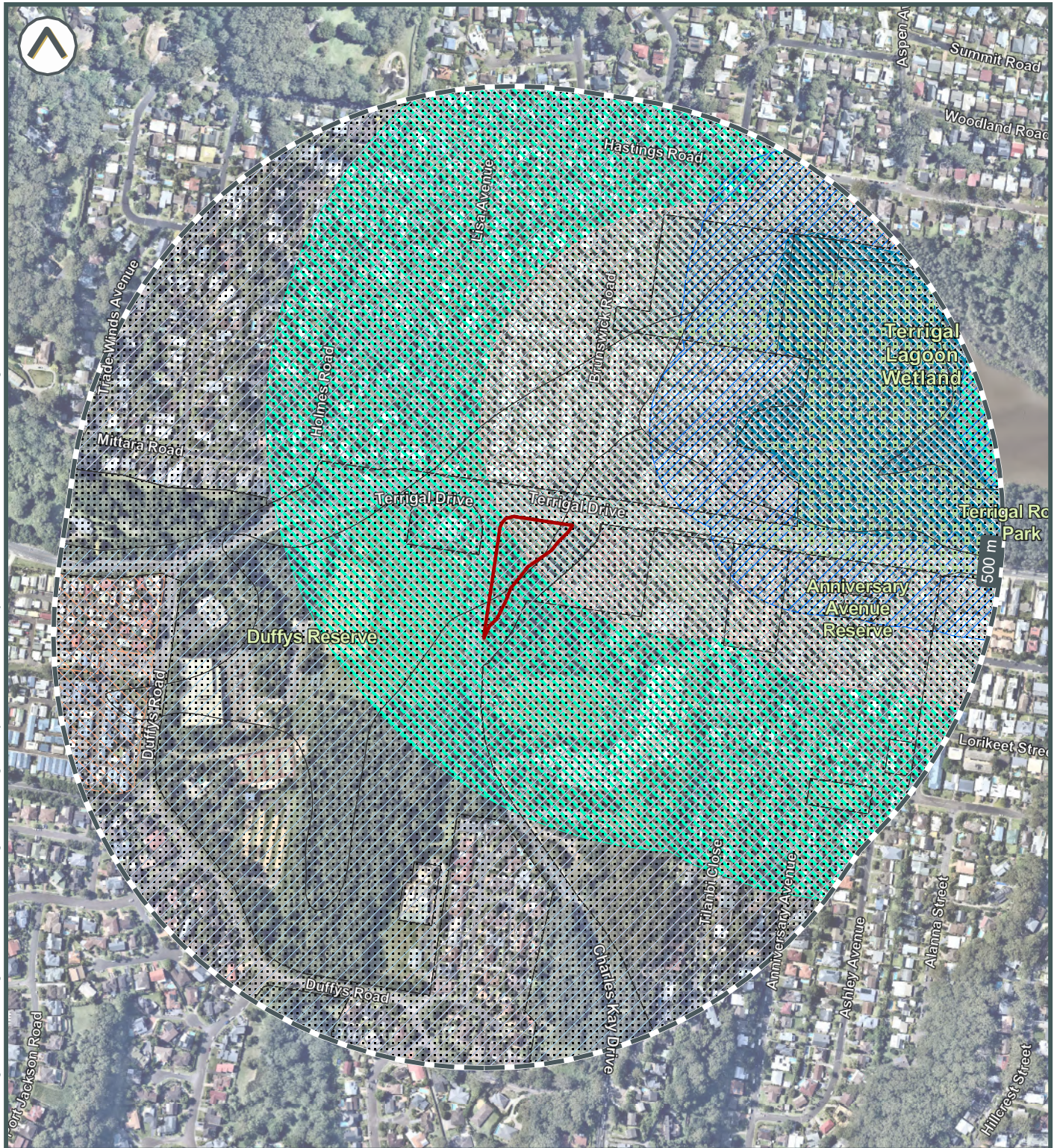


Zoning

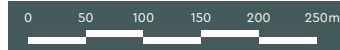




Planning Overlays



- Subject area
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Coastal Wetlands
 - Coastal Wetlands Proximity Area
 - Coastal Environment Area
 - Coastal Use Area
 - Environmental Planning Instruments
 - Acid Sulfate Soils
- Coal Seam Gas Exclusions
- Height of Building
- Local Provisions
- Lot Size
- Maximum Floor Space Ratio (n:1)
- Strategic Agricultural Land





Heritage



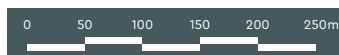
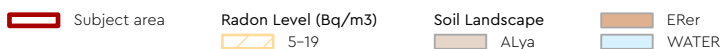
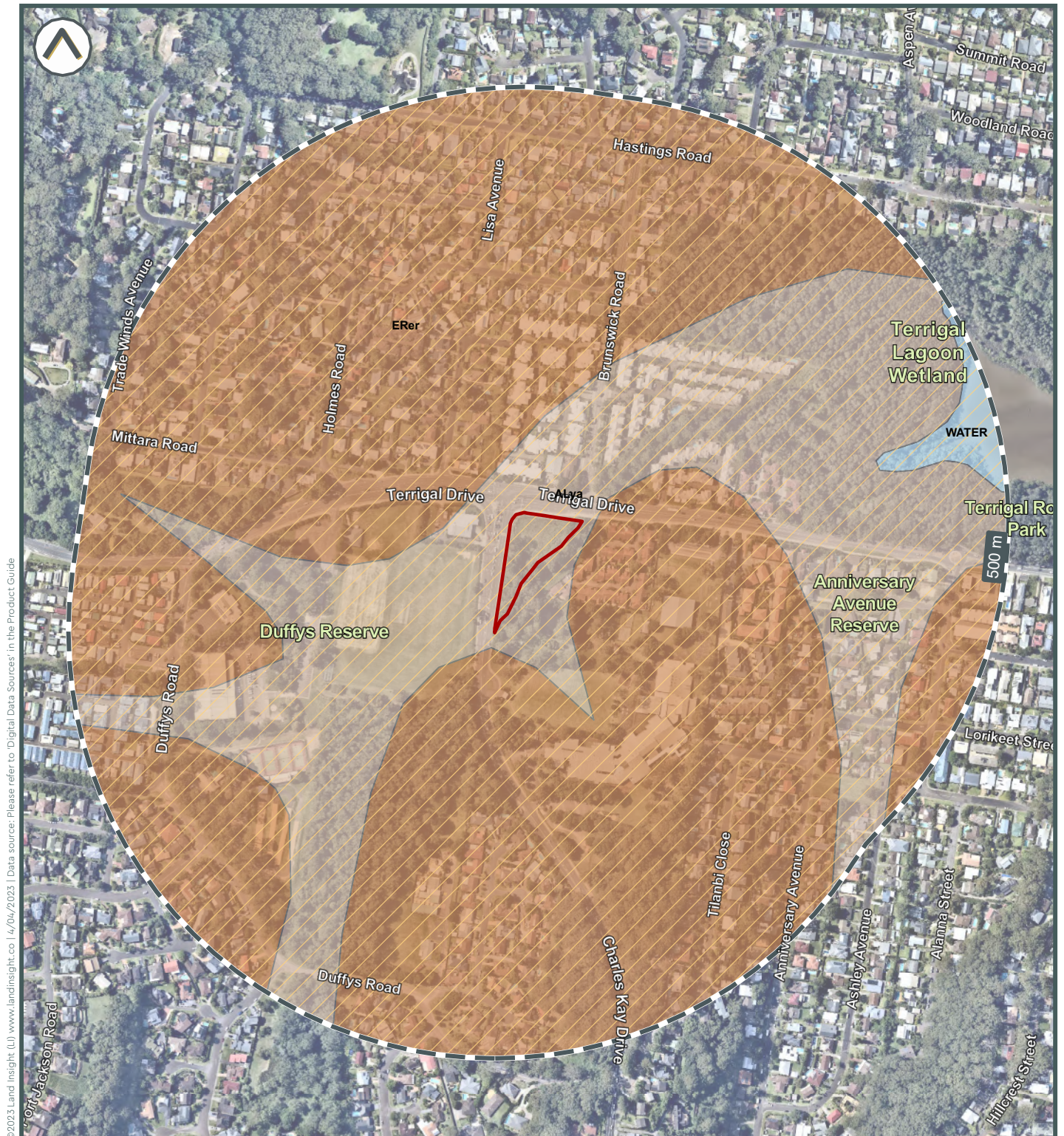
©2023 Land Insight (LI) www.landinsight.co | 14/04/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- - - National Heritage Database
- - - National Heritage List





Soil Landscape and Salinity

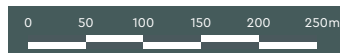




Acid Sulfate Soils

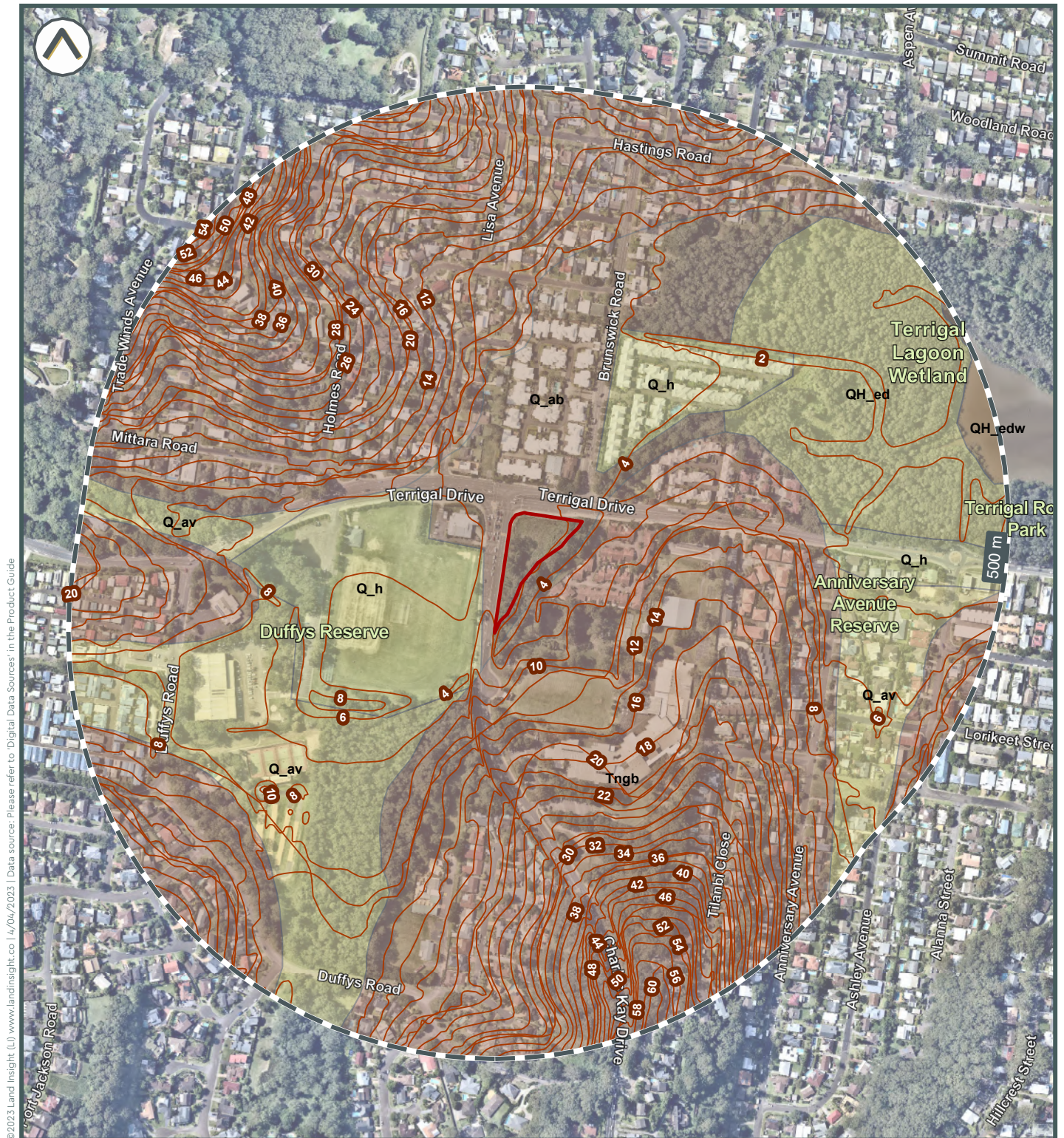


- | | | |
|---|----------------------------|--------------------------------|
| Subject area | Coastal Acid Sulfate Soils | Inland Acid Sulfate Soils |
| Atlas of Australian Acid Sulfate Soils | Class 1 | Moderate limitations |
| High Probability of occurrence | Class 2 | Moderate to severe limitations |
| Low Probability of occurrence | Class 4 | Water |
| Extremely low probability of occurrence | Class 5 | |

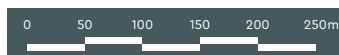




Geology and Topography

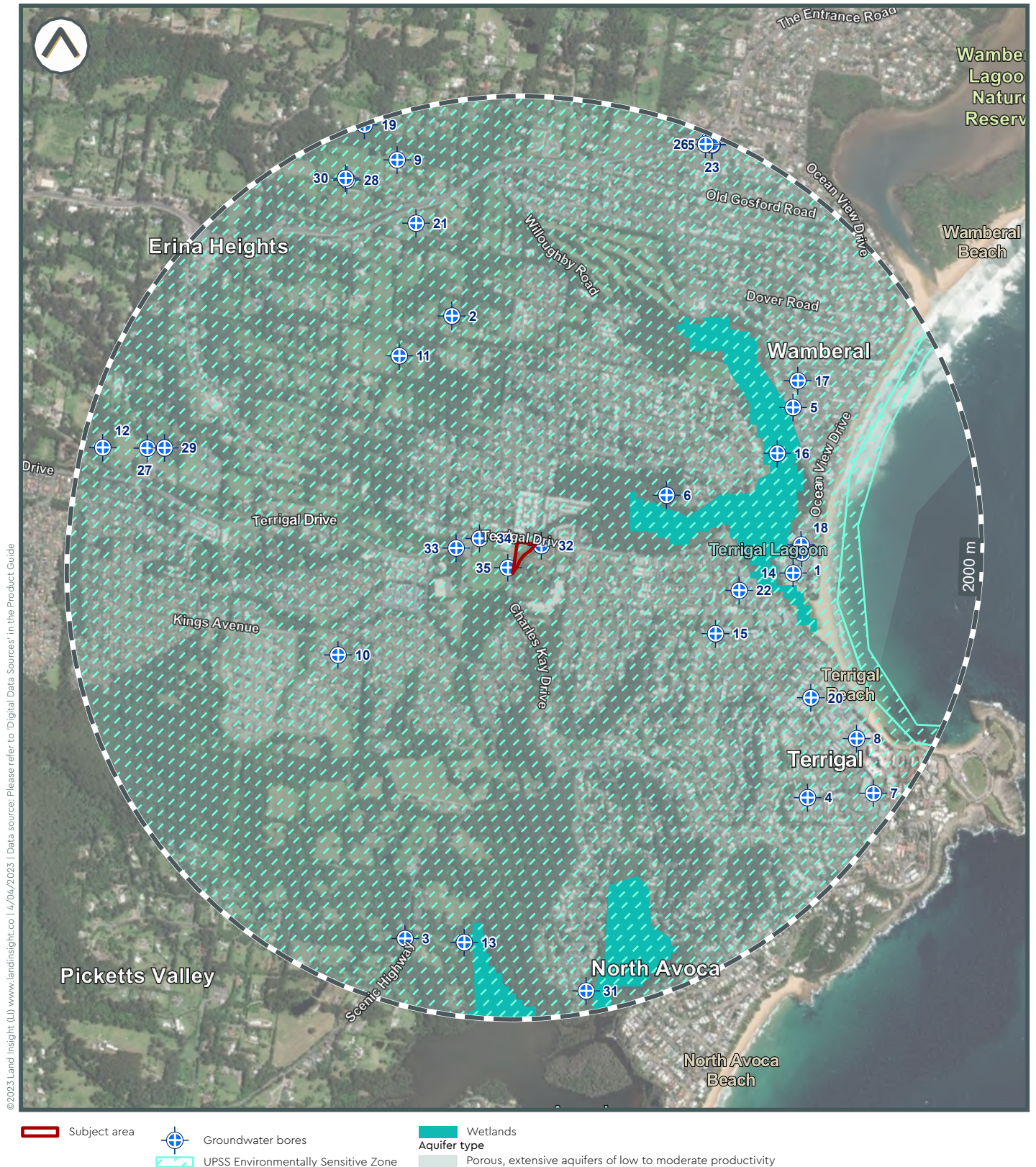


- Subject area**
Topographic contour (m)
- | | | |
|---------------------|-------------|-------------|
| Geology Unit | Q_ab | Tngb |
| QH_ed | Q_av | |
| QH_edw | Q_h | |



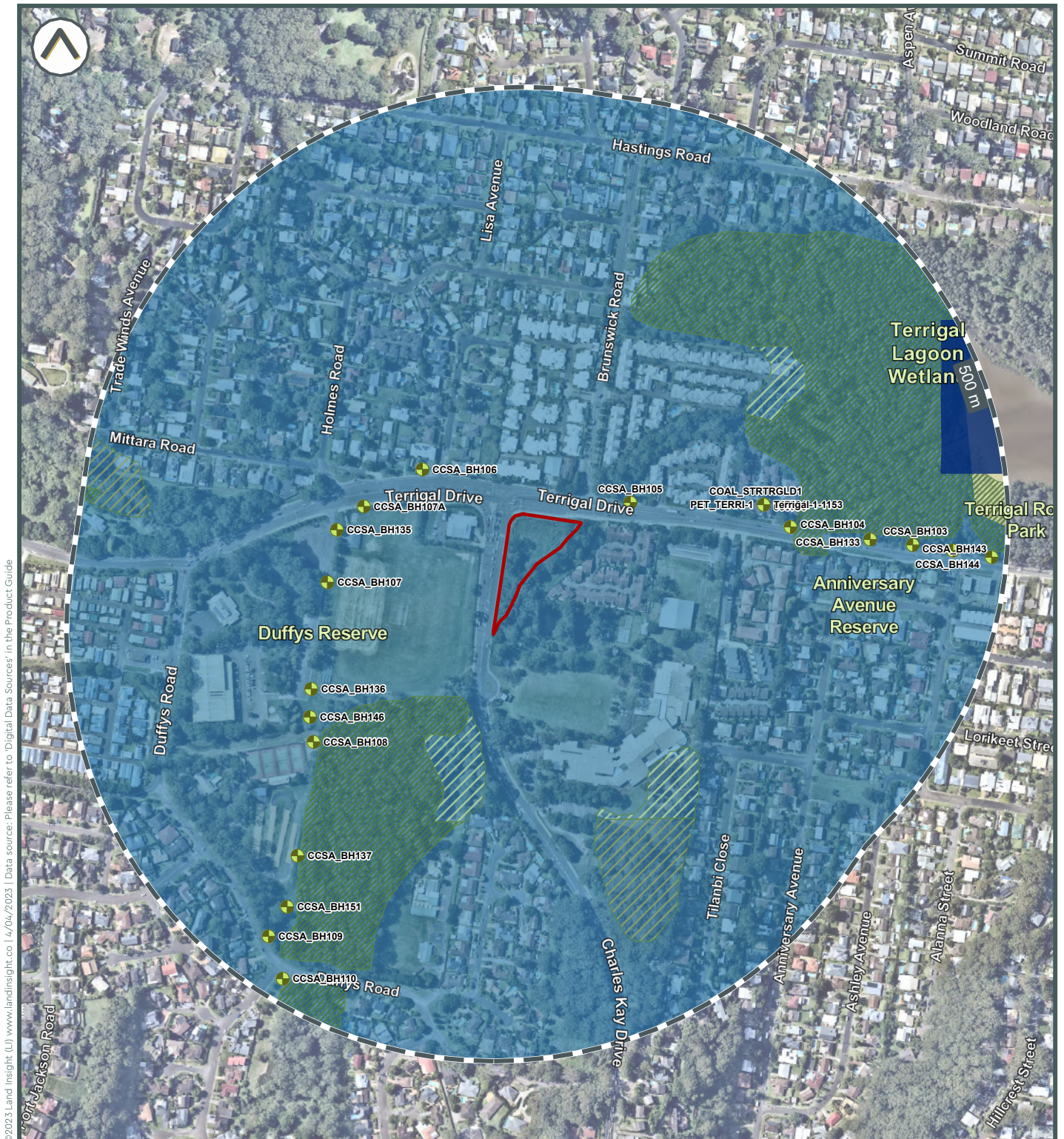


Hydrogeology and Groundwater Boreholes





Hydrogeology and Other Boreholes



- ▬ Subject area
- Other borehole/monitoring well location
- Hydrogeologic Unit**
 - Surficial Sediment Aquifer (porous media – unconsolidated)
 - Late Permian/Triassic sediments (porous media – consolidated)


- Ecosystems that rely on the Surface expression of Groundwater**
 - High potential GDE – from national assessment
- Ecosystems that rely on Subsurface presence of Groundwater**
 - High potential GDE – from regional studies
 - Moderate potential GDE – from regional studies
 - Low potential GDE – from regional studies

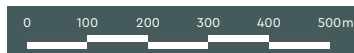




Contaminated Land Public Register



 Subject area



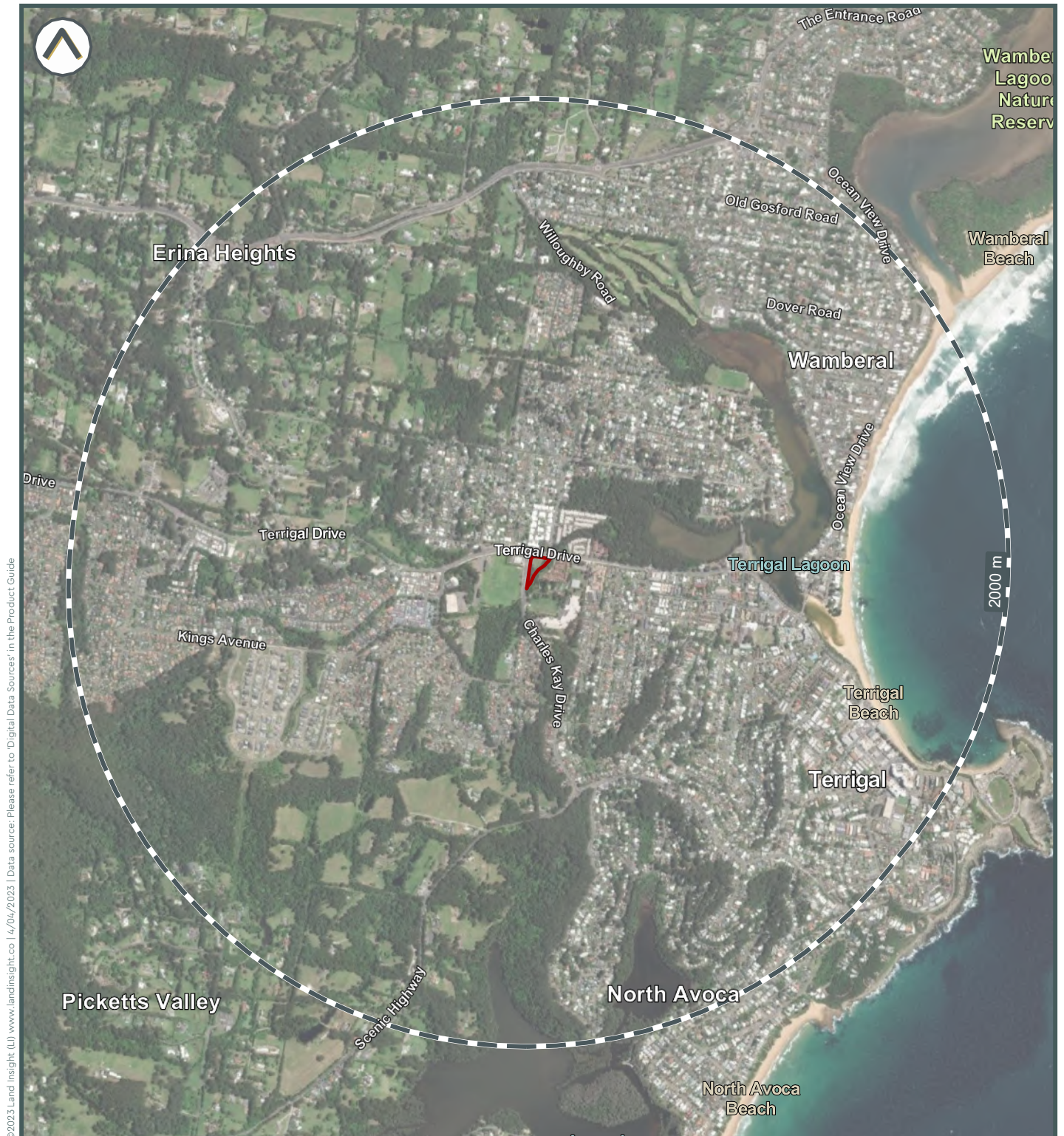


Licences, Approvals & Assessments





Sites Regulated by Other Jurisdictional Body



 Subject area





Other Potential Pollution Sources




Subject area





Current Potentially Contaminating Activities (PCAs)



 Subject area

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.

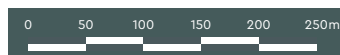




Fire Hazards

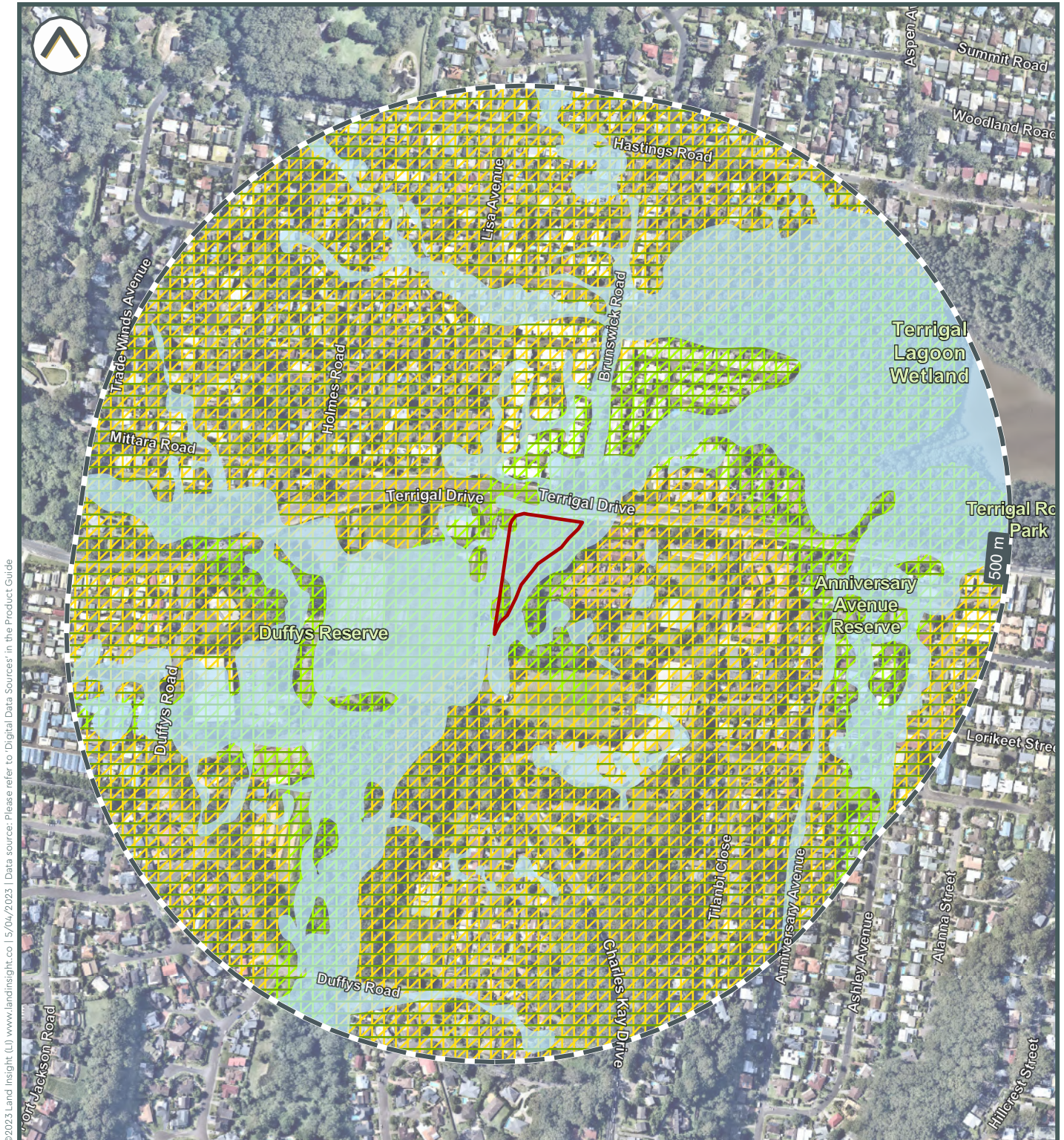


- Subject area
- Vegetation Buffer
- Bushfire Prone Area**
- Vegetation Category 1



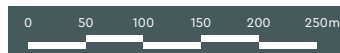


Flood and Erosion Hazards



© 2023 Land Insight (LI) www.landinsight.co | 5/04/2023 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- 1-100 year flood event
- Wind Erosion Risk**
 - Moderate
 - Low
- Water Erosion Risk**
 - Water Erosion Risk, Moderate
 - Water Erosion Risk, Low
- Landslip Erosion Risk**
 - Landslip Erosion Risk, Very Low



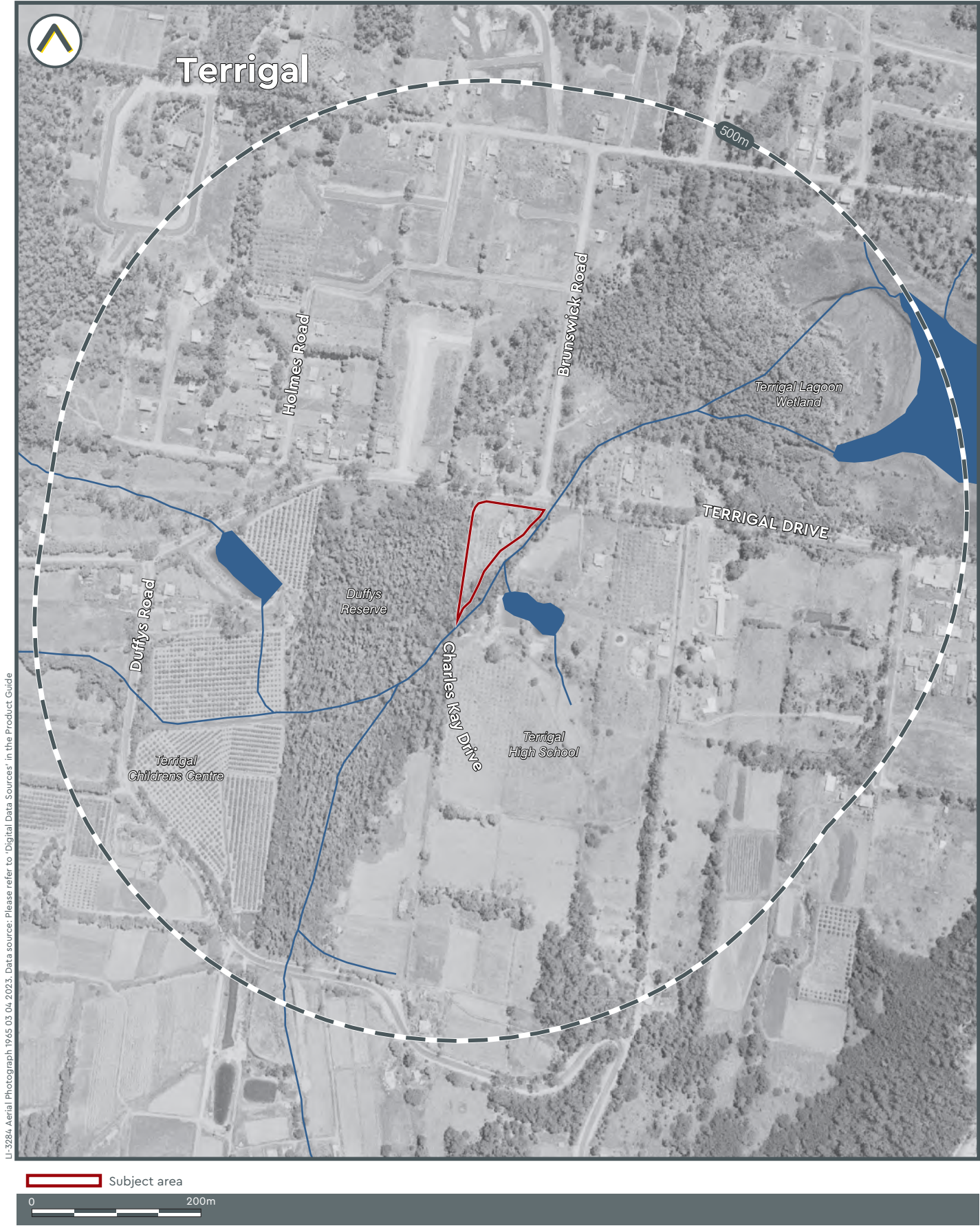
An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by steep, rocky banks and dense, green and yellowish vegetation. The water's color is a striking contrast to the surrounding terrain. A yellow rectangular box is overlaid on the right side of the image, containing the title and address information.

Appendix B

HISTORIC IMAGERY

310 Terrigal Drive,
Terrigal NSW 2260

Historic Aerial Photograph - 1965



Historic Aerial Photograph - 1971



LI-3284 Aerial Photograph 1971 03 04 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Historic Aerial Photograph - 1975



Historic Aerial Photograph - 1983



LI-3284 Aerial Photograph 1965 03 04 2023. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

Historic Aerial Photograph - 1991



Historic Aerial Photograph - 1994



Subject area

0 200m

Historic Aerial Photograph - 2002



Historic Aerial Photograph - 2010



Historic Aerial Photograph - 2014



Historic Aerial Photograph - 2017



Historic Aerial Photograph - 2020



Historic Aerial Photograph - 2023



1969-1991 1:25,000 Topographic Map (Gosford 9131-2S)



ATTACHMENT D

Caller Details

Contact: Christian Grinberg Menini
Company: Geo-logix
Address: Unit 48 4 Daydream Street
Warriewood NSW 2102

Caller Id: 3374680
Phone: (02) 9979 1722
Email: Cmenini@geo-logix.com.au

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: 2301022
Working on Behalf of: Private
Enquiry Date: 18/04/2023
Start Date: 24/04/2023
End Date: 24/05/2023

Address:
310 Terrigal Drive
Terrigal NSW 2260

Job Purpose:
Excavation

Onsite Activities:
Manual Excavation, Vertical Boring

Location of Workplace:
Private

Location in Road:

- 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

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- 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.byda.com.au
- For more information on safe excavation practices, visit www.byda.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 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
223597422	Ausgrid	(02) 4951 0899	NOTIFIED
223597423	Central Coast Council	(02) 4350 3111	NOTIFIED
223597424	Jemena Gas North	1300 880 906	NOTIFIED
223597421	NBN Co NswAct	1800 687 626	NOTIFIED
223597420	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
223597426	Telstra NSW Central	1800 653 935	NOTIFIED
223597425	Transport for NSW	(02) 9983 2687	NOTIFIED

END OF UTILITIES LIST

If further information is required, please contact:

Ausgrid BYDA

Phone: (02) 4951 0899

Fax: (02) 4951 0729



Emergency Phone Number 131388

Underground Cable Location Search Advice -- Ausgrid Assets Affected --

To:	Christian Grinberg Menini Geo-logix Unit 48,4 Daydream Street Warriewood NSW 2102		
		Phone No:	+61299791722
		Issue Date:	18/04/2023

In response to your enquiry, Sequence No: 223597422 the records of Ausgrid disclose that there **are** Ausgrid underground cables in the defined search location and relevant Ausgrid plans have been provided.

This search is based on the geographical position of the dig site as denoted in the Before You Dig Australia caller confirmation sheet and an overview is provided:

Address:	310 Terrigal Drive Terrigal NSW 2260
Job #:	34030372



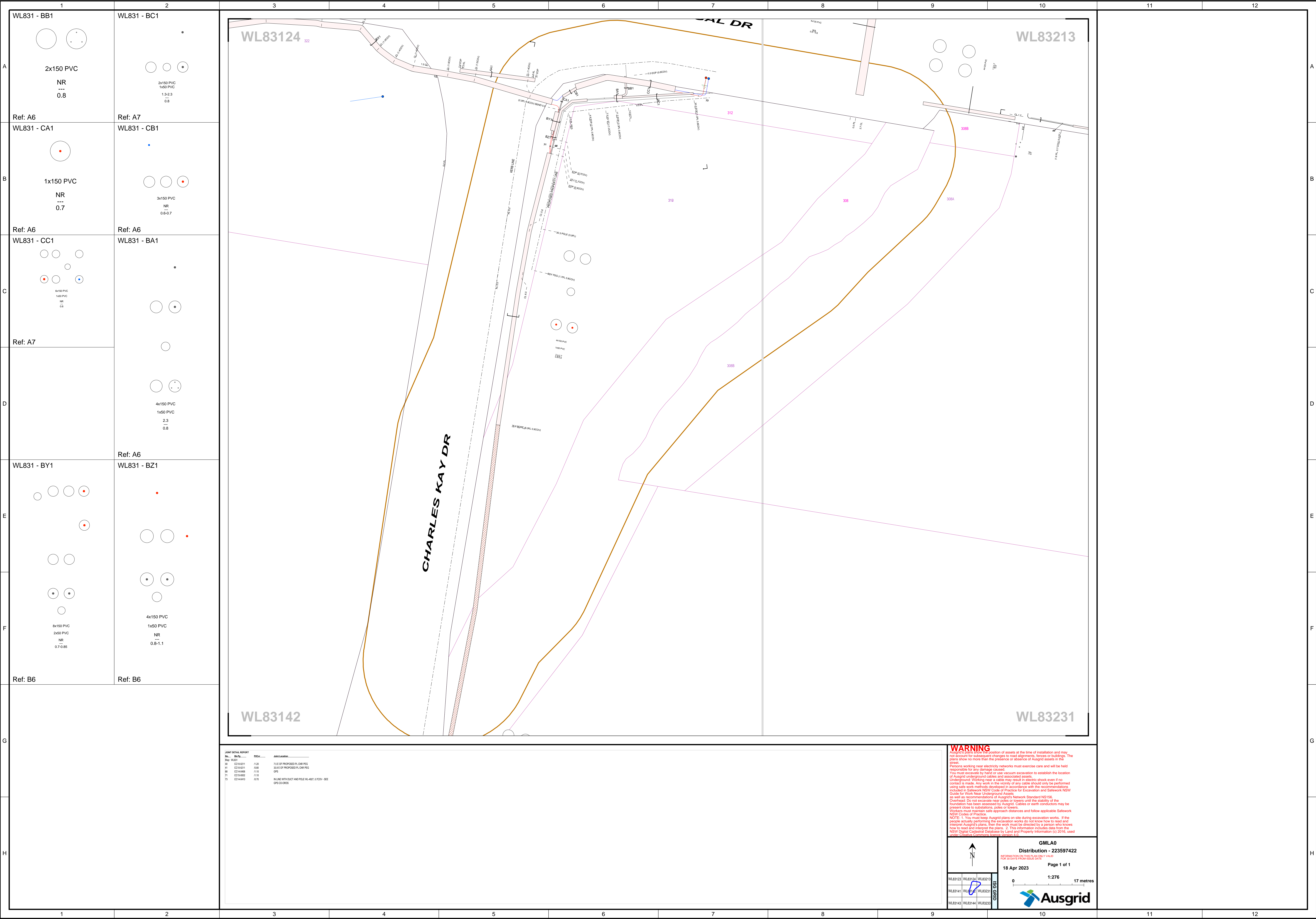
****Important****

- All information provided to you is **ONLY VALID FOR 30 DAYS** from the date of issue
- You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret plans.
- If you require a full size print of A0 plans and don't have the resources to do so please contact our office on 49510899 to request a hard copy to be posted. **Please allow 3 working days for delivery.**
- Please note you will ONLY receive portions of your search area that contain Ausgrid Underground Assets

YOU MUST READ AND UNDERSTAND THE SUPPLEMENTARY MATERIAL CONTAINED IN THIS ADVICE BEFORE PROCEEDING WITH ANY WORKS.

Summary of Supplementary Information:

Material	Purpose	Location
Important Information.pdf	Details important information	Attached
Working near Ausgrid Cables.pdf	Summary of NS156	Attached
COMN0119 How to Read Ausgrid Plans.pdf	Details how to read Ausgrid plans	Attached
SafeWork NSW "Work near underground assets: Guide"	To assist you in deciding appropriate measures to eliminate or control risks when working near underground assets.	Web Link [Click Here]
Ausgrid's Network Standard NS156	For important information for work near or around underground cables	Web Link [Click Here]
Ausgrid's Network Standard NS199	This Network Standard applies to specific work on Ausgrid Low Voltage Underground Assets and associated Hazards	Web Link [Click Here]
Working in Confined Spaces	For important information when working in confined spaces	Web Link [Click Here]



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).

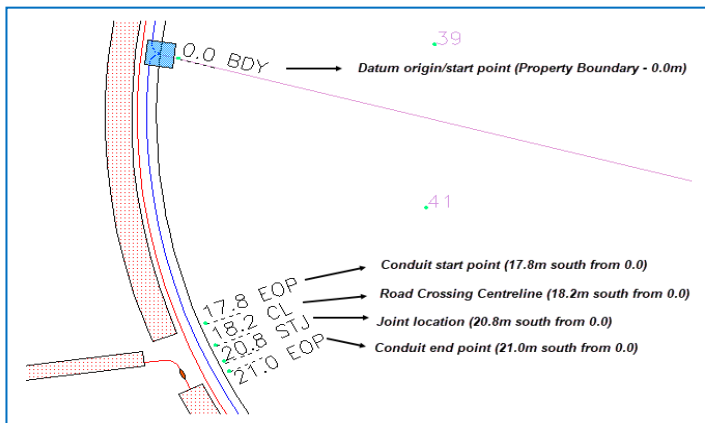


Figure 2

3 Cross Sections

A “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: HR1). This number will match with a cross section detail found in the border of the plot or on a separate plot page (refer to figures 3 and 4).

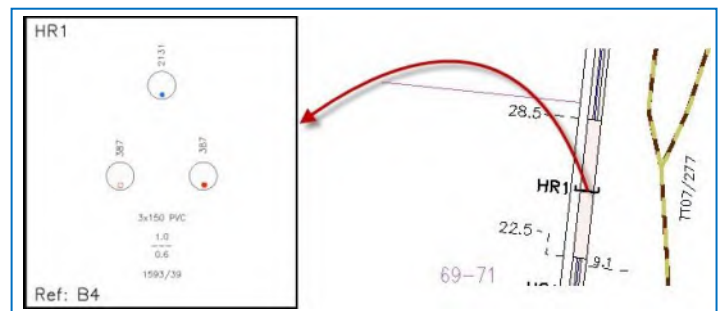


Figure 3

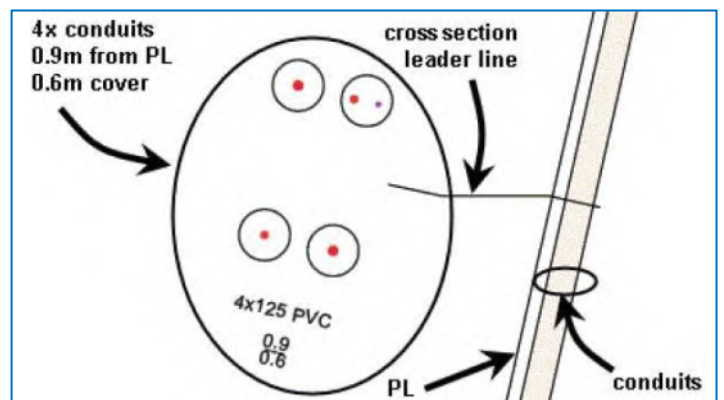


Figure 4

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).

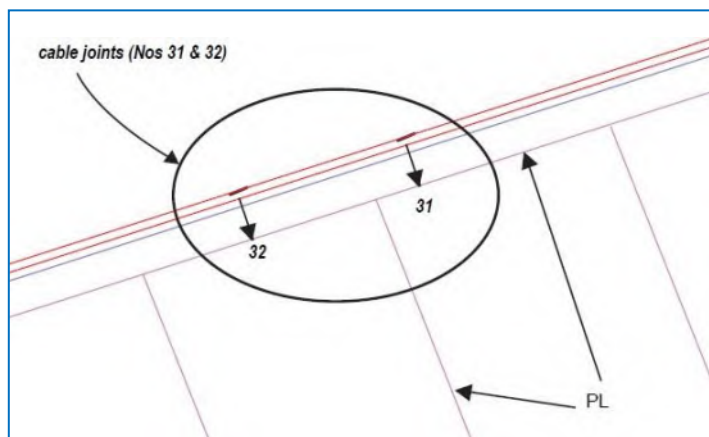


Figure 5

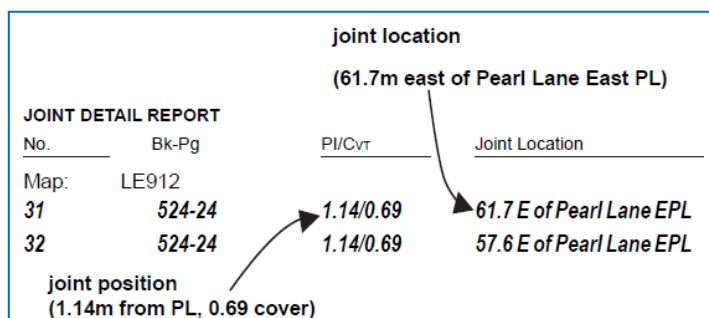


Figure 6

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.

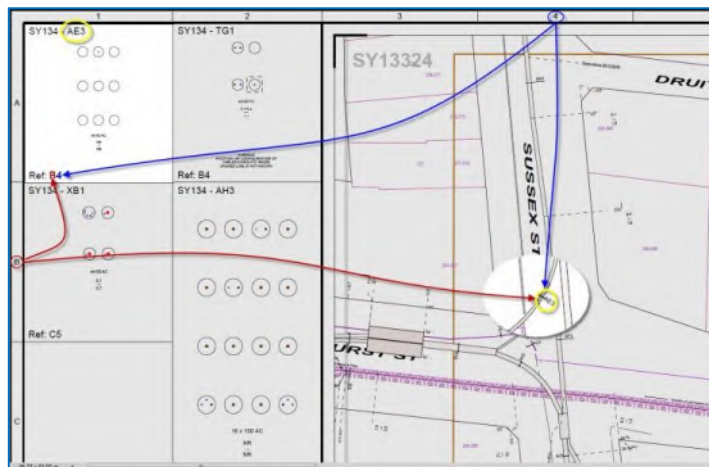


Figure 7

“Cross section” leader line and annotation is drawn on the Ausgrid plan for a reference to “cable” and/or “conduit” information in the “cross

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 (refer figure 8).

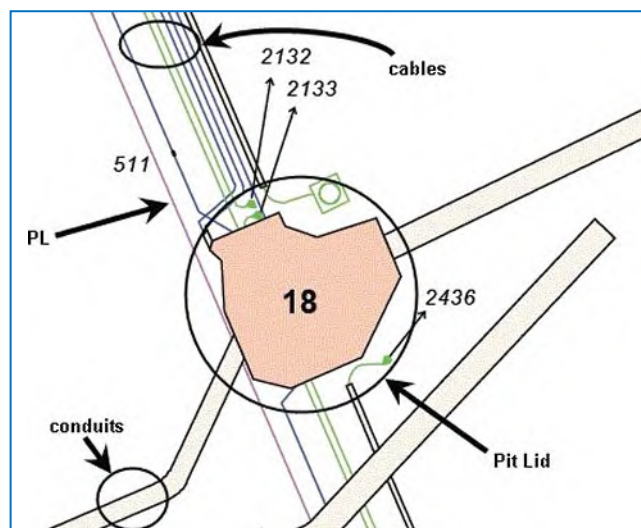


Figure 8

7 Proposal Areas

“section” detail boxes. 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).

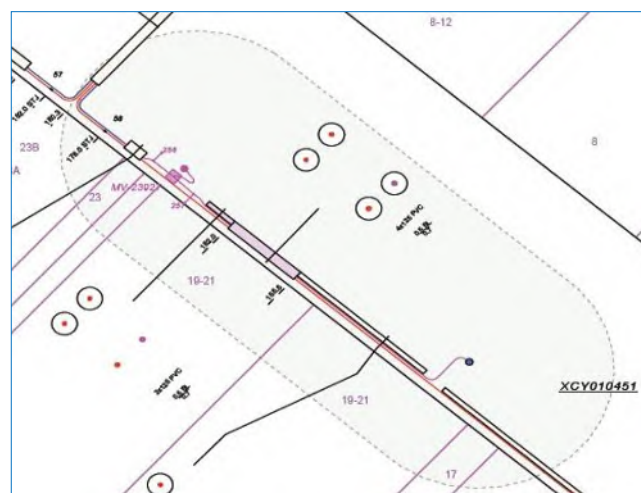


Figure 9

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).

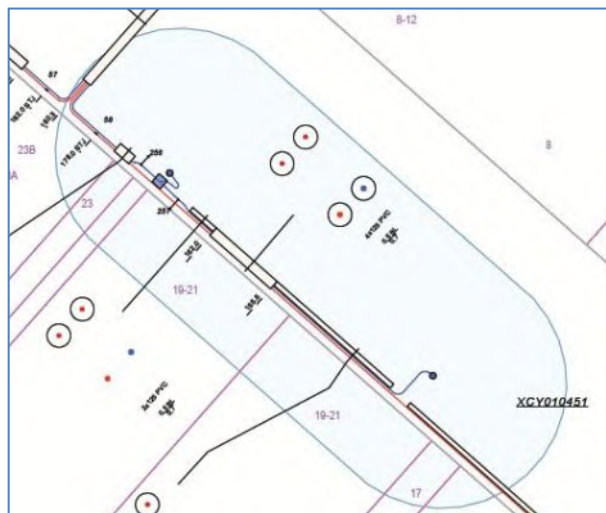


Figure 10

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 Before You Dig Australia (BYDA) office at the number indicated on the response to your BYDA enquiry for further information.

8 Ausgrid Maps

Depending on the size of the BYDA request, the response will either be a **single map area** or a **cover sheet** and several standard maps.

8.1 Single Map Area Response

The single map area response will have a buffer area shown on the plan that should relate to the original Before You Dig Australia request.

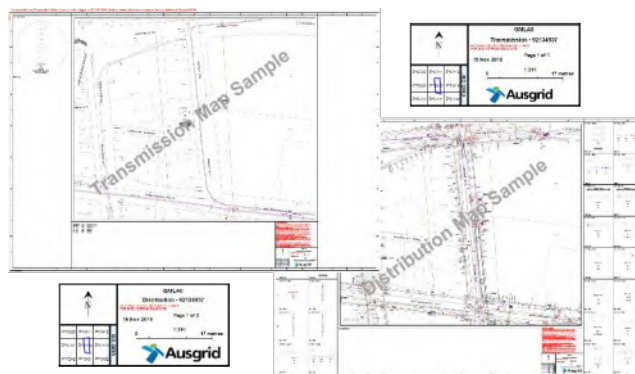


Figure 11

The **map grid index box** 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 will display on the grid index box for single map area responses

There are two different size maps that can be produced – A3 will be issued if there are no cross sections in the area, and an A0 will be issued if there are cross sections that are required to be displayed in the detail boxes on the side.

A single map area response could include two maps in the Sydney region. Ausgrid plans are separately labelled as “**Distribution – nnnnnnn**” and “**Transmission – nnnnnnn**”, where “**nnnnnnn**” refers to the BYDA sequence number quoted. If the request does not include any Transmission assets, then only one Distribution map will be issued.

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

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: “**You are working near Transmission Cables. You must contact Ausgrid on (02) 4951 9200 at least two weeks before work commences. See Ausgrid Network Standard NS156**”

8.2 Cover Sheet Response

On a response that includes a cover sheet, the buffer area will only be shown on the cover sheet and it will not appear on the standard maps. The cover sheet will indicate which standard maps have been included and provide a high-level view of the location of the underground details (Figure 12). The standard maps will have the detail of the underground assets (Figure 13).

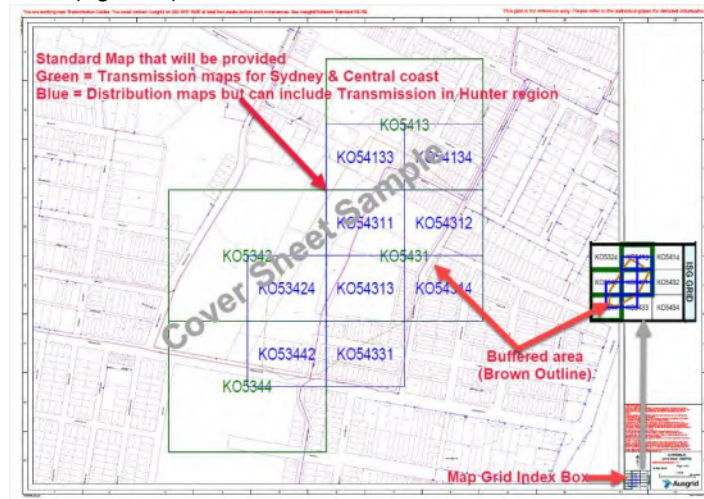


Figure 12

A **map grid index box** has been included in the cover sheet and on the standard maps. The buffer area will only display on the grid index box on the cover sheet and not on standard maps (Figure 12 + Figure 13).

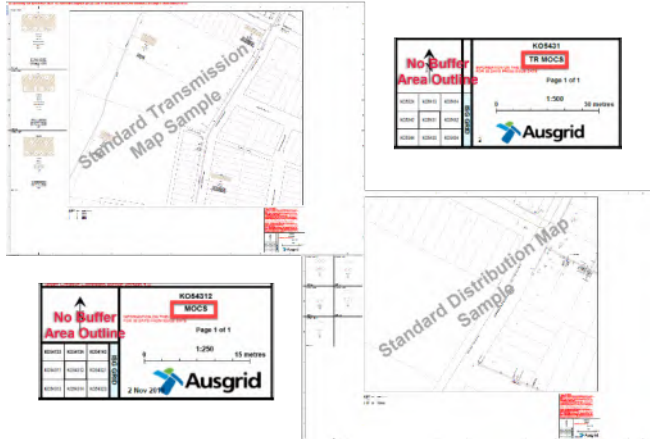


Figure 13

9. 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 14).



Figure 14

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).

10. "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 15) will be shown on plans to minimize risk of disturbance or damage to any Ausgrid underground earthing infrastructure in the vicinity.

Figure 15



11. Hazardous Cables – Specific Excavation Hazard

Certain low voltage cables are susceptible to deterioration or defects that may pose a risk of electric shock when working near them particularly in damp ground. Other low voltage cables may have an exposed conductive sheath or armour which may, under certain conditions, become energised. These cables may pose a significant risk and will be illustrated as in figures 15 and 16 below. For all work on or near Ausgrid's network where workers have been trained in Ausgrid's "Working near or around underground cables" course the work practices outlined in NS156 "Working near or around underground cables", NS199 "Safe Electrical Work on Low Voltage Underground Assets" for low voltage cables susceptible to deterioration and the Electrical Safety Rules for low voltage exposed conductive sheath or armoured cables must be adhered to. All other persons must contact Ausgrid before excavating near or accessing areas where these cables are present to arrange for appropriate precautions to be applied.

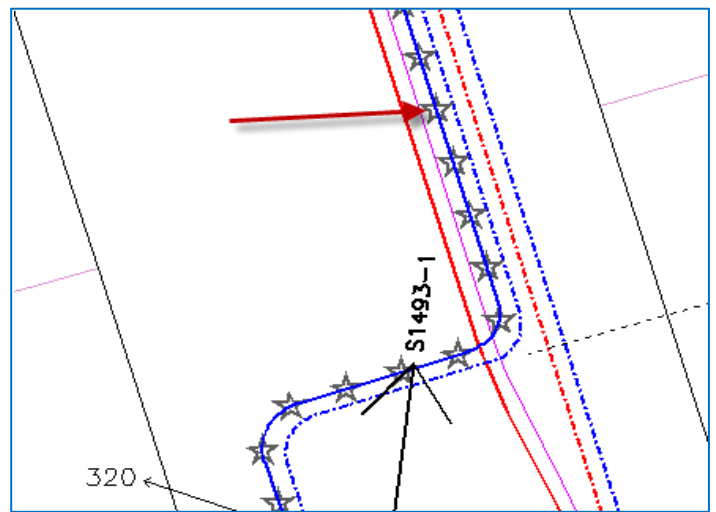


Figure 15

The **"star"** symbols over the cable indicates that it may be susceptible to deterioration or defects or the cable may contain an exposed conductive sheath or armour which could pose an electrical risk to workers.

Cables that are in duct lines have this symbology covered so an at-risk cable is indicated only within a cross section by a **"#"** appended to its cable code as illustrated below.

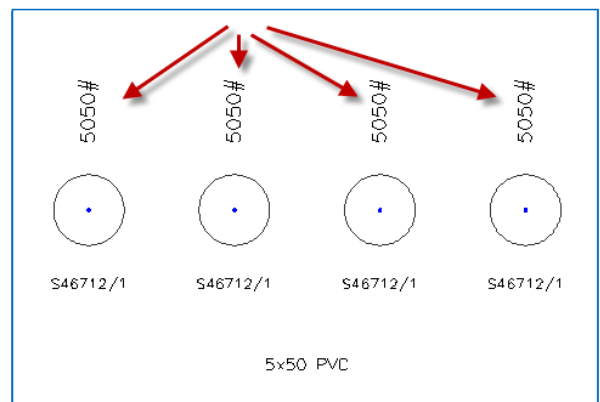






























Figure 16





















Ausgrid Underground Map Symbology

NOTE: Please note symbology is subject to change. This document provides underground (UG) related objects only. In cases where you are unsure of the data presented, please contact Ausgrid's BYDA for clarification *prior* to any planning/excavation works.

Object		Symbol
HV Cable	HV (High Voltage) 5kV-22kV	In Service  Out of Service 
	TR (Transmission) 33kV – 330kV	In Service  Out of Service 
LV Cable (Low Voltage)	Mains (Dark blue)	In Service  Out of Service 
	Street Lighting (Green) Note: Mains Connector also used as Street Lighting (dark blue)	In Service  Out of Service 
	Service (Light blue)	In Service  Out of Service 
	Stars are used to highlight At Risk cables	In Service Risk  In Service Risk  In Service Risk 
	Unknown	
	Data	
Auxiliary Cable	Comms	In Service 
	Telco	
	Protection	Out of Service 
	Fibre Optic	
	Pilot	

Object		Symbol
HV UG Joint	Straight Through, Parallel Branch or Tee	
	Switchgear, End Box or Transition	
HV UG Termination	Sealed end	
	Pot End	
	UGOH	
HV Cable Repair	5kV-330kV (HV & TR)	
LV UG Joint	Straight Through, Parallel Branch, Tee or Service	
	Network Box	
LV UG Termination	Switchgear, End Box or Transition	
	Sealed end	
	Pot End	
	UGOH	

Object		Symbol
Auxiliary Fix	Pilot Window	
Auxiliary Joint	Straight Through, Parallel Branch or Tee	
Auxiliary Termination	UGOH or Pole Termination	
	Pilot	
	UGOP-ADSS Termination	
Cable Pit (Can be various shapes)	Auxiliary	
	Distribution	
	Transmission	
LV Pillar	Distribution	
	Switch	 1-3 WAY  4+WAY
	SL Pillar	 NO SLCP  SLCP
	SL Cubicle	
	Fargo	
	Private	
LV Auxiliary Pillar	All Types	
LV Link Box	2 Way & 4 Way	

Ausgrid Underground Map Symbology

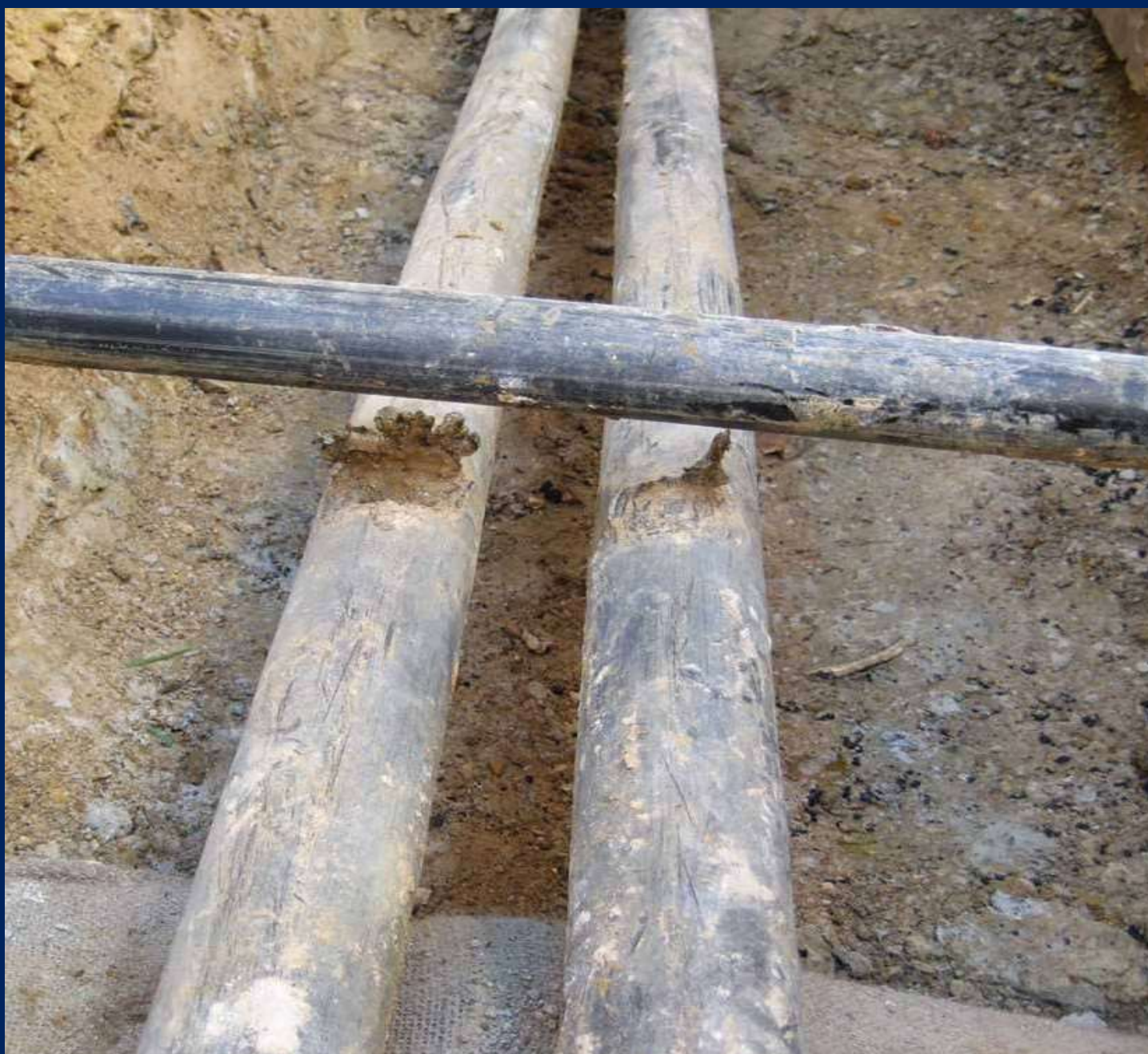
Object	Symbol
Substation	Cottage & Chamber
	Ground & Subtransmission Ground
	Kiosk & Subtransmission Kiosk
	Zone
	Transmission
	Bulk Supply Point
	Metering Station & Subtransmission Metering
Switching Station	Isolating & Earth
	Other – OH & UG
	Ring Main Unit
Earthing	UG Earth Cable
	Earth Point
Frequency Marker	Distribution and Transmission Power
	Auxiliary Communications
	Distribution and Transmission Power
	Auxiliary Communications

Object	Symbol
Trench	Centreline
Conduit (Can be various shapes)	Coverage (Distribution)
	Coverage (Transmission)
	Coverage (Underbore – cross hatched)
Cross Section	Marker (Staple)
	User Line
Measurement Point	
Miscellaneous Point Feature	Cable Clamp
	Cable Core split (Trifurcation)
	Cable Marker
	Electrolysis Point
	End Of Pipe
	Frequency Injection Unit
	Gas Charger
	Gas Control Cabinet
	Gas Control Kiosk
	Gas Control Point
	Gas Control Valve
	Gatic Pit lid

Object	Symbol
Miscellaneous Point Feature	Inspection Box
	Link point
	Oil Control Valve
	Oil Gauge
	Oil Tank
	Sniffer Box
	Thermocouple Box
	Transmission Cable Marker
Miscellaneous Linear Feature	Transmission Link Point
Map Note	All Geometries
	Location & Text
Dimension Feature	Placement Change
Lead Cable	Oil/Gas/Thermocouple
	Bonding
	Electrolysis

Working near Ausgrid cables

Finding out what's below the surface can save your life.
Contact Before You Dig Australia @ www.byda.com.au or call 1100



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 Before You Dig Australia (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 How to Read 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 to be as safe as possible.

- Make sure that your Before You Dig Australia (BYDA) plan is less than 30 days old
- 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 SafeWork NSW requirements and codes.

See also:

- SafeWork NSW **Guidelines: Work Near Underground Assets**
- SafeWork NSW **Code of Practice: Excavation Work**
- SafeWork NSW **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 bitumen 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). For further information call 13 13 65.

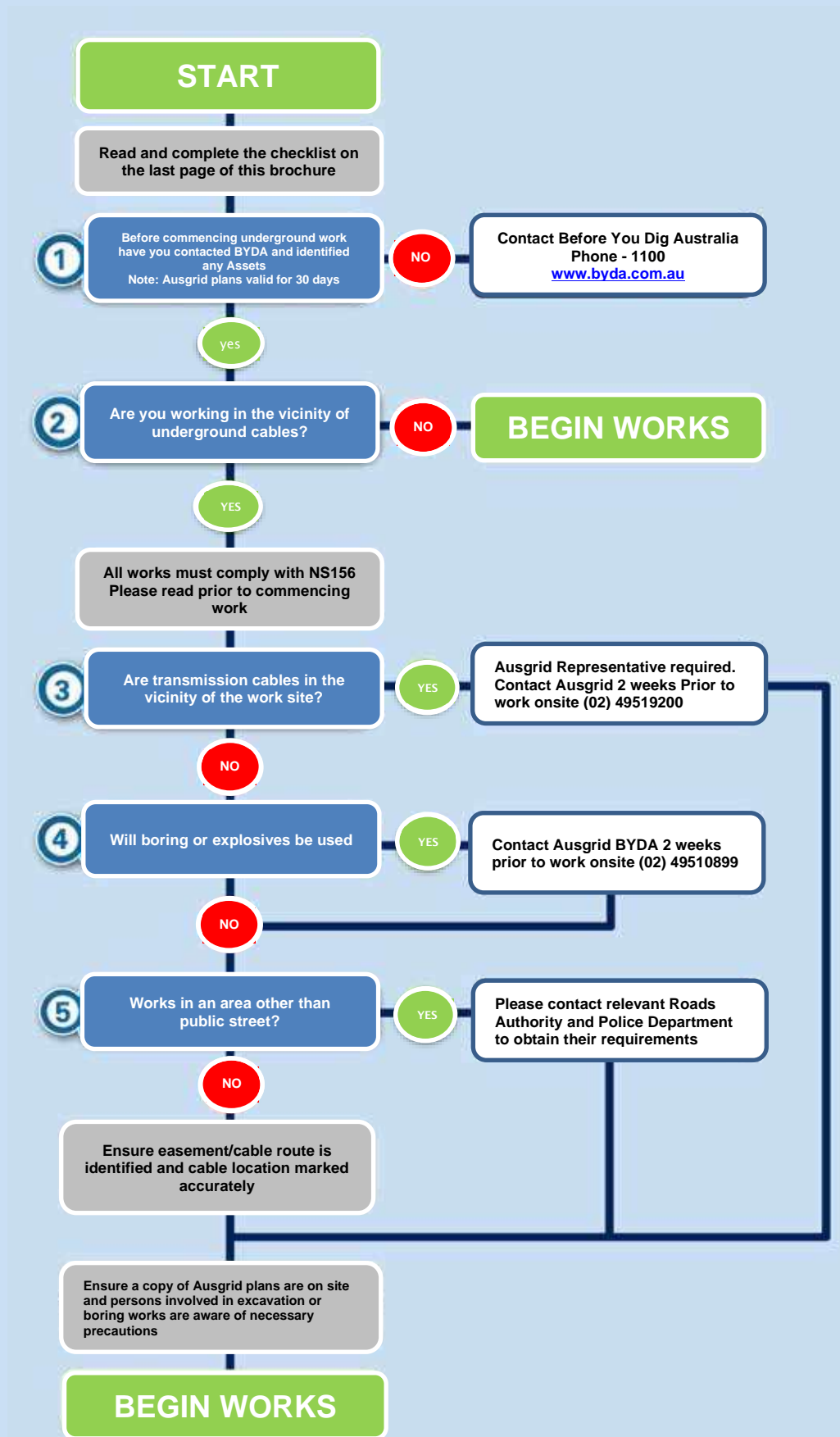
You've taken every precaution, but accidents still happen. What now?

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.

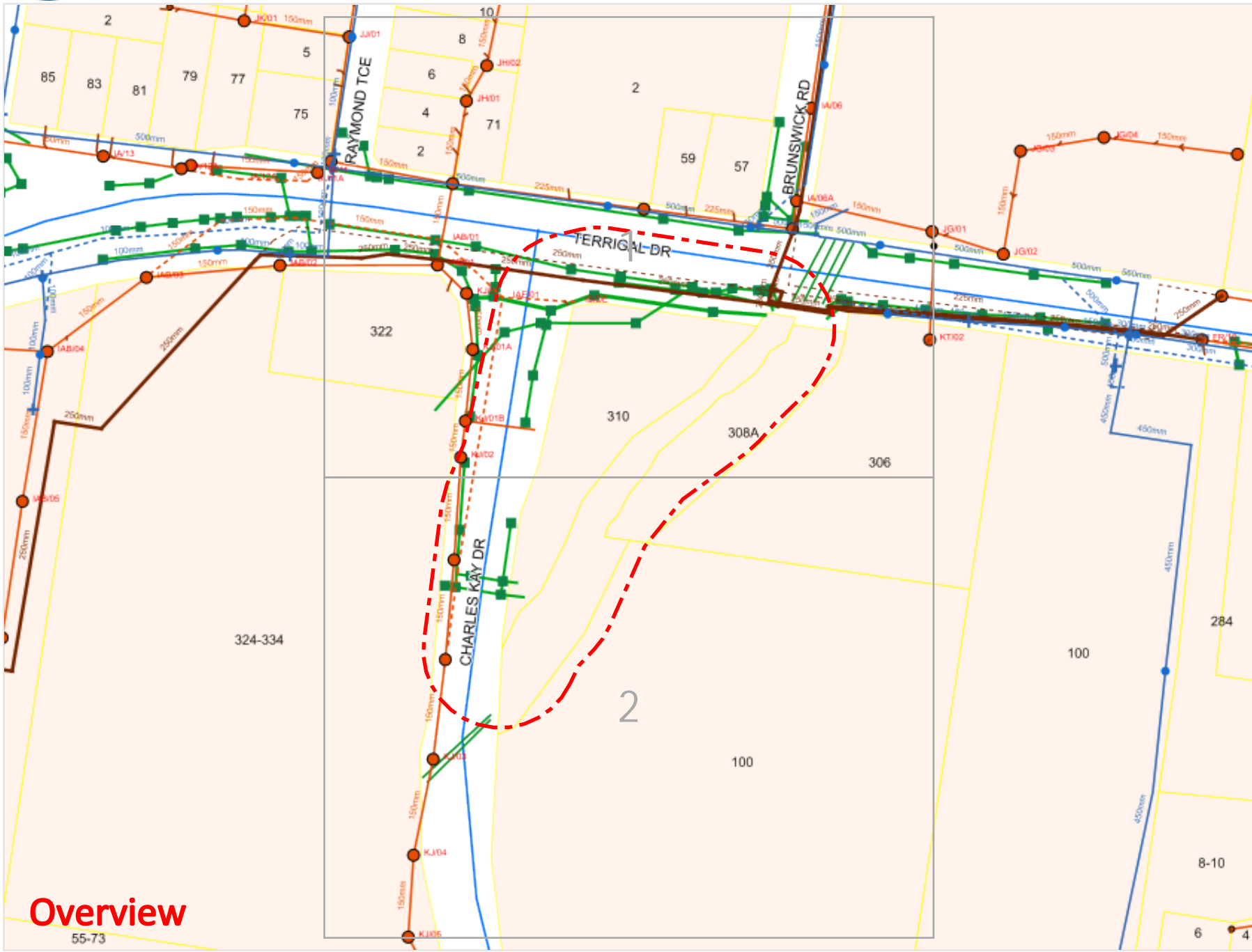
PLANS, LOCATION and NOTIFICATIONS	Completed
All relevant utilities plans obtained from Before You Dig Australia? (call 1 100 – allow at least 5 working days for plans).	
Checked issue date on all the above plans to ensure issue was within the last 30 days?	
Examined plans and assessed all possible impacts 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 BYDA 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 BYDA 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 13 65 or visit www.ausgrid.com.au



Legend

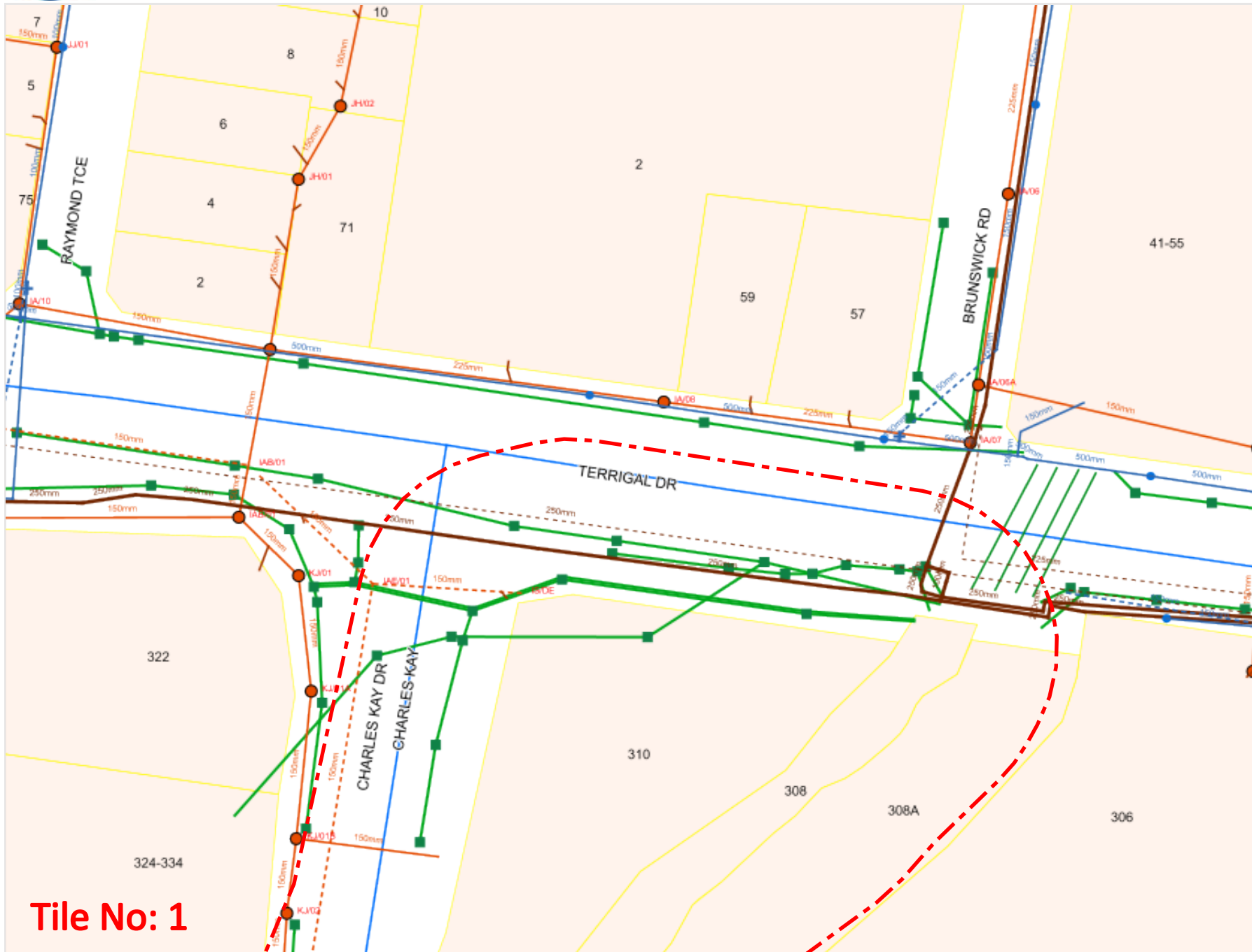
- Watermain
- Watermain (Asbestos)
- - - Watermain - Expired
- - - Watermain - Expired (Asbestos)
- + Water Valve
- Watermain - Recycled
- Water Hydrant
- Sewer Service Connection
- Sewer Pressure Main
- - - Sewer Pressure Main- Expired
- Sewer Network Structures
- Sewer Maintenance Hole
- Sewer Dead End
- Sewer Lamphole
- Sewer Gravity Main
- Sewer Gravity Main (Asbestos)
- - - Sewer Gravity Main - Expired
- Drainage Pit
- Drainage Pipe
- - - Drainage Pipe - Expired
- Drainage Culverts
- - - Drainage Culverts - Expired



Scale: 1:2050
Expires: 16 May 2023

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Central Coast Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Overview



Legend

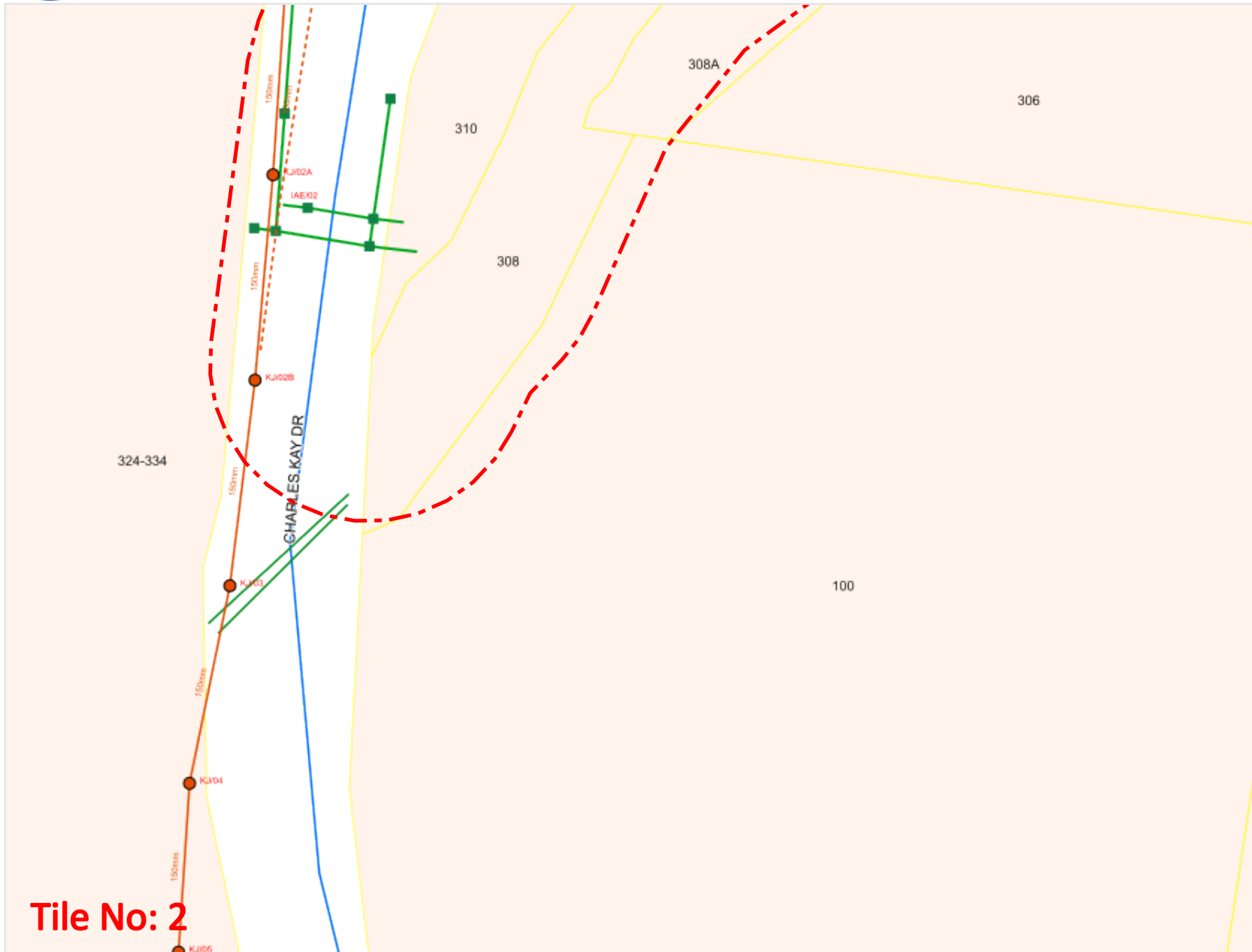
- Watermain
- Watermain (Asbestos)
- - - Watermain - Expired
- - - Watermain - Expired (Asbestos)
- + Water Valve
- Watermain - Recycled
- Water Hydrant
- Sewer Service Connection
- Sewer Pressure Main
- - - Sewer Pressure Main- Expired
- Sewer Network Structures
- Sewer Maintenance Hole
- Sewer Dead End
- Sewer Lamphole
- Sewer Gravity Main
- Sewer Gravity Main (Asbestos)
- - - Sewer Gravity Main - Expired
- Drainage Pit
- Drainage Pipe
- - - Drainage Pipe - Expired
- Drainage Culverts
- - - Drainage Culverts - Expired



Scale: 1:1000
Expires: 16 May 2023

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Tile No: 1



Legend

- Watermain
- Watermain (Asbestos)
- - - Watermain - Expired
- Watermain - Expired (Asbestos)
- + Water Valve
- Watermain - Recycled
- Water Hydrant
- Sewer Service Connection
- Sewer Pressure Main
- - - Sewer Pressure Main- Expired
- Sewer Network Structures
- Sewer Maintenance Hole
- Sewer Dead End
- Sewer Lamphole
- Sewer Gravity Main
- Sewer Gravity Main (Asbestos)
- - - Sewer Gravity Main - Expired
- Drainage Pit
- Drainage Pipe
- - - Drainage Pipe - Expired
- Drainage Culverts
- - - Drainage Culverts - Expired



Scale: 1:1000
Expires: 16 May 2023

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Central Coast Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 2

ASSETS AFFECTED

This information is only valid for 28 days from the date of issue

Please note that there are **Gas Mains or Services** in the vicinity of your intended work, as generally illustrated on the attached map. There may also be other mains or services at the location. For an explanation of the map, please see the legend attachment and read the important information below.

Please note that you have duty of care to ensure that Jemena's assets are not compromised or damaged during any digging, future development or construction work.

















Excavation Guidelines:

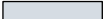
It is essential that the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the pipe, contact the local depot.


Important Information:

1. The enclosed plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "Jemena") and show the position of Jemena's underground gas mains and installations in public gazetted roads. If the enclosed plans show gas assets located on private property or other third party property, these are approximate locations.
2. There may be underground assets owned by other utilities in the vicinity of your work and it is your responsibility to identify and locate such assets.
3. The plans may show the position of underground mains and installations relative to fences, buildings and other structures, as they existed at the time the assets were installed and may not have been updated to take account of any subsequent change in the location or style of those features. Depth of underground assets may also vary as a result of changes to road, footpath or surface levels subsequent to installation.
4. While Jemena takes all reasonable care to ensure the accuracy and completeness of the information provided, it 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 or omission. It is intended to be indicative only and must not be solely relied upon when undertaking underground works.
5. Except to the extent that liability may not be capable of being lawfully excluded, Jemena, its employees, agents, officers and contractors will not be liable to any person for loss or damage (including indirect and consequential loss or damage) which may be suffered or incurred in connection with the provision of this information.
6. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains, service lines and equipment. In accordance with the *Work Near Underground Assets – Guide* 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.


Network Mains

	Proposed New Main (coloured as per kPa)
	Proposed Isolate (coloured as per kPa)
	Unknown kPa
	2kPa Low Pressure gas main
	7kPa Low Pressure gas main
	30kPa Medium pressure gas main
	100kPa Medium Pressure gas main
	210kPa Medium Pressure gas main
	300kPa Medium Pressure gas main
	400kPa Medium Pressure gas main
	1050kPa High Pressure gas main
	3500kPa High Pressure gas main
	7000kPa High Pressure gas main
	>7000kPa Transmission pipeline
	Isolated Service - Former Med/High Pressure
	Isolated Steel Main - Treat as High Pressure

	Conduit or Casing
100 PVC	Size & Material (see conduit material codes)

	Critical Main - Treat as High Pressure (Main coloured as per kPa)
---	---

	Exposed Main section
EXPOSED	





SHALLOW-SP

Shallow Main section: see Protection Code below, no code assume no protection








SP	Steel Plate	CE	Concrete Encased
PP	PE Plate	UNK	Unknown Type
CS	Concrete Slab		

Gas Services

	Gas service – coloured by kPa
	Serviced Site indicator

Jemena has created service pipe features programmatically based on known pipe characteristics and cartographic principles. They may provide guidance to identify assets whilst in the field in addition to existing processes.

Network Assets


	Siphon
	Network Valve
	High Pressure Main Line Valve (≥ 1050 kPa)
	High Pressure Automatic Line Break Valve (> 1050 kPa)
	Boundary Regulator Set (≤ 1050 kPa)
	Distribution Regulator Set (≤ 1050 kPa)
	High Pressure Regulating Station (> 1050 kPa)

Annotations

Pipe and Conduit Material Codes

NY	Nylon	NB	Nominal Bore – Cast Iron
PE	Polyethylene	ST	Steel
P/PL	Plastic (undefined)	C/CO	Copper
PVC	Polyvinyl Chloride		

Pipe code combinations and dimension references

	50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe
---	--

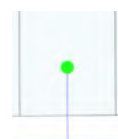
	32mm Nylon main inserted into 50mm Steel pipe
---	---

~1.5	Distance (in metres) of main from Boundary Line (MBL)
------	---

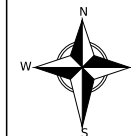
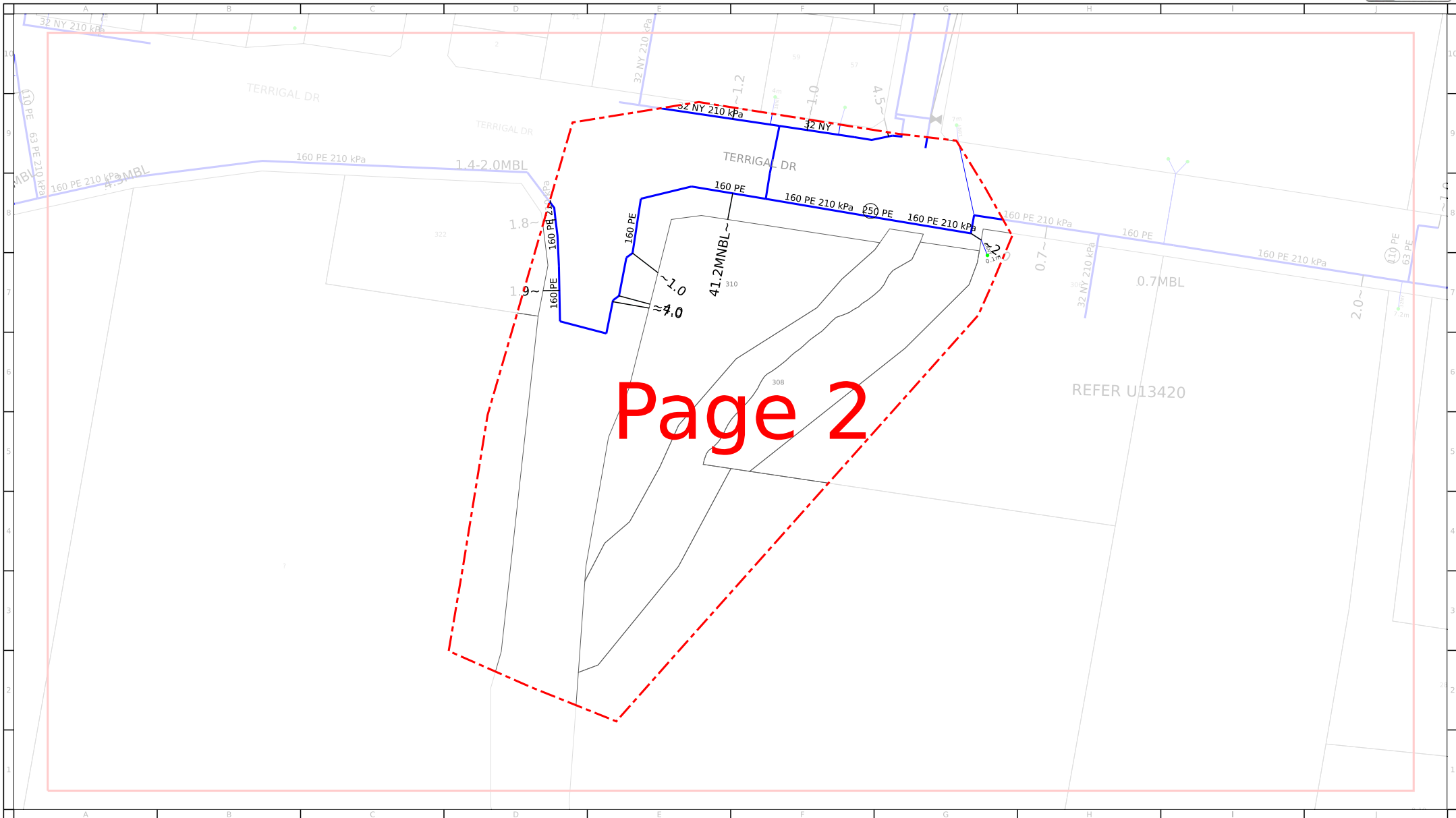
MBK	Distance in Metres Back of Kerb
MKL	Distance in Metres from Kerb Line
MEBL	Distance in Metres from Eastern Boundary Line (North/South/West)
MCL	Distance in Metres from Centre Line of Road
MFL	Distance in Metres from Fence Line

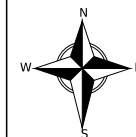
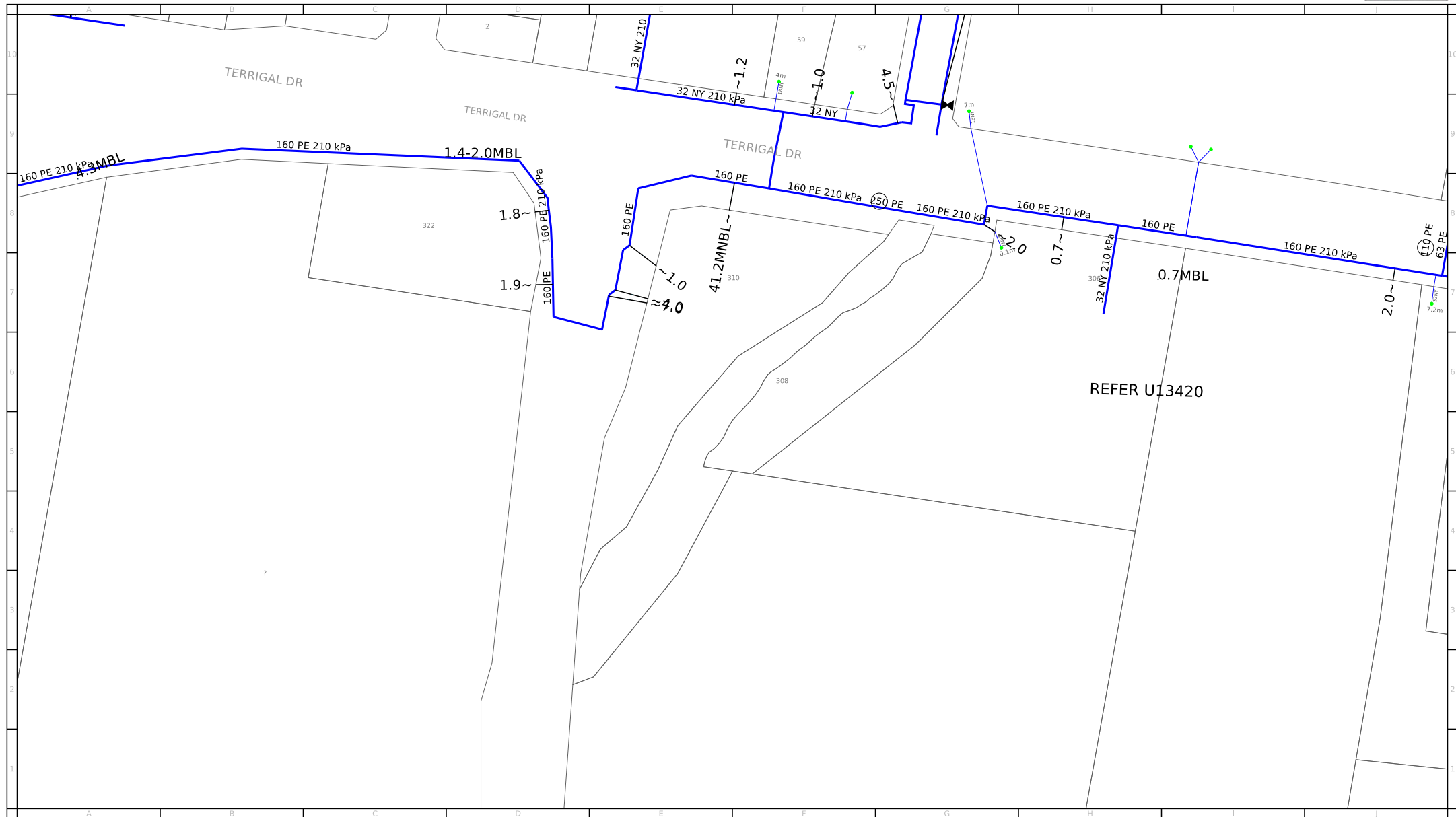


Distance (in metres) of service from side Boundary where the service pipe crosses from the road reserve into the private lot
Service placed towards left or right boundary
Service pipe size & material where known



For connected sites with insufficient asset details, service is shown down the centre of the lot with no attributes plotted







Working near **nbn**TM cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

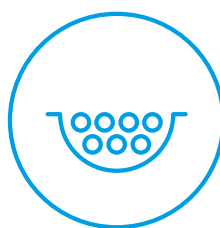
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



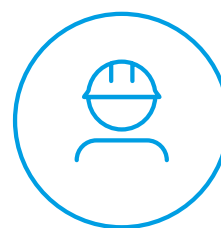
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



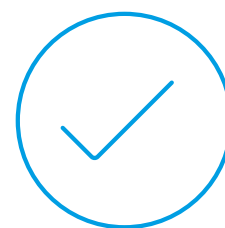
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.



Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.



Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

Working near **nbn**[™] cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**[™] network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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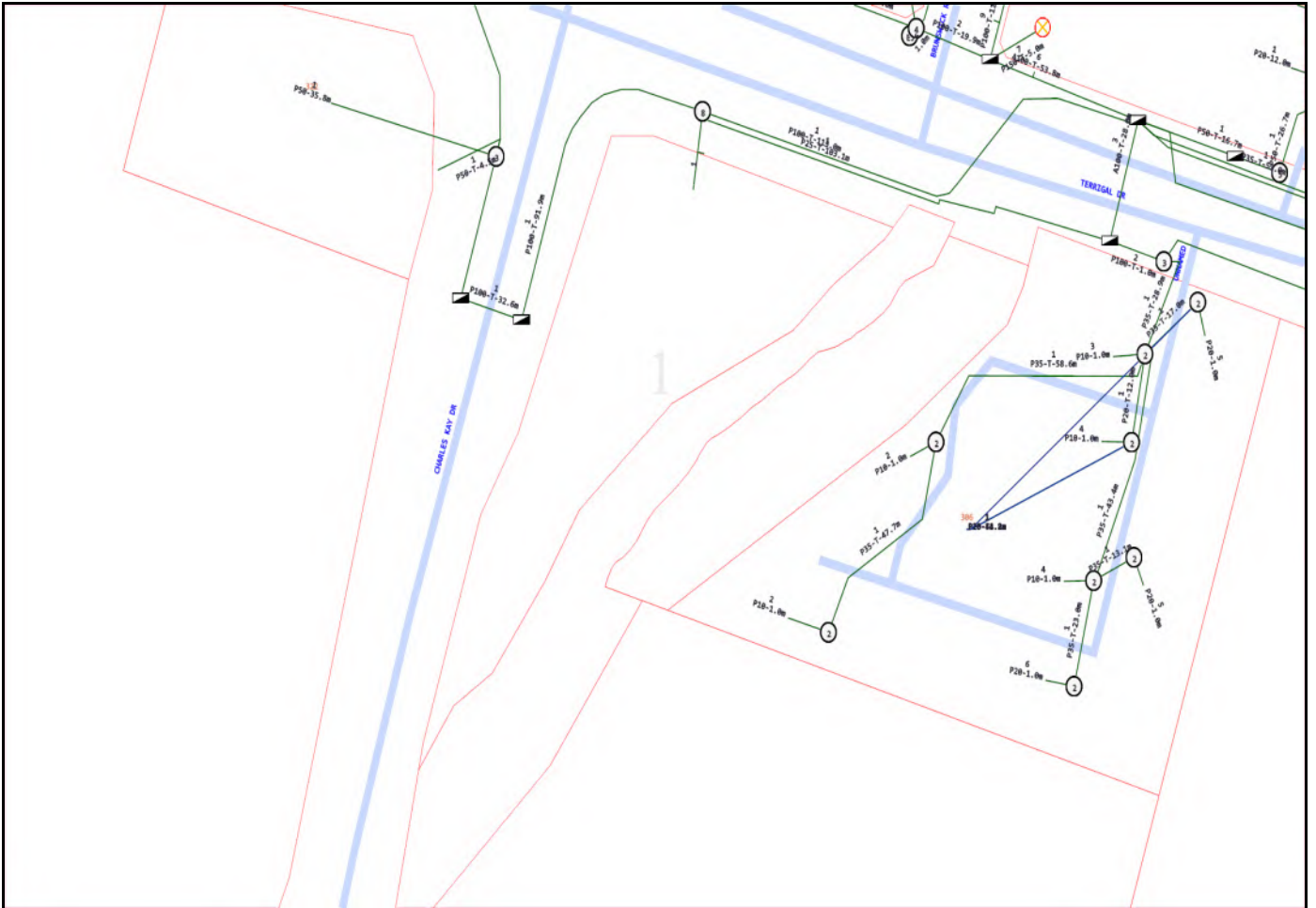




LEGEND




	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: Christian Grinberg Menini
Phone: Not Supplied
Fax: Not Supplied
Email: Cmenini@geo-logix.com.au

Dial before you dig Job #:	34030372	
Sequence #	223597421	
Issue Date:	18/04/2023	
Location:	310 Terrigal Drive , Terrigal , NSW , 2260	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™**

Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** [Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn**TM Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn**TM Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn**TM Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn**TM Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**TM fibre optic, copper and coaxial cables, and power cable feed to **nbn**TM assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**TM Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.

- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**TM Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
 8. You must immediately report any damage to the **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.
 9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn DBYD

Date: 18/04/2023

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Date: 18 Apr 2023
To: Christian Grinberg Menini
Company: Geo-logix
Address: Unit 48,4 Daydream Street
Warriewood, NSW 2102

ENQUIRY DETAILS

Location: 310 Terrigal Drive, Terrigal, NSW 2260
Sequence No.: 223597420
BYDA Reference: 34030372

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- Obtain location drawings (through the Dial Before You Dig process) of any existing Optus assets at a reasonable time before any planned works begin;
- Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

You, your head contractor and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

















FURTHER ASSISTANCE

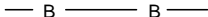
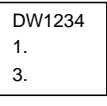



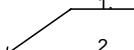
Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

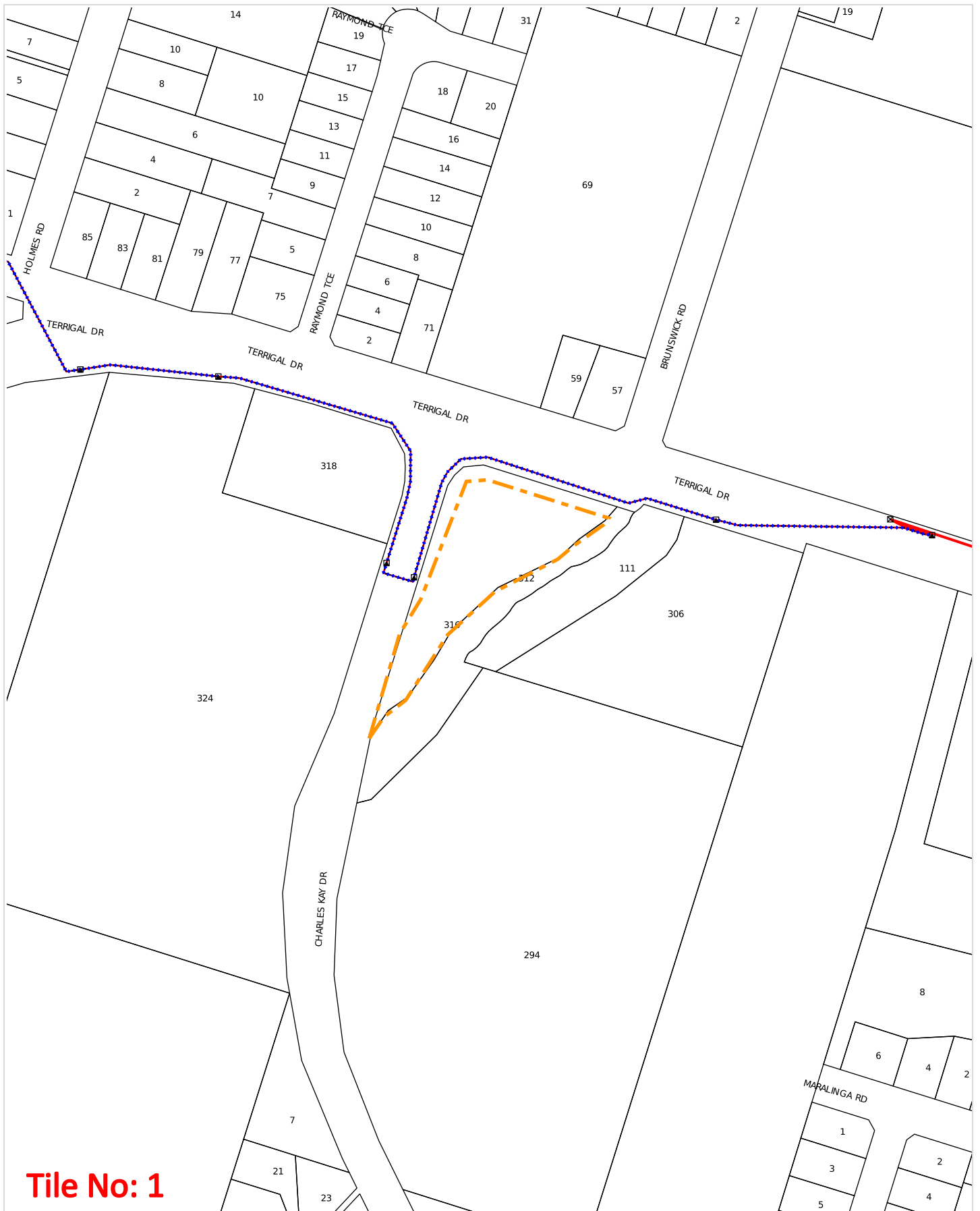
NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS

	Optus underground cable		Optus manhole/pit
	Optus underground IOF cable		Other Utility manhole/pit
	Optus conduit		Optus marker post
 OR 	Optus cable in Other Utility conduit		Railway / Tram line
	Southern Cross conduit		Highway / Major Road
	Indigo conduit		Arterial Road
	Uecomm conduit		Council Road - minor
	Optus aerial fibre cable		

	Optus underground cable		Optus marker post number Depth of Optus cable Offset to Optus cable
	Optus cable buried jointly with third party utility		
	Optus cable in conduit with subducts		Optus cable depth (approx) Optus cable offset (approx)



Tile No: 1

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 223597420

Date Generated: 18 Apr 2023



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208



Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the steps below can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



1. Plan

Plan your work with the latest plans of our network.

Plans provided through the BYDA process are indicative only*.

This means the actual location of our asset may differ substantially from that shown on the plans.

Refer to steps 2 and 3 to determine actual location prior to proceeding with construction.



2. Prepare

Engage a DBYD Certified Locating Organisation (CLO) via dbydlocator.com to identify, validate and protect Telstra assets before you commence work.



3. Pothole

Validate underground assets by potholing by hand or using non-destructive vacuum extraction methods.

Electronic detection alone (step 2) is not deemed to validate underground assets and must not be used for construction purposes.

If you cannot validate the Telstra network, you must not proceed with construction.



4. Protect

Protect our network by maintaining the following distances from our assets:

- › 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- › 500mm Vibrating Plate or Wacker Packer Compactor
- › 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant
- › 1.0m Jackhammers/Pneumatic Breakers
- › 2.0m Boring Equipment (in-line, horizontal and vertical)



5. Proceed

You can proceed with your work only once you have completed all the appropriate preparation, potholing and protection.

Report any damage immediately



<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>



13 22 03

If you receive a message asking for an account or phone number say "I Don't have one" Then say "Report Damage" then press 1 to speak to an operator.

Relocating assets

If your project requires the relocation of a Telstra asset, please contact the Telstra Network Integrity Group:



[Request Asset Relocation Or Commercial Works \(telstra.com.au\)](https://telstra.com.au)



NetworkIntegrity@team.telstra.com



1800 810 443 (AEST business hours only)

Never try to move or alter our network infrastructure without authorisation. By law, only authorised people can work on our assets or enter a facility owned or operated by us. Any interference, including unauthorised entry or tampering, may result in legal action.

Further information

Plan enquiries



1800 653 935 (AEST business hours only)



Telstra.Plans@team.telstra.com

Information on how to find cables and request asset relocations:

<https://www.telstra.com.au/consumer-advice/digging-construction>

Asset Plan Readers

PDF [Adobe Acrobat Reader DC Install for all versions](#)

DWF [Download Design Review](#) | [DWF Viewer](#) | [Autodesk](#)

Disclaimer and legal details



*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all of the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. The 5 P's to prevent damage to Telstra assets are listed above. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all of the information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or Certified Locating Organisation. The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, 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 Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Planned Services.

Telstra does not accept any liability or responsibility for the performance of or advice given by a Certified Locating Organisation. Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

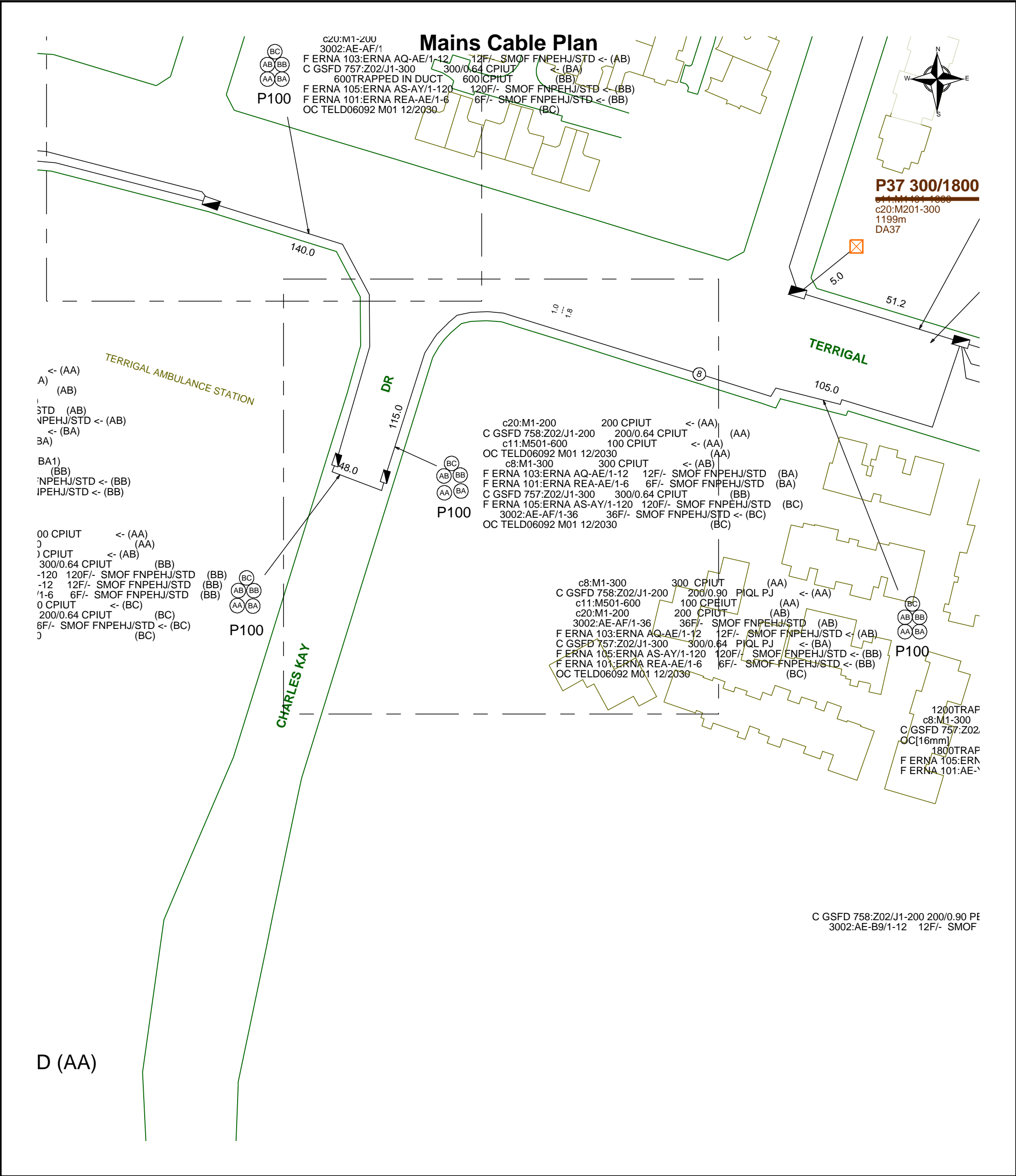
When using excavators and other machinery, also check the location of overhead power lines.


Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 223597426
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.
	Generated On 18/04/2023 15:04:01	

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) (<https://viewer.autodesk.com/>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files.
(Windows)



Telstra DBYD map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

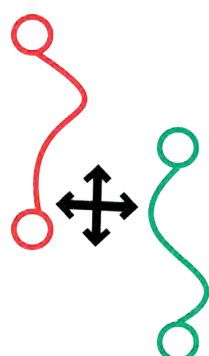
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections

13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>

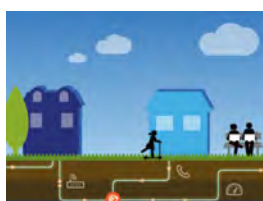
Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>



DBYDCertification

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

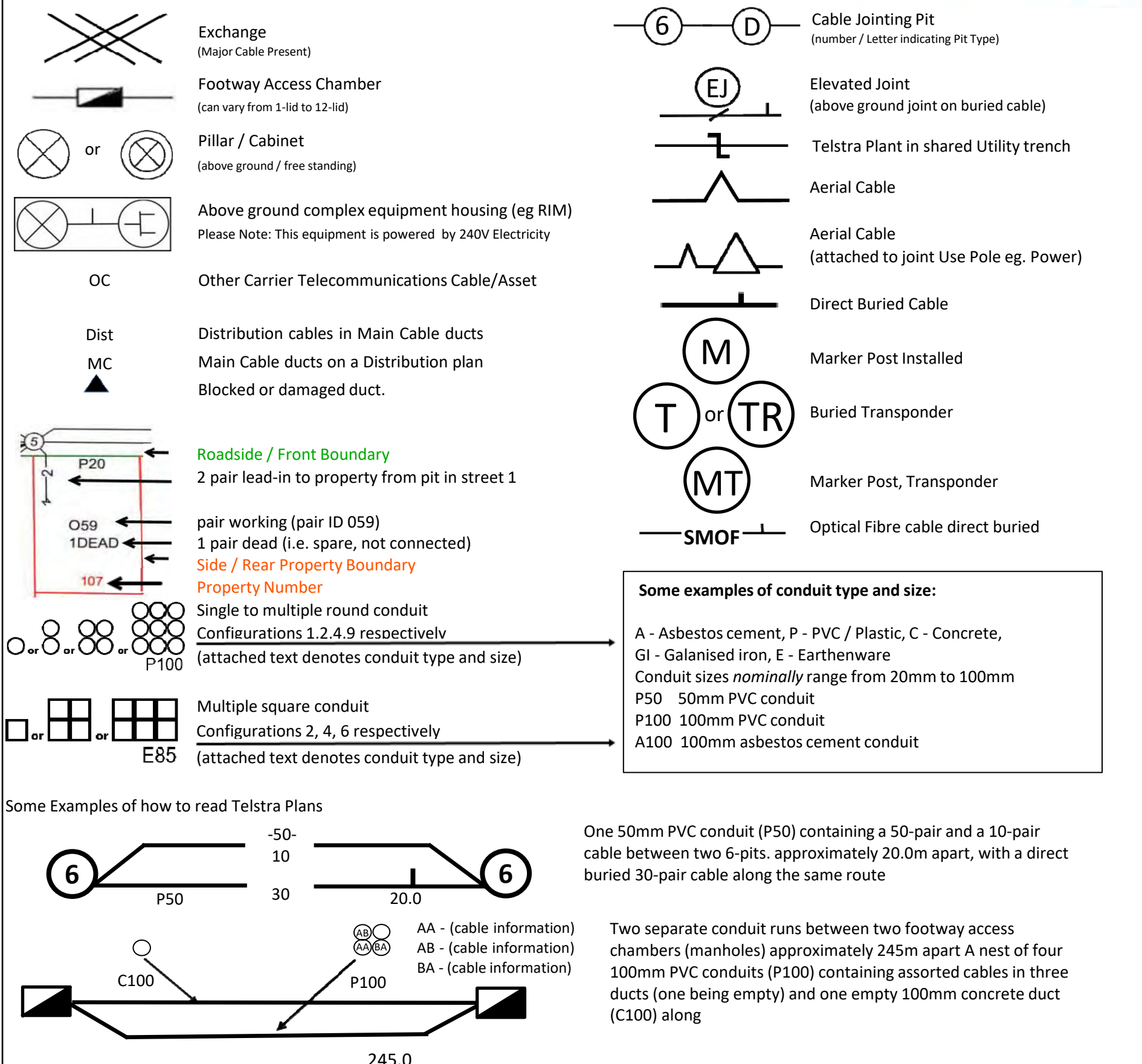
<https://www.telstra.com.au/smart-community>

LEGEND

IT'S HOW
WE CONNECT



For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935



WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.



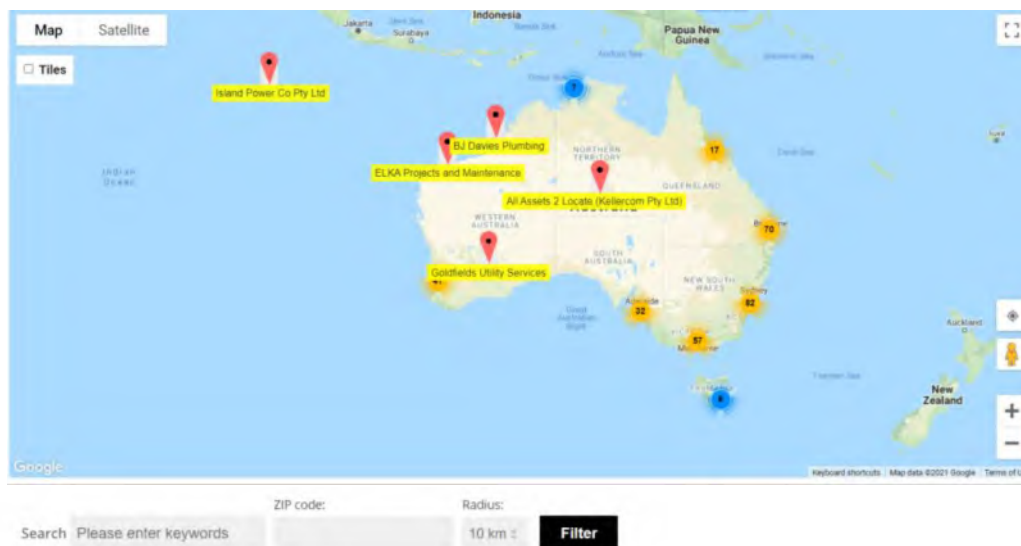
Certified Locating Organisations (CLO)


Find the closest CLO to your worksite on: <https://dbydlocator.com/certified-locating-organisation/>

Read the disclaimer and click:


Accept and Search Now

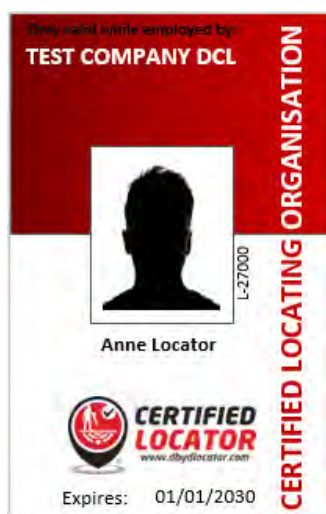
A national map and an A-Z list of Certified Locating Organisations is displayed.



Use the map to zoom to your work area and choose the closest  Locator indicated.

OR search by entering the **postcode** of your work area.

1. Enter the post/zip code
2. Choose your search radius
3. Click filter (If there is no result, you may have to increase the search radius)
4. Click on the closest  for CLO details or view the results displayed below the map



Locator skills have been tested, and the Organisation has calibrated location and safety equipment.

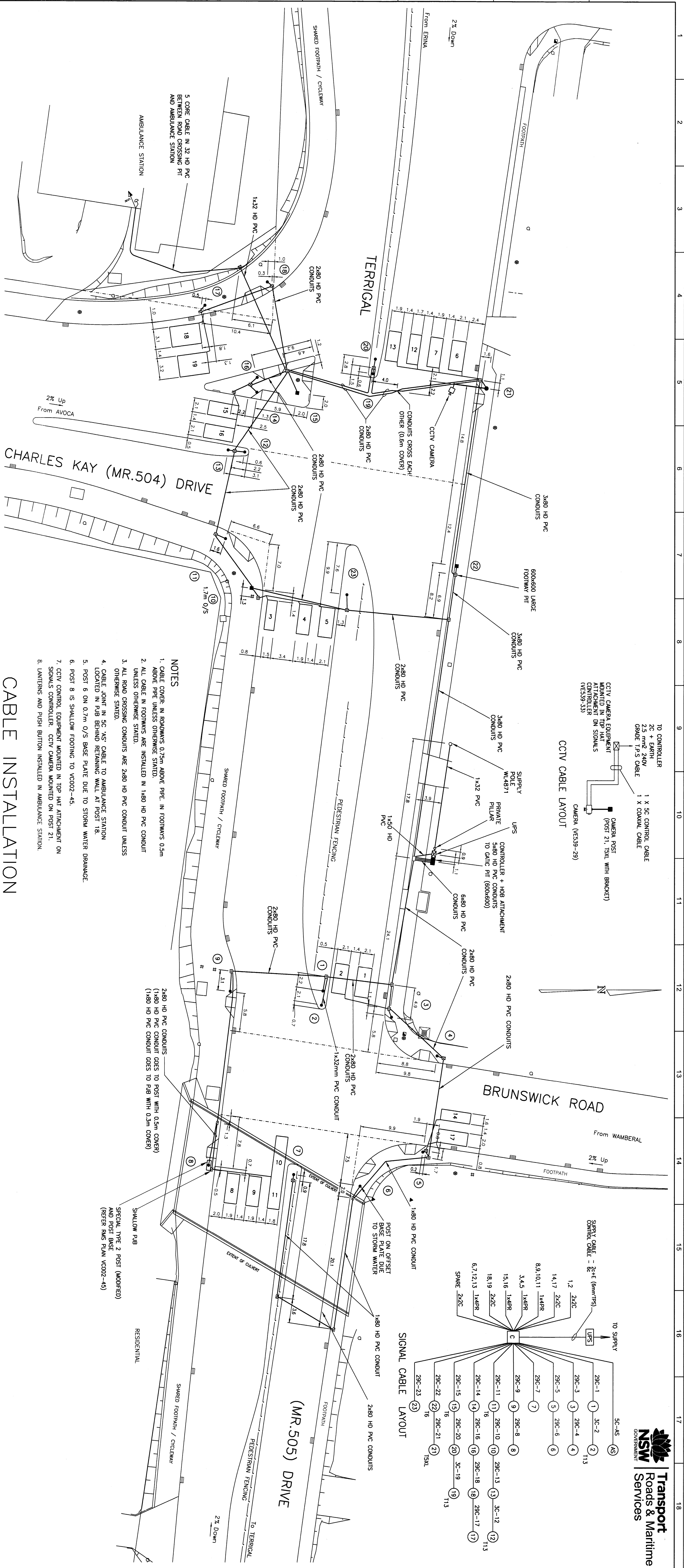
Telstra is aware of each Certified Locating Organisation and their employee locators.

Only a DBYD Certified Locator registered with a Certified Locating Organisation is authorised to access Telstra network for locating purposes.

Each Certified Locator working for a CLO is issued with a photo ID Card, authorising them to access Telstra pits and manholes for the purpose of cable and plant locations.

Please ask to see your Locators' CLO ID Card.

0505.184.VV.3211



CABLE INSTALLATION

1. CABLE COVER: IN ROADWAYS 0.75m ABOVE PIPE. IN FOOTWAYS 0.5m ABOVE PIPE UNLESS OTHERWISE STATED.
2. ALL CABLE IN FOOTWAYS ARE INSTALLED IN 1480 HD PVC CONDUIT UNLESS OTHERWISE STATED.
3. ALL ROAD CROSSING CONDUITS ARE 2x80 HD PVC CONDUIT UNLESS OTHERWISE STATED.
4. CABLE JOINT IN 5C .45" CABLE TO AMBULANCE STATION LOCATED IN PUB BEHIND RETAINING WALL AT POST 18.
5. POST 6 ON 0.7m O/S BASE PLATE DUE TO STORM WATER DRAINAGE.
6. POST 8 IS SHALLOW FOOTING TO V0002-45.
7. CCTV CONTROL EQUIPMENT MOUNTED IN TOP HAT ATTACHMENT ON SIGNALS CONTROLLER. CCTV CAMERA MOUNTED ON POST 21.
8. LANTERNS AND PUSH BUTTON INSTALLED IN AMBULANCE STATION.

ORIGINAL ISSUE									
PUBLIC UTILITY LEGEND									
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<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	42. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	43. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	44. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	45. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	46. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	47. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	48. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	49. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	50. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	51. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		
<input type="checkbox"/>	HYDRANT	<input type="checkbox"/>	52. Scale 1:2500	DATE: 22.7.2013			SHEET NO.		

Legislation

Survey marks are protected under the *Surveying and Spatial Information Act 2002 (NSW) Section 24*. The following penalties and orders apply for unauthorised removal, damage or disturbance of survey marks:

- Maximum penalty of 25 units, currently **\$2,750** per mark; and
- up to **\$10,000** per mark in compensation to the Surveyor-General towards the cost of reinstatement of each survey mark; and
- up to **\$10,000** per mark in compensation to any other person towards any loss or damage suffered by that person as a consequence of the offence.

If works are likely to impact a survey mark, an application under the *Surveying and Spatial Information Regulation 2017 Clause 90* must be lodged with the Surveyor-General.

Why are survey marks important?

Survey marks are a State asset and provide a wealth of important information to a wide range of people in the community. They are used to support the surveying of property boundaries and easements, and are important for engineering, road building, mapping and other land surveys.

The loss of survey marks can significantly degrade the integrity of the legal property boundaries and impact on the costs of development projects that depend upon position and height.

How do I preserve survey marks?

Surveyor-General's Direction No.11 – Preservation of Survey Infrastructure provides directions on how to comply with the Legislation.

You can find the Direction on the following link: http://spatialservices.finance.nsw.gov.au/_data/assets/pdf_file/0005/217094/SG_Directon_No11_Final4.pdf

A Registered Land Surveyor will be able to provide advice about the preservation of survey infrastructure. A list of Registered Land Surveyors is available from the Board of Surveying and Spatial Information website: http://www.bossi.nsw.gov.au/about/find_a_registered_surveyor

Additional information to assist with best practice guidelines for road infrastructure development can be found in Roads and Maritime Services QA Specification G71 – *Construction Surveys* by following the link: <http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/specifications/g071.pdf>

Types of survey marks

There are many types of survey marks used for various purposes. Many are buried and may only be identified by a Registered Land Surveyor. Some examples of common survey marks can be seen below.



More information

For more information or to obtain advice on compliance with Legislation, please forward your enquiry to:

Surveyor-General-Approvals@finance.nsw.gov.au

Applications to remove a Survey Mark can be lodged here: http://spatialservices.finance.nsw.gov.au/surveying/surveying_services/forms_and_applications/survey_marks_removal

ATTACHMENT E

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Mobile: 0412 169 809
Email: search@alsearchers.com.au

06th April, 2023

GEO_LOGIX PTY LTD
Unit 2309, 4 Daydream Street,
WARRIEWOOD NSW 2102

Attention: Christian Grinberg Menini,

RE: **310 Terrigal Drive,**
Terrigal
Purchase Order: 5882CM

Current Search

Folio Identifier 27/1223375 (title attached)
DP 1223375 (plan attached)
Dated 04th April, 2023
Registered Proprietor:
MEENAL SHARMA
PUSHKAR THAKUR

Title Tree
Lot 27 DP 1223375

Folio Identifier 27/1223375

Folio Identifier 10/1103973

(a)

(b)

Folio Identifier 1/860885

Folio Identifier A/388067

Folio Identifier 1/746561

CTVol 6862 Folio 97

CTVol 8364 Folio 46

/

Certificate of Title Volume 5278 Folio 213

Certificate of Title Volume 3675 Folio 231

Index

T – Transfer

NP – New proprietor

CN – Change of Name

R – Resumption

ND – Notice of Death

Summary of Proprietor(s) Lot 27 DP 1223375

Year Proprietor (s)

	(Lot 27 DP 1223375)	
25 Oct 2021	Meenal Sharma Pushkar Thakur	T
31 Aug 2020	Transport for NSW	NP
28 Apr 2017	Roads and Maritime Services	
	(Lot 10 DP 1103973)	
08 May 2009	Roads and Maritime Services	T
05 Mar 2007	Zurite Investments Pty Limited (ACN 001 126 923)	

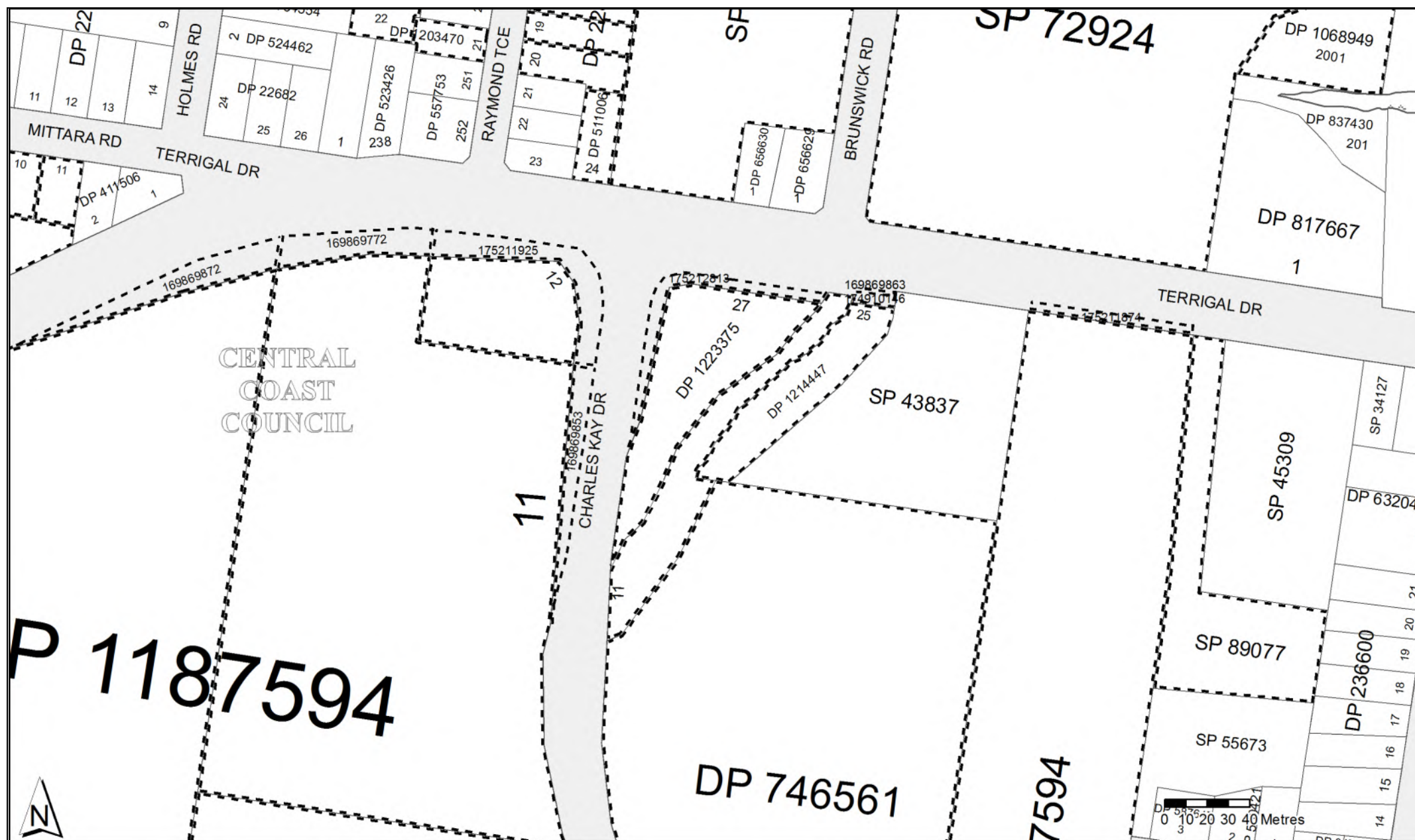
See Notes (a) & (b)

























Note (a)

	(Lot 1 DP 860885)	
22 Jan 1999	Zurite Investments Pty Limited (ACN 001 126 923)	T
22 Jan 1999	George Stanley David Fox Enid Ellen Mary Fox	CN
22 Jul 1996	George Stanley Fox, taxi proprietor Enid Ellen Mary Fox, home duties	
	(Lot 1 DP 746561)	
25 Nov 1988	George Stanley Fox, taxi proprietor Enid Ellen Mary Fox, home duties	T
20 Sep 1988	Garry Stanley Fox	T
	(Part Lot 2 of a subdivision Portion 178 Parish Kincumber – Area 11 Acres 3 Roods 25 ½ Perches – CTVol 8364 Fol 46)	
10 Feb 1978	Minister for Education	R
11 Jun 1976	Alliance Holdings Limited	T
22 Dec 1964	Leisurewise Pty Limited	T
14 May 1962	Florida Hotels Pty Limited	
	(Part Lot 2 of a subdivision Portion 178 Parish Kincumber – Area 13 Acres – CTVol 5278 Fol 213)	
12 Nov 1941	Emily Gillanders Williams, wife of John Newton Williams, company manager	T
	(Lot 2 of a subdivision Portion 178 Parish Kincumber – Area 15 Acres 3 Roods 14 Perches – CTVol 3675 Fol 231)	
15 Dec 1924	William John Kay, labourer	





















Note (b)

	(Lot A DP 388067)	
22 Jan 1999	Zurite Investments Pty Limited (ACN 001 126 923)	T
29 Apr 1992	George Stanley David Fox Enid Ellen Mary Fox	CN
	(Lot A DP 388067 – Area 2 Roods 33 ½ Perches – CTVol 6862 Fol 97)	
01 Dec 1988	George Stanley David Fox Enid Ellen Mary Fox	T
11 Aug 1983	Garry Stanley Fox	T
21 Sep 1982	Mary Anne Jones, widow	ND
20 Sep 1954	Frank William Jones, buyer Mary Anne Jones, his wife	T
	(Part Lot 2 of a subdivision Portion 178 Parish Kincumber – Area 13 Acres – CTVol 5278 Fol 213)	
12 Nov 1941	Emily Gillanders Williams, wife of John Newton Williams, company manager	T
	(Lot 2 of a subdivision Portion 178 Parish Kincumber – Area 15 Acres 3 Roods 14 Perches – CTVol 3675 Fol 231)	
15 Dec 1924	William John Kay, labourer	



	Status	Surv/Comp	Purpose
DP228021 Lot(s): 18, 19, 20  DP1089282	REGISTERED	SURVEY	REDEFINITION
DP511006 Lot(s): 24  DP1089282	REGISTERED	SURVEY	REDEFINITION
DP746561 Lot(s): 2  DP1165048	REGISTERED	SURVEY	EASEMENT
 DP1193030	REGISTERED	SURVEY	RESUMPTION OR ACQUISITION
DP1043936 Lot(s): 12  DP861872	HISTORICAL	COMPILATION	CONSOLIDATION
Lot(s): 10, 11  DP851219	HISTORICAL	SURVEY	SUBDIVISION
DP1057775 Lot(s): 12  DP878421	HISTORICAL	SURVEY	SUBDIVISION
DP1068949 Lot(s): 2001  DP837430	HISTORICAL	SURVEY	SUBDIVISION
DP1103973 Lot(s): 11  DP378130	HISTORICAL	SURVEY	UNRESEARCHED
 DP388067	HISTORICAL	SURVEY	UNRESEARCHED
 DP860885	HISTORICAL	SURVEY	SUBDIVISION
DP1187594 Lot(s): 12, 20  DP869350	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 22  DP819302	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 15, 23  DP668852	HISTORICAL	COMPILATION	DEPARTMENTAL
Lot(s): 11, 18, 19  DP599826	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 10, 17  DP578124	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1203470 Lot(s): 21, 22  DP734554	HISTORICAL	COMPILATION	SUBDIVISION
DP1214447 Lot(s): 25, 26  DP819302	HISTORICAL	SURVEY	SUBDIVISION
 DP1187594	HISTORICAL	SURVEY	ROADS ACT, 1993
Lot(s): 25  NSW GAZ. 13-09-2013 Folio : 4033 DEDICATED PUBLIC ROAD LOT 111 DP819302			
DP1223375 Lot(s): 27  DP1264687	REGISTERED	SURVEY	EASEMENT
Lot(s): 27, 28  DP388067	HISTORICAL	SURVEY	UNRESEARCHED
 DP860885	HISTORICAL	SURVEY	SUBDIVISION
 DP1103973	HISTORICAL	SURVEY	SUBDIVISION
Road Polygon Id(s): 169869872  NSW GAZ. 13-09-2013 Folio : 4033 DEDICATED PUBLIC ROAD LOT 17 DP1187594			

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

	Status	Surv/Comp	Purpose
Polygon Id(s): 169869772, 169869853			
 NSW GAZ.	13-09-2013		Folio : 4033
DEDICATED PUBLIC ROAD			
LOTS 18-19 DP1187594			
Polygon Id(s): 169869863, 174910146			
 NSW GAZ.	13-09-2013		Folio : 4033
DEDICATED PUBLIC ROAD			
LOT 111 DP819302			
Polygon Id(s): 174910146			
 NSW GAZ.	23-12-2016		Folio : 3785
DEDICATED PUBLIC ROAD			
LOT 26 DP1214447			
Polygon Id(s): 175212813			
 NSW GAZ.	24-03-2017		Folio : 766
DEDICATED PUBLIC ROAD			
LOT 28 DP1223375			
SP72924			
 DP358724	HISTORICAL	SURVEY	UNRESEARCHED
 DP625312	HISTORICAL	COMPILATION	SUBDIVISION
 DP837430	HISTORICAL	SURVEY	SUBDIVISION
 DP882509	HISTORICAL	SURVEY	SUBDIVISION
 DP1068949	HISTORICAL	SURVEY	SUBDIVISION
 SP75738	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP76956	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP79779	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP80375	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP75895			
 DP656631	HISTORICAL	COMPILATION	DEPARTMENTAL
 DP1089282	HISTORICAL	SURVEY	REDEFINITION
 SP77326	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP83218	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP84065	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP84441	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP89077			
 DP1187594	HISTORICAL	SURVEY	ROADS ACT, 1993
 DP1241168	HISTORICAL	SURVEY	REDEFINITION
 DP1244137	REGISTERED	SURVEY	EASEMENT

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Plan	Surv/Comp	Purpose
DP22682	SURVEY	UNRESEARCHED
DP228021	SURVEY	SUBDIVISION
DP236600	SURVEY	SUBDIVISION
DP255807	SURVEY	SUBDIVISION
DP411506	SURVEY	UNRESEARCHED
DP511006	SURVEY	SUBDIVISION
DP523426	SURVEY	SUBDIVISION
DP524462	SURVEY	SUBDIVISION
DP557753	SURVEY	SUBDIVISION
DP580421	SURVEY	SUBDIVISION
DP587647	SURVEY	SUBDIVISION
DP625312	COMPILATION	SUBDIVISION
DP632045	COMPILATION	SUBDIVISION
DP656629	COMPILATION	DEPARTMENTAL
DP656630	COMPILATION	DEPARTMENTAL
DP663731	COMPILATION	DEPARTMENTAL
DP734554	COMPILATION	SUBDIVISION
DP746561	SURVEY	RESUMPTION OR ACQUISITION
DP817667	SURVEY	SUBDIVISION
DP837430	SURVEY	SUBDIVISION
DP1043936	SURVEY	SUBDIVISION
DP1057775	SURVEY	SUBDIVISION
DP1068949	SURVEY	SUBDIVISION
DP1103973	SURVEY	SUBDIVISION
DP1187594	SURVEY	ROADS ACT, 1993
DP1203470	SURVEY	SUBDIVISION
DP1214447	SURVEY	ROADS ACT, 1993
DP1223375	SURVEY	ROADS ACT, 1993
SP34127	COMPILATION	STRATA PLAN
SP43837	COMPILATION	STRATA PLAN
SP45309	COMPILATION	STRATA PLAN
SP55673	COMPILATION	STRATA PLAN
SP72924	COMPILATION	STRATA PLAN
SP75895	COMPILATION	STRATA PLAN
SP89077	COMPILATION	STRATA PLAN
SP89077	UNRESEARCHED	STRATA PLAN

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL**

ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.

Form: 97-01T

Eicence: AUS/0634/96

TRANSFER

New South Wales
Real Property Act 1900

5544065H



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

Office of State Revenue use only

3

\$2.00

STAMP DUTY

(A) **LAND TRANSFERRED**

If appropriate, specify the
share or part transferred.

Folio Identifier 1/860885
Folio Identifier 3/378130
Folio Identifier A/388067

(B) **LODGED BY**

LTO Box
148P

Name, Address or DX and Telephone
Tesoriero Henderson Cotter, Solicitors
DX 7209 Gosford Phone 02 4323 2266

Reference (15 character maximum):

J-51577

(C) **TRANSFEROR** GEORGE STANLEY DAVID FOX and ENID ELLEN MARY FOX

(D) acknowledges receipt of the consideration of \$525,000.00

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

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFEE**

T
TS
(\$713 LGA)
TW
(Sheriff)

ZURITE INVESTMENTS PTY LIMITED ACN 001 126 923

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 13 January 1999

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

George Fox

E Fox

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

Ronald Francis Tesoriero

Signature of Transferee
Solicitor for the Transferee

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

System Document Identification

Land Registry Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:749382758
ELN NOS ID: 749382761

TRANSFER

New South Wales
Real Property Act 1900

AR552252

Stamp Duty: 10232054-001

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

LODGED BY:

Responsible Subscriber: COMMONWEALTH BANK OF AUSTRALIA CBA - COMMONWEALTH BANK OF AUSTRALIA
ABN 48123123124
Address: L 3, 5-7 Central AV
Eveleigh 2015
Email: Steve.ford@cba.com.au
ELNO Subscriber Number: 563
Customer Account Number: 500000L
Document Collection Box: 1W
Client Reference: 10700

LAND TITLE REFERENCE

27/1223375

TRANSFEROR

TRANSPORT FOR NSW
State/Territory government or body

TRANSFeree

MEENAL SHARMA
Share of whole of land/interest: 3/ 10
PUSHKAR THAKUR
Share of whole of land/interest: 7/ 10
Tenancy: Tenants in Common

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$2,100,000.00

ESTATE TRANSFERRED

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

SIGNING FOR TRANSFEROR

- I certify that:
- The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
 - The Certifier has retained the evidence supporting this Registry Instrument or Document.
 - The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
 - The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

TRANSPORT FOR NSW

Signed By: Penelope Leigh Cable
ELNO Signer Number: 21922

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: PARTNERS OF HUNT & HUNT ABN 76187002253
HUNT & HUNT

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 9883

Customer Account Number:501477

Date: 25/10/2021

SIGNING FOR TRANSFEREE

I certify that:

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

Party Represented by Subscriber:

MEENAL SHARMA
PUSHKAR THAKUR

Signed By: Jeevan Menon
ELNO Signer Number: 62757

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: LEGAL WORLD PTY LTD ABN 67612079428
LEGAL WORLD PTY LTD

Subscriber Capacity:Representative Subscriber

ELNO Subscriber Number: 24558

Customer Account Number:503731

Date: 25/10/2021

RP 13

STAMP DUTY



Y005674



OFFICE OF STATE REVENUE
 (N.S.W. TREASURY)
 1988/89 NO
 STAMP
 \$10.00
 CHIEF COMMISSIONER
 DUTY

TRANSFER
 REAL PROPERTY ACT, 1900

T

CO 1 of 1 X
 \$

R111

DESCRIPTION
 OF LAND
 Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Identifier 1/746561	WHOLE	at Terrigal City of Gosford Parish of Kincumber County of Northumberland

TRANSFEROR
 Note (b)

GARRY STANLEY FOX

ESTATE
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1.00--
 and transfers an estate in fee simple
 in the land above described to the TRANSFEREE.

TRANSFEREE
 Note (d)

GEORGE STANLEY FOX of 37 Wilson Road, Terrigal, Taxi Proprietor,
 and ENID ELLEN MARY FOX of the same address, Home Duties,

OFFICE USE ONLY

JT2

TENANCY
 Note (e)

as joint tenants

PRIOR
 ENCUMBRANCES
 Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
 2. 3.

DATE 10th August 1988

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
 Note (g)

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

Signature of Witness

John Ellis
 Name of Witness (BLOCK LETTERS)

163 Broadway Director
 Address and occupation of Witness

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 and occupation of Witness

Note (g)

(F.R. Pope)
 Solicitor for the transferees whose
 signatures cannot be obtained without
 difficulty and delay.

TO BE COMPLETED
 BY LODGING PARTY
 Notes (h)
 and (i)

LODGED BY		LOCATION OF DOCUMENTS	
		<input checked="" type="checkbox"/> CY	OTHER
			Harowith.
			In L.T.O. with
Delivery Box Number			Produced by
Checked	Passed	REGISTERED	-19
Signed	Extra Fee		
		Secondary Directions	
		Delivery Directions	GT 30P


OFFICE USE ONLY



PLAN FORM 6 (2012)		WARNING: Creasing or folding will lead to rejection	
		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)
Registered:  18.08.2016 Title System: TORRENS Purpose: SUBDIVISION		Office Use Only <div style="font-size: 2em; font-weight: bold;">DP1223375</div>	
PLAN OF LAND REQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993		LGA: CENTRAL COAST Locality: TERRIGAL Parish: KINCUMBER County: NORTHUMBERLAND	
Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:		Survey Certificate I, DARREN WILLIAM ARTHUR HUDSON of ROADS AND MARITIME SERVICES a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on *(b) The part of the land shown in the plan (*being/ excluding) LOT 28 AND CONNECTIONS was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on, 15TH JUNE 2016 the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012. Signature: <i>Hudson</i> Dated: 25/7/2016 Surveyor ID: 8677 Datum Line: 'X' - 'Y' Type: *Urban/ Rural The terrain is *Level-Undulating / *Steep-Mountainous . *Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	
Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: *Strike through if inapplicable.		Statements of intention to dedicate public roads, public reserves and drainage reserves. LOTS 27 AND 28 ARE OWNED BY ROADS AND MARITIME SERVICES LOT 28 IS REQUIRED FOR ROAD AND WILL BE DEDICATED AS PUBLIC ROAD UNDER SECTION 10 OF THE ROADS ACT, 1993 LOT 27 IS TO BE DISPOSED OF LOTS 27 AND 28 SUPERCEDE LOTS 13 AND 21 DP 1187594	
		Plans used in the preparation of survey/compilation. DP 1103973 DP 1187594 DP 1214447	
		If space is insufficient continue on PLAN FORM 6A	
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A		Surveyor's Reference: HV4109, N715, HU0309, LASRA, CHECKLIST	

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only
Registered:  18.08.2016

Office Use Only
DP1223375

**PLAN OF LAND REQUIRED FOR THE
PURPOSES OF THE ROADS ACT, 1993**

Subdivision Certificate number:.....
Date of Endorsement:.....

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

Surveying and Spatial Information Regulation 2012 Clause 60 (c)


LOT	STREET NO	STREET NAME	STREET TYPE	LOCALITY
27 & 28	310-312	TERRIGAL	DRIVE	TERRIGAL

APPROVED:




.....
INFRASTRUCTURE PROPERTY MANAGER
HUNTER
ROADS AND MARITIME SERVICES

EXECUTED FOR THE ROADS AND MARITIME
SERVICES BY IT'S DELEGATE TONY
POWELL PURSUANT TO DELEGATION
BOOK 4623 No.148



.....
INFRASTRUCTURE PROPERTY MANAGER
HUNTER

WITNESSED

SIGNATURE: 

NAME: MARK HODGES

ADDRESS: 59 Darby St

Newcastle

If space is insufficient use additional annexure sheet

Surveyor's Reference: HV4109, N715, HU0309, LASRA, CHECKLIST



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/4/2023 8:30AM

FOLIO: 1/746561

First Title(s): OLD SYSTEM
Prior Title(s): VOL 8364 FOL 46

Recorded	Number	Type of Instrument	C.T. Issue
19/5/1987	DP746561	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
20/9/1988	X745471	TRANSFER	FOLIO CREATED EDITION 1
25/11/1988	Y5674	TRANSFER	EDITION 2
22/7/1996	DP860885	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/4/2023 8:30AM

FOLIO: 1/860885

First Title(s): OLD SYSTEM

Prior Title(s): 1/746561

Recorded	Number	Type of Instrument	C.T. Issue
22/7/1996	DP860885	DEPOSITED PLAN	FOLIO CREATED EDITION 1
9/4/1998	3912735	CAVEAT	
22/1/1999	5544063	WITHDRAWAL OF CAVEAT	
22/1/1999	5544064	CHANGE OF NAME	
22/1/1999	5544065	TRANSFER	EDITION 2
19/2/1999	5616759	CAVEAT	
24/5/1999	5674728	MORTGAGE	EDITION 3
15/2/2007	AC936815	WITHDRAWAL OF CAVEAT	
5/3/2007	DP1103973	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/4/2023 8:30AM

FOLIO: 10/1103973

First Title(s): OLD SYSTEM

Prior Title(s): A/388067 1/860885

Recorded	Number	Type of Instrument	C.T. Issue
5/3/2007	DP1103973	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/5/2009	AE663694	DISCHARGE OF MORTGAGE	
8/5/2009	AE663695	TRANSFER	EDITION 2
2/8/2013	DP1187594	DEPOSITED PLAN	
18/8/2016	DP1223375	DEPOSITED PLAN	
28/4/2017	AM271173	REQUEST	FOLIO CANCELLED

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/4/2023 8:30AM

FOLIO: 27/1223375

First Title(s): OLD SYSTEM

Prior Title(s): 10/1103973

Recorded	Number	Type of Instrument	C.T. Issue
18/8/2016	DP1223375	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
28/4/2017	AM338131	DEPARTMENTAL DEALING	FOLIO CREATED EDITION 1
31/8/2020	AQ256752	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	
6/11/2020	DP1264687	DEPOSITED PLAN	EDITION 2
30/12/2020	AQ641042	TRANSFER GRANTING EASEMENT	
30/12/2020	AQ641043	POSITIVE COVENANT FOR LAND VESTED IN A PRESCRIBED AUTHORITY	EDITION 3
25/10/2021	AR552252	TRANSFER	
25/10/2021	AR552253	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/4/2023 8:30AM

FOLIO: A/388067

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 6862 FOL 97

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/4/1992		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/5/1997	3041178	DEPARTMENTAL DEALING	
2/4/1998	3854217	CAVEAT	
22/1/1999	5544062	WITHDRAWAL OF CAVEAT	
22/1/1999	5544065	TRANSFER	EDITION 1
19/2/1999	5616759	CAVEAT	
24/5/1999	5674728	MORTGAGE	EDITION 2
15/2/2007	AC936815	WITHDRAWAL OF CAVEAT	
5/3/2007	DP1103973	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 27/1223375

SEARCH DATE	TIME	EDITION NO	DATE
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4/4/2023	8:30 AM	4	25/10/2021

LAND

LOT 27 IN DEPOSITED PLAN 1223375
AT TERRIGAL
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF KINCUMBER COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP1223375

FIRST SCHEDULE

MEENAL SHARMA
IN 3/10 SHARE
PUSHKAR THAKUR
IN 7/10 SHARE
AS TENANTS IN COMMON (T AR552252)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1264687 EASEMENT TO DRAIN WATER 6 METRE(S) WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN DP1264687
- 3 DP1264687 RESTRICTION(S) ON THE USE OF LAND
- 4 AQ641042 EASEMENT FOR NOISE, DUST AND VIBRATION AFFECTING THE
WHOLE OF THE LAND ABOVE DESCRIBED
- 5 AQ641043 POSITIVE COVENANT
- 6 AR552253 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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