



**Sydney  
Environmental**  
Group

# Stage 1 - Preliminary Site Investigation

165 Long Brush Road, Jerrara NSW  
& 33 Greyleigh Drive, Kiama NSW

**Traders in Purple**

**Report No:** 1636-PSI-01-090822.v1f

**Report Date:** 09 August 2022




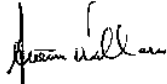
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## DOCUMENT RECORD

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<b>Site Address:</b>	165 Long Brush Road, Jerrara & 33 Greyleigh Drive, Kiama NSW
<b>Client Name:</b>	Traders in Purple
<b>Site Size:</b>	≈ 73.7 ha
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## EXECUTIVE SUMMARY

Sydney Environmental Group Pty Ltd (SE) was engaged by Traders in Purple to undertake a Stage 1 Preliminary Site Investigation for the subject site located at 165 Long Brush Road, Jerrara and 33 Greyleigh Drive, Kiama NSW as part of a due diligence assessment for a planning proposal (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

SE has the following project appreciation:

- The site covers an area of approximately 73.7 ha;
- The site is understood to be proposed for mixed-use redevelopment; and
- A contamination assessment of the site is required by the client as part of a due diligence assessment for a planning proposal.

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for any proposed future land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

The scope of works undertaken to address the investigation objectives, included:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

Based on SE's assessment of the desktop review information and fieldwork data, in the context of the proposed redevelopment, SE makes the following conclusions:

- Seven (7) areas of environmental concern (AECs) have been identified for the site, albeit are considered areas with a low potential for contamination to be present;
- The site is generally considered to be suitable (from a land contamination perspective) for the proposed future land use setting subject to a targeted Stage 2 Detailed Site Investigation (DSI) to be undertaken within the identified Areas of Environmental Concern (AEC); and
- It is the opinion of SE that any contamination identified within the targeted DSI is likely to be localised, and will not preclude any redevelopment of the site following remediation (if/where warranted).

Based on these conclusions, SE makes the following recommendations:

- A targeted Stage 2 Detailed Site investigation should be carried out to characterise potential contamination within the Areas of Environmental Concern identified;
- A Dam Dewatering Assessment should be carried out prior to any dewatering activities;
- A Pre-Demolition Hazardous Building Materials Survey should be carried out prior to any proposed demolition works;
- The septic tanks within the site should be removed under the supervision of an appropriately experience environmental consultant with subsequent validation sampling to be undertaken following removal;
- Any soils proposed for excavation and disposal off-site should be done so with the appropriate waste classification, and in accordance with relevant NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

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B	Land Titles
C	Planning Certificate
D	Contaminated Lands Database Search

## ABBREVIATIONS

<b>AHD</b>	Australian Height Datum
<b>ANZECC</b>	Australian and New Zealand Environment and Conservation Council
<b>AST</b>	Aboveground storage tank
<b>Bgs</b>	Below ground surface
<b>BTEX</b>	Benzene, Toluene, Ethylbenzene, Xylene
<b>Btoc</b>	Below top of casing
<b>CoC</b>	Chain of Custody
<b>CSM</b>	Conceptual Site Model
<b>DSI</b>	Detailed Site Investigation
<b>EIL</b>	Ecological Investigation Level
<b>EPA</b>	Environment Protection Authority
<b>HIL</b>	Health Investigation Levels
<b>HSL</b>	Health Screening Levels
<b>LOR</b>	[Laboratory] Limit of reporting
<b>NATA</b>	National Association of Testing Laboratories
<b>N/A</b>	Not applicable
<b>ND</b>	Not detected
<b>NEPC</b>	National Environment Protection Council
<b>NEPM</b>	National Environment Protection Measure
<b>NSW EPA</b>	NSW Environment Protection Authority
<b>OCP</b>	Organochlorine Pesticide
<b>OPP</b>	Organophosphorus Pesticide
<b>PAH</b>	Polycyclic aromatic hydrocarbon
<b>PCB</b>	Polychlorinated biphenyl
<b>PID</b>	Photo-ionisation detector
<b>PSI</b>	Preliminary Site Investigation
<b>QA/QC</b>	Quality assurance/Quality control
<b>RPD</b>	Relative percentage difference
<b>SAQP</b>	Sampling Analysis and Quality Plan
<b>SE</b>	Sydney Environmental Group Pty Ltd
<b>SVOC</b>	Semi-volatile organic compound
<b>TPH</b>	Total petroleum hydrocarbon
<b>UST</b>	Underground storage tank
<b>VOC</b>	Volatile organic carbon

## 1. INTRODUCTION

### 1.1. Background

Sydney Environmental Group Pty Ltd (SE) was engaged by Traders in Purple to undertake a Stage 1 Preliminary Site Investigation for the subject site located at 165 Long Brush Road, Jerrara and 33 Greyleigh Drive, Kiama NSW as part of a due diligence assessment for a planning proposal (refer **Figure 1** with the 'site' boundaries outlined in **Figure 2**).

SE has the following project appreciation:

- The site covers an area of approximately 73.7 ha;
- The site is understood to be proposed for mixed-use redevelopment; and
- A contamination assessment of the site is required by the client as part of a due diligence assessment for a planning proposal.

### 1.2. Objectives

The objectives of this project were to:

- Assess the potential for contamination to be present on the site as a result of past and current land use activities;
- Provide advice on whether the site would be suitable (in the context of land contamination) for any proposed future land use setting; and
- Provide recommendations for further investigation, management and/or remediation (if warranted).

### 1.3. Scope of Work

SE undertook the following scope of works to address the project objective:

- A desktop review of relevant information pertaining to the site;
- A site walkover to understand current site conditions; and
- Data assessment and reporting.

## 2. SITE IDENTIFICATION

The site identification details and associated information are presented in **Table 2.1**.

**Table 2.1.** Site Identification Information

Attribute	Description
Street Address	165 Long Brush Road, Jerrara & 33 Greyleigh Drive, Kiama NSW
Lot and Deposited Plan (DP)	Lot 201 in DP 1148007
Geographical Coordinates	34°40'47"S 105°49'43"E
Site Area	73.7 ha
Local Government Area (LGA)	Kiama Municipal Council
Parish	Kiama
County	Camden
Zoning	RU2 Rural Landscape (Kiama Local Environmental Plan 2011)

The locality of the site is set out in **Figure 1**.

The general layout and boundary of the site is set out in **Figure 2**.



### 3. GEOLOGY, ACID SULFATE SOILS, TOPOGRAPHY AND HYDROGEOLOGY

Regional geology, topography, soil landscape and hydrogeological information are presented in **Table 3.1**.

**Table 3.1.** Regional Setting Information

Attribute	Description
<b>Climate</b>	A review of the closest weather station to the site (Kiama (Bombo Headland) ID: 068242) indicated that the climate is relatively mild with average maximum temperatures ranging from 17.3 – 25.1 °C and minimum temperatures ranging from 10.1 – 19.1 °C throughout the year. Rainfall is relatively varied across the year, ranging from 4.8 days of rain per month in August, to 11.1 average days of rainfall per month in March. Average monthly rainfall varied from 50.7 mm in July up to 193.7 mm in March.
<b>Geology</b>	A review of the Environment NSW ‘eSpade V2.1’ web application (environment.nsw.gov.au/eSpade2WebApp, accessed 21 July 2022), indicated that the site is likely to be underlain by Bumbo Latite Member—alphanitic to porphyritic latite.
<b>Acid Sulfate Soils (ASS)</b>	A review of the Environment NSW ‘eSpade V2.1’ web application (environment.nsw.gov.au/eSpade2WebApp, accessed 21 July 2022), indicates that the site lies in an area mapped as ‘ <b>No Known Occurrence</b> ’ with respect to acid sulfate soils. This infers that land management activities are not likely to be affected by acid sulfate soil materials.  Further assessment of acid sulfate soils in the context of this investigation is considered by SE as not warranted.
<b>Topography</b>	Generally, the local landscape consists of rolling low hills. Relief 40–100 m. Slope gradients 15–25%. Crests are narrow. Convex ridges are long and gently inclined. Moderately inclined slopes with isolated steep (25–40%) slopes.  The site topography slopes slightly to the north east. SE understands that the site is located at an elevation approximately 136 m to 60 m Australian Height Datum (AHD).
<b>Hydrology and Hydrogeology</b>	Surface water courses proximal to the site included Jerrara Creek (west) which transects the site, and the two dams are situated within the site boundaries. Several dams are present on neighbouring sites.  Based on distances to the nearest surface water course and the site topography, groundwater flow in the vicinity of the site is considered likely to be towards the north-east.  A review of the NSW Office of Water groundwater database undertaken on 21 July 2022 indicated there were no registered groundwater features located within a 500m radius of the site.
<b>Adjacent Sensitive Receptors</b>	A review of the Bureau of Meteorology Groundwater Dependent Ecosystem Map was undertaken to determine the closest sensitive ecological receptors. The closest ecological receptors are Jerrara Creek (west) which transects the site and the two (2) onsite dams. Several dams are present on neighbouring sites.  The closest sensitive human receptors are the residential properties surrounding the site’s boundary and any future onsite construction workers/ builders.

A copy of the NSW Office of Water search record is presented in **Appendix A**.

## 4. SITE HISTORY AND LAND USE

### 4.1. Land Titles

A search of historical land title ownership was undertaken by Infotrack Pty Ltd. The results of which indicated that the land had been owned by a number of private individuals (refer to **Table 4.1.1**).

**Table 4.1.1 Land Titles Records Summary – 33 Greyleigh Drive, Kiama NSW**

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
16.12.1913 (1913 to 1914)	Arthur William John Grey (Farmer)	Book 1016 Number 530
09.06.1914 (1914 to 1952)	George Grey Now George Edward Archibald Grey (Farmer)	Book 1030 Number 174
30.10.1952 (1952 to 1981)	Frank West Herbert (Sawmill Proprietor now Farmer)	Book 2232 Number 365
20.10.1981 (1981 to 2009)	Lemina Pty Limited	Book 3484 Number 597 Now 1/995058
18.12.2009 (2009 to 2021)	Backsaddle Pty Limited	1/995058
06.08.2021 (2021 to date)	# Ocean Farm Pty Ltd	1/995058

**Table 4.1.2 Land Titles Records Summary – 165 Long Brush Road, Jerrara NSW**

Date of Acquisition (Term Held)	Registered Proprietor/s and Occupations	Reference to Title at Acquisition and Sale
21.12.1925 (1925 to 1974)	Ernest Henry King (Farmer)	Book 1412 Number 638
02.12.1974 (1974 to 1975)	Garry Robert Wilcox (Motor Mechanic) Ian Leslie Wilcox (Quarry Employee)	Book 3183 Number 821
28.02.1975 (1975 to 1992)	Ian Leslie Wilcox (Quarry Employee)	Book 3183 Number 822 & Book 3233 Number 497 Then Volume 13413 Folio 223 Now 70/751279
20.02.1992 (1992 to 2002)	Helen Margaret Armstrong	70/751279
04.09.2002 (2002 to 2019)	Lemina Pty. Limited	70/751279 Now 201/1148007
19.12.2019 (2019 to date)	# Ocean Farm Pty Ltd	201/1148007

Based on the land title ownership search, SE conclude that there is a low to moderate potential for land contaminating activities to have been undertaken on the site. As a precautionary measure, a site walkover was carried out as part of this investigation.

A copy of the land title search record is presented in **Appendix C**.

## 4.2. Aerial Imagery

A review of selected historical aerial imagery of the site was undertaken. Observations made of the imagery considered relevant to this investigation, are presented in **Table 4.2** below.

A copy of the historical aerials is presented in **Appendix C**.

**Table 4.2.** Aerial Imagery Observations

Image Date	Site Features	Surrounding Land Use Settings
1961	Large residential dwelling is observed within the central southern portion of the site. One (1) shed to the north of the dwelling. Small creek runs through the northwest of site. A road splits the southern portion of the site.	Surrounding properties consist of agricultural land use.
1970	Vegetation around the small creek has depleted. One (1) small dam has been constructed on the centre of the southern boundary.	Four (4) large paddocks have been constructed on the south site. No significant changes to other surrounding land use settings.
1979	Paddocks to the southeast portion of site have been divided equally into rectangular lots.	No significant changes to land use settings.
1993	Vegetation to the north of site has been cleared. Roadway transecting the site has had bitumen laid.	One (1) small residential dwelling has been constructed on the property southeast property.
1997	Trees planted along the boundaries of the paddocks. Gardens constructed around the residential dwelling within the central southern portion of the site.	Rural residential continues to be developed to the east of site.
2001	One (1) structure constructed to the northwest of the residential dwelling. Small bitumen driveway to the central southern portion of the site constructed. One (1) house and one (1) shed have been constructed towards the southwest of site.	Land cleared and roads constructed to the northeast of site.
2006	Gardens and hedges planted to the west of the site. Tracks have been formed in the paddock on the east boundary of the site. A driveway has been constructed from the road to the residence in the southwest portion of site.	Low density residential land use has been constructed on the east site.
2010	Tracks in the paddock on the east boundary of the site have been cleared.	Continued development of low-density residential land use to the east of site.
2020	Gardens and hedges planted around the residence in the southwest portion of the site.	Continued development of low-density residential land use to the east of site.

The aerial imagery review indicated a low potential for land contaminating activities to have occurred on the site including uncontrolled demolition and filling within the western portion of the site. As a precautionary measure, SE undertook a site walkover as part of this assessment.

## 4.3. Anecdotal Information

There was no anecdotal information provided to SE as part of this project.

#### **4.4. Incidents or Complaints History**

There were no incident reports or complaints history provided to SE as part of this project.

#### **4.5. Previous Contamination Assessments**

There were no previous contamination assessments provided to SE during the investigation.

## 5. REGULATORY RECORDS

### 5.1. NSW EPA CLM Act Record of Notices

A search of the publicly available online NSW EPA CLM Act Record of Notices was completed on 21 July 2022. The results indicated that the site was not the subject of any notifications under Section 58 of the *Contaminated Land Management Act 1997*.

A copy of the CLM Act Record of Notices search record is presented in **Appendix D**.

### 5.2. NSW EPA POEO Act Register of Licences, Applications and Notices

A search of the publicly available online NSW EPA Record of Notices was completed on 21 July 2022. The results indicated that the site was not the subject of any licences, applications, notices, audits or pollution studies or reduction programs under Section 308 of the *Protection of the Environment Operations Act 1997*.

Kiama Coaches was issued an s.91 Clean-up Notice for a locality at 154 Shoalhaven Street, Kiama on 5 March 2022, relating to spillage of diesel fuels. This is deemed to be a localised contamination event and therefore unlikely to impact the subject site.

Trevor Alexander was issued an s.91 Clean-up Notice for a locality at 79 Jerrara Road, Jerrara on 30 May 2013 and 2 April 2015, including subsequent Penalty Notices on 19 July 2013 and 1 June 2015, relating to stockpiling of building waste inclusive of asbestos containing materials. This is deemed to be a localised contamination event and therefore unlikely to impact the subject site.

A copy of the POEO Act Register of Licences, Applications and Notices search record is presented in **Appendix D**.

### 5.3. NSW EPA CLM Act Register of Notified Sites

A search of the publicly available online register of sites notified to the NSW EPA under Section 60 of the *Contaminated Land Management Act 1997*, was undertaken on 21 July 2022. The results did not indicate any sites requiring regulation under Section 60 of the *Contaminated Land Management Act 1997*.

A copy of the NSW EPA CLM ACT Register of Notified Sites is presented in **Appendix D**.

### 5.4. Section 10.7 Planning Certificate

A copy of the planning certificate issued for the site under Section 10.7 of the Environmental Planning and Assessment Act was reviewed. The certificate indicated that, within the meaning of the Contaminated Land Management Act, the site was not:

- Significantly contaminated land;
- Subject to a management order;
- The subject of an approved voluntary management proposal;
- Subject to an ongoing maintenance order; or
- The subject of a site audit statement.

A copy of the planning certificate is presented in **Appendix E**.

### 5.5. SafeWork NSW Stored Chemical Information Database (SCID)

A review of historical aerial imagery and historical land title ownership records for the site including observations made during the site walkover did not indicate a significant potential for licensable quantities of dangerous goods to have been historically stored on the site. SE considers that further assessment of storage of licensable quantities of dangerous goods on the site is not warranted. A search of Safe Work NSW stored chemical information database (SCID) was not undertaken for the site.

## 6. SITE WALKOVER

A site walkover was undertaken on the 27<sup>th</sup> July 2022 by two (2) suitably experienced environmental consultants. The purpose of the site walkover was to make observations of land use activities on the site, and on properties immediately adjacent to the site.

### 6.1. Current Land Use Activity

The land use setting at the site appeared to be rural residential and rural homestead event structures.

Adjacent land use activity appears to be a combination of rural residential lots to the north, east and west and recently developed low-density residential subdivisions to the north-east of the site.

### 6.2. Buildings and General Infrastructure

The following buildings and infrastructure were observed within the investigation areas:

- Three (3) single storey sheet metal dwellings;
- One (1) timber and sheet metal cottage;
- One (1) detached sheet metal garage;
- One (1) timber chicken coop;
- One (1) bird aviary;
- Four (4) metal sheds;
- Three (3) metal shipping containers;
- One (1) sheet metal and brick venue hall;
- One (1) timber and concrete venue hall;
- One (1) pool house;
- One (1) sheet metal office;
- One (1) timber gazebo; and
- One (1) timber animal structure in construction.

The remainder of the site consisted of an asphalt and gravel driveway, and vacant land.



**Site Photograph 6.2.1** Single storey residential dwelling located within the southern portion of the site, viewed facing south.



**Site Photograph 6.2.2** Detached sheet metal garage located within the southern portion of the site, viewed facing south.



**Site Photograph 6.2.3** Metal shipping containers, located within the southern portion of the site, viewed facing south-east.



**Site Photograph 6.2.4** Sheet metal and brick venue hall, located on the southern boundary of the site, viewed facing south.





**Site Photograph 6.2.5** Timber and concrete venue room located on the southern boundary of the site, viewed facing southeast.



**Site Photograph 6.2.6** Sheet metal residential structure located within the southern portion of the site, viewed facing south-east.



**Site Photograph 6.2.7** Sheet metal site office located within the southern portion of the site, viewed facing south.

### **6.3. Boundary Fencing**

The site boundary was observed to be fenced along all boundaries.

### **6.4. Adjacent Land Use Activities**

Observations made during the site walkover indicated the following land use activities adjacent to the site:

- North - Rural Residential;
- East - Rural Residential, followed by Low-Density Residential;
- West - Rural Residential; and
- South - Rural Residential.

### **6.5. Odours and Staining**

There was no olfactory or visual evidence of contamination observed on the site, during the site walkover.

### **6.6. Chemical Storage**

There was no visual evidence of chemical storage on site, during the site walkover.

### **6.7. Underground and Aboveground Storage Tanks**

Two (2) aboveground rainwater storage tanks were observed on site, one (1) was observed adjacent to the sheet metal residential structures in the southern portion of the site and one (1) was observed along the southern boundary adjacent to the driveway.

Three (3) underground septic tanks were observed, two (2) were located within the fields north-west of the sheet metal residential structures and one (1) on the north-eastern boundary of the pool.



**Site Photograph 6.7.1** Aboveground storage tank observed adjacent the sheet metal residences, viewed facing north-west.



**Site Photograph 6.7.2** Aboveground storage tank observed on the southern boundary of the site, adjacent the driveway, viewed facing south.



**Site Photograph 6.7.3** Underground septic tanks, located within paddocks north of residential structures, viewed facing east.



**Site Photograph 6.7.4** Underground septic tank, located on the northern boundary of the pool, viewed facing west.

## 6.8. Fill Material

There were no areas of significant filling within the site.

## 6.9. Wastes

Large stockpiles comprising timber and organic materials were observed in the paddock's northwest of the residential structure within 165 Long Brush Road. One (1) large stockpile and several large concrete pipes were situated along the eastern boundary of 33 Greyleigh Drive.



**Site Photograph 6.9.1** Large organic material and timber stockpile, located within paddock northwest of residences, viewed facing north.



**Site Photograph 6.9.2** Large organic material and timber stockpile, located within paddock north of residences, viewed facing west.



**Site Photograph 6.9.3** Large concrete conduits observed along the eastern boundary of the site, as viewed facing north-west.

### 6.10. Asbestos Containing Materials

There was no visual evidence of potential asbestos containing materials (ACM) on the surface of the site. Based on the presumed age of the residence, ACM is not likely to be present within the building materials. However, a pre-demolition hazardous building materials survey is recommended prior to any demolition activities occurring on the site.

### 6.11. Phytotoxicity

There was no visual evidence observed to suggest significant or widespread phytotoxic impact (in the form of dieback or plant stress) in the vegetation at the site, with the exception of minor patches of dead grass within the paddocks north of the residential structures, and on the upper edge of vegetation bordering. Evidence of weed species *Lantana camara* within the area suggest that these dead patches are likely due to pesticide usage as a result of weed management practices.



Site Photograph 6.11.1 grass die-back patches observed within the paddock north of the residential structures.

### 6.12. Surface Water and Site Drainage

Visual observations made in the context of site drainage during the walkover, indicated that drainage mechanisms on the site are likely to include:

- Downpipes from roofs and gutters into subsurface drainage infrastructure; and
- Infiltration into underlying soils, where soil permeability permits.

### 6.13. Adjacent Receptors

Adjacent ecological receptors included Jerrara Creek (west) which transects the site, and the two dams are situated within the site boundaries. Several dams are present on neighbouring sites.

The closest sensitive human receptors are current and future onsite residential land users, and those on neighbouring sites.

## **7. DATA INTEGRITY ASSESSMENT**

SE has relied on the following sources of data while undertaking this investigation:

- Australian Soil Resource Information System;
- Council Resources;
- Department of Land and Water Conservation;
- Department of Primary Industries – Water;
- Google Earth;
- National Environment Protection Council;
- Nearmap;
- NSW Environment Protection Authority (EPA);
- NSW Land and Property Information;
- SE field observations during the site walkover; and
- Water NSW.

Based on SE's experience and professional judgement, the data obtained from the sources relied upon, is considered to be adequately precise, accurate, representative, complete and comparable within the objectives of this investigation and for the purpose of drawing conclusions regarding land contamination risks at the site.



## 8. PRELIMINARY CONCEPTUAL SITE MODEL

### 8.1. Areas of Environmental Concern

The site history data collected and site walkover observations made were assessed within the objectives of this investigation and in the context of the proposed development works. That assessment identified areas of environmental concern (AEC) and contaminants of potential concern (COPC) which have the potential to be present on site. The AEC and associated COPC identified are presented in **Table 8.1** below.

**Table 8.1.** AEC and COPC

ID	Area of Environmental Concern	Land Use Activity	Contaminants of Potential Concern
AEC01	Hardstand / Building Footprints	Uncontrolled Filling	Asbestos, Metals, PAH, TRH, BTEX, OCPs, and PCBs
AEC02	Building Structures	Hazardous Building Materials	Asbestos, Lead, PCBs, and SMF
AEC03	On-site Dam	Uncontrolled Filling / Runoff	Metals, PAH, TRH, BTEX, OCPs, Asbestos, E. Coli and Coliforms
AEC04	Septic Tank	Septic System	Metals, TRH, BTEX, OCPs, E. Coli and Faecal Coliforms
AEC05	Stockpiled Organic Materials	Devegetation Activities	Aesthetics
AEC06	Distressed Vegetation	Noxious Weed Management	Heavy Metals, OPPs and OCPs
AEC07	Building Materials	Aesthetic	Aesthetic

The potential contamination pathways are considered to be as follows:

- Inhalation/ingestion of contaminants released in dust during redevelopment by site workers; and
- Direct contact, ingestion or inhalation of soil and water by future site inhabitants;

Relevant potential receptors are considered to include:

- Onsite construction and maintenance workers;
- Third parties during construction (adjacent site users and adjacent residents);
- Onsite flora and fauna;
- Future residents/end users; and

### 8.2. Land Use Setting

SE understands that the site currently utilised as a residential with accessible soils land use setting.

As the proposed future site use is mixed-use, SE considers it reasonable to adopt the 'HIL A – Low-Density Residential' per guidance provided in Section 2.2 of Schedule B (1) of the National Environment Protection Measure (Assessment of Site Contamination) 2013 (NEPM ASC 2013), in order to conservatively assess the site for any future proposed land use as well as the current land use.

### 8.3. Human Health - Direct Contact

It is considered that a direct contact exposure pathway may exist and be achieved by inhalation/ingestion of dust during any future development works by site workers. There also poses the risk of direct contact, ingestion or inhalation of soil contaminants by future site occupants.

Based on the site history and site walkover, there was a low potential for fill materials to be present within the site. Following demolition of the current buildings and hardstand footprints, sampling within the former footprints should be considered.

SE considers that further assessment, in the form of intrusive sampling for direct contact exposure risks is not considered warranted.

#### **8.4. Human Health - Inhalation / Vapour Intrusion**

In order for a potentially unacceptable inhalation / vapour intrusion human health exposure risk to exist, a primary vapour source (e.g. underground storage tank) or secondary vapour source (e.g. significantly contaminated soil or groundwater) would typically need to be present.

The historical evidence reviewed indicated a very low likelihood for a potential primary source to be present immediately adjacent the site.

Based on the site history and site walkover, SE considers that further assessment of Inhalation / vapour intrusion risks is not considered warranted.

#### **8.5. Aesthetics**

Section 3.7 of Schedule B (1) NEPM ASC 2013 advises that there are no specific numeric aesthetic guidelines, however site assessment requires a balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity.

Based on the site history and site walkover, SE notes the presence of the minor wastes, small scale chemical storage and vehicle across the sites. As these items will presumably be removed prior to any redevelopment works, SE considers further assessment of aesthetic exposure risks is not considered warranted.

#### **8.6. Management Limits for Petroleum Hydrocarbon Compounds**

NEPM 2013 notes that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- Formation of observable light non-aqueous phase liquids (LNAPL);
- Fire and explosive hazards; and
- Effects on buried infrastructure (e.g. penetration of or damage to, in-ground services by hydrocarbons).

Section 2.9 of Schedule B (1) NEPM ASC 2013 includes 'management limits' to avoid or minimise these potential effects. Application of the management limits requires consideration of site-specific factors such as the depth of building basements and services and depth to groundwater, to determine the maximum depth to which the limits should apply. Section 2.9 of Schedule B (1) NEPM ASC 2013 also notes that management limits may have less relevance at operating industrial sites which have no or limited sensitive receptors in the area of potential impact, and when management limits are exceeded, further site-specific assessment and management may enable any identified risk to be addressed.

Based on the site history and site walkover, SE considers that further assessment of petroleum hydrocarbon exposure risks is not warranted.

#### **8.7. Ecological Health – Terrestrial Ecosystems**

Section 3.4.2 of Schedule B (1) NEPM ASC 2013 suggests that a pragmatic risk-based approach be taken in applying ecological investigation levels and ecological screening levels in residential and commercial/ industrial land use settings.

While consideration to ecological health was undertaken during the background / desktop study and site walkover carried out during the investigation. Based on potential pesticide usage at the site, SE considers that further assessment of terrestrial ecosystems exposure risks is warranted.

## 9. CONCLUSIONS AND RECOMMENDATIONS

Based on SE's assessment of the desktop review information and fieldwork data, in the context of the proposed redevelopment, SE makes the following conclusions:

- Seven (7) areas of environmental concern (AECs) have been identified for the site, albeit are considered areas with a low potential for contamination to be present; and
- The site is generally considered to be suitable (from a land contamination perspective) for the proposed future land use setting subject to a targeted Stage 2 Detailed Site Investigation (DSI) to be undertaken within the identified Areas of Environmental Concern (AEC); and
- It is the opinion of SE that any contamination identified within the targeted DSI is likely to be localised, and will not preclude any redevelopment of the site following remediation (if/where warranted).

Based on these conclusions, SE makes the following recommendations:

- A targeted Stage 2 Detailed Site investigation should be carried out to characterise potential contamination within the Areas of Environmental Concern identified;
- A Dam Dewatering Assessment should be carried out prior to any dewatering activities;
- A Pre-Demolition Hazardous Building Materials Survey should be carried out prior to any proposed demolition works;
- The septic tanks within the site should be removed under the supervision of an appropriately experience environmental consultant with subsequent validation sampling to be undertaken following removal;
- Any soils proposed for excavation and disposal off-site should be done so with the appropriate waste classification, and in accordance with relevant NSW EPA Waste Classification Guidelines (2014); and
- Records of the transport and disposal of any materials off-site should be maintained.

This report, including its conclusions and recommendations, must be read in conjunction with the limitations presented in **Section 10**.

## 10. STATEMENT OF LIMITATIONS

The findings presented in this report are based on specific searches of relevant, government historical databases and anecdotal information that were made available during the course of this investigation. To the best of our knowledge, these observations represent a reasonable interpretation of the general condition of the site at the time of report completion.

This report has been prepared solely for the use of the client to whom it is addressed and no other party is entitled to rely on its findings.

No warranties are made as to the information provided in this report. All conclusions and recommendations made in this report are of the professional opinions of personnel involved with the project and while normal checking of the accuracy of data has been conducted, any circumstances outside the scope of this report or which are not made known to personnel and which may impact on those opinions is not the responsibility of Sydney Environmental Group Pty Ltd. Should information become available regarding conditions at the site including previously unknown sources of contamination, SE reserves the right to review the report in the context of the additional information.

This report must be reviewed in its entirety and in conjunction with the objectives, scope and terms applicable to SE's engagement. The report must not be used for any purpose other than the purpose specified at the time SE was engaged to prepare the report.

Logs, figures, and drawings are generated for this report based on individual SE consultant interpretations of nominated data, as well as observations made at the time site walkover/s were completed.

Data and/or information presented in this report must not be redrawn for its inclusion in other reports, plans or documents, nor should that data and/or information be separated from this report in any way.

Should additional information that may impact on the findings of this report be encountered or site conditions change, SE reserves the right to review and amend this report.

## 11. REFERENCES

National Environment Protection Council (NEPC) 1999a, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

National Environment Protection Council (NEPC) 1999b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013'.

NSW Environmental Protection Agency 2017, '*Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3<sup>rd</sup> edition)*'.

NSW Environmental Protection Agency 1995, '*Sampling Design Guidelines*'.

NSW Environmental Protection Agency 2020, '*Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*'

WA Department of Health 2021, '*Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia*'

Department of Environment and Climate Change NSW 2009, '*Managing Dry Cleaning Waste for a Safer Environment*'

Standards Australia. 2005. 'AS 4482.1. *Guide to the Sampling and Investigation of Potentially Contaminated Soil. Part 1: Non-volatile and Semi-volatile Compounds.*'


Standards Australia. 1999. 'AS 4482.2. *Guide to the Sampling and Investigation of Potentially Contaminated Soil Part 2: Volatile Compounds.*'

Standards Australia. 1998. 'AS/NZS 5667.11:1998. *Water Quality – Sampling. Part 11: Guidance on Sampling of Groundwater.*'

Standards Australia. 1998. 'AS/NZS 5667.1:1998. *Water Quality – Sampling. Part 1: Guidance on the Design of Sampling Programs, Sampling Techniques and the Preservation and Handling of Samples.*'

## FIGURES

**LEGEND**

 Site Boundary



Source: Nearmap (maps.au.nearmap.com)



Scale : 

Site Layout

Client Name:	Traders in Purple
Project Name:	Stage 1 Preliminary Site Investigation
Project Location:	165 Long Brush Road, Jerrara NSW 2533 & 33 Greyleigh Drive, Kiama NSW 2533



Figure Number:	1
Figure Date:	25 July 2022
Report Number:	1636-PSI-01-200722.v1f



**LEGEND**

Site Boundary

Site Layout



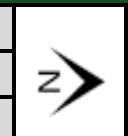
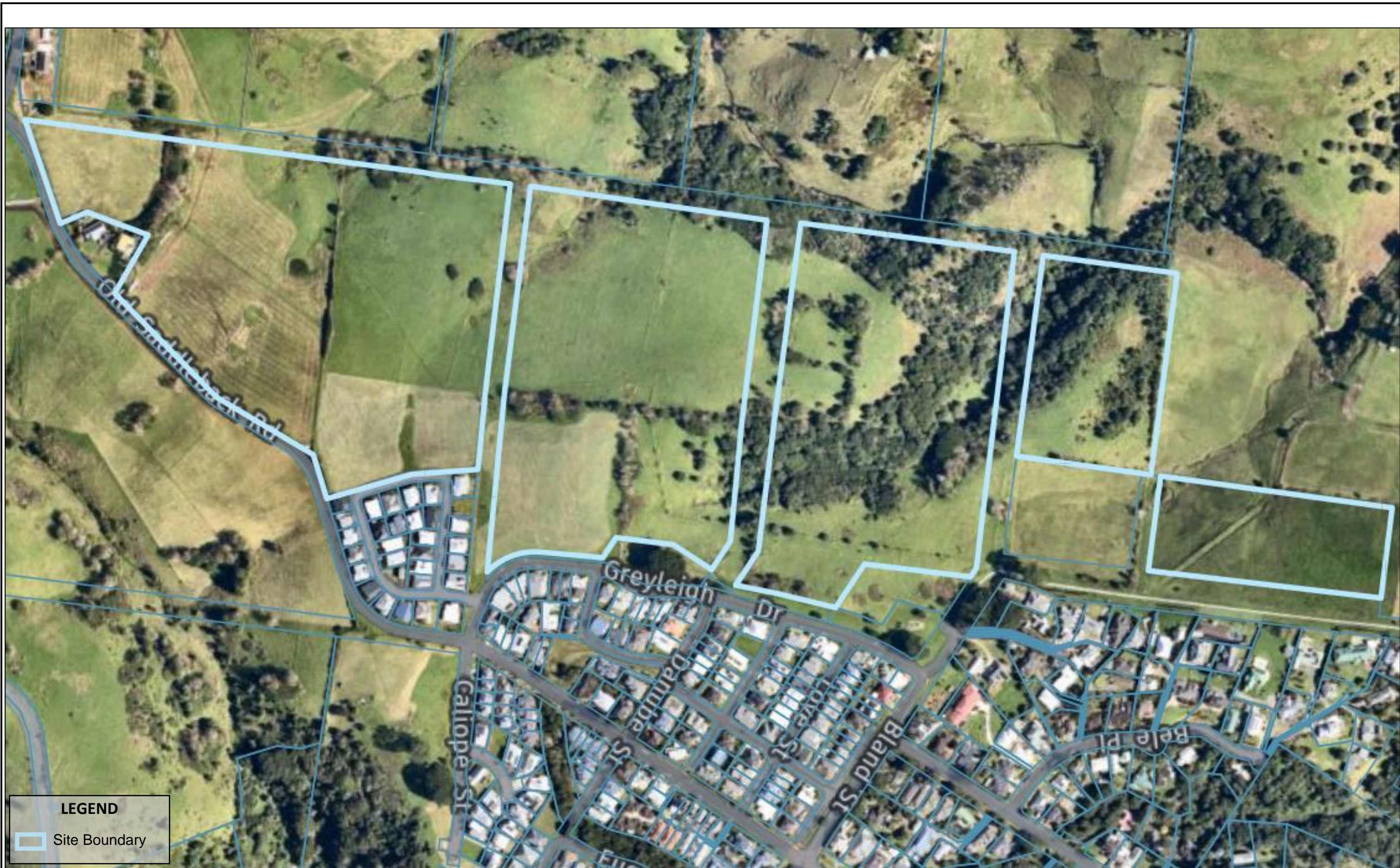
**Sydney Environmental Group**

Client Name:	Traders in Purple
Project Name:	Stage 1 Preliminary Site Investigation
Project Location:	165 Long Brush Road, Jerrara NSW 2533 & 33 Greyleigh Drive, Kiama NSW 2533



Figure Number:	2a
Figure Date:	25 July 2022
Report Number:	1636-PSI-01-090822.v1f







**LEGEND**

- AEC01 / AEC02 - Hardstand / Building Footprints / Building Structures
- AEC04 - Septic Tank / Respiration Pit
- AEC05 - Stockpiled Organic Materials
- AEC06 - Phytotoxicity

Areas of Environmental Concern



Client Name:	Traders in Purple
Project Name:	Stage 1 Preliminary Site Investigation
Project Location:	165 Long Brush Road, Jerrara NSW 2533 & 33 Greyleigh Drive, Kiama NSW 2533

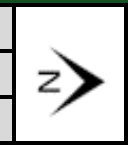
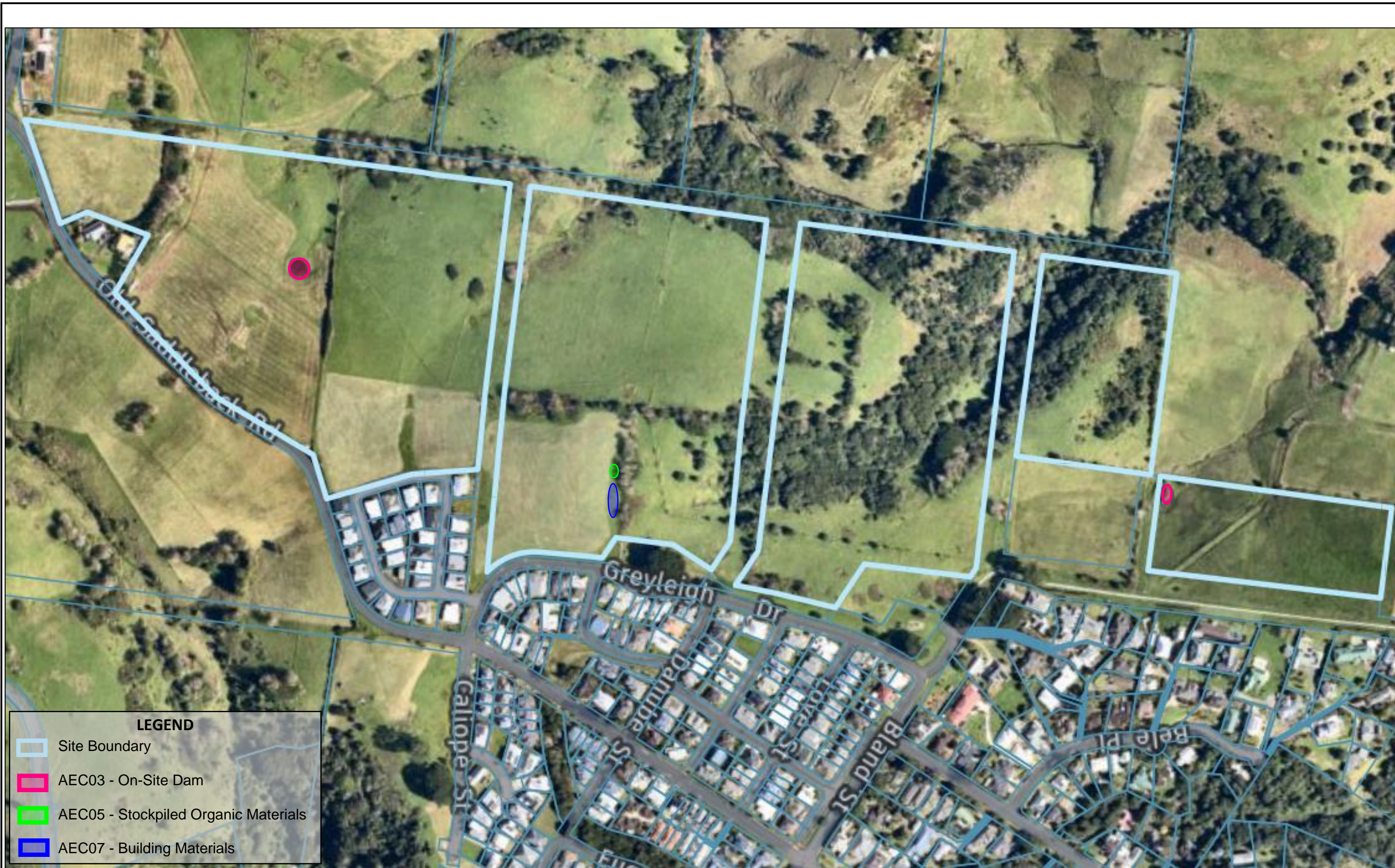


Figure Number:	3a
Figure Date:	09 August 2022
Report Number:	1636-PSI-01-090822.v1f

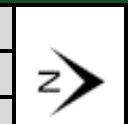


**LEGEND**

- Site Boundary
- AEC03 - On-Site Dam
- AEC05 - Stockpiled Organic Materials
- AEC07 - Building Materials



<b>Areas of Environmental Concern</b>	
<b>Client Name:</b>	Traders in Purple
<b>Project Name:</b>	Stage 1 Preliminary Site Investigation
<b>Project Location:</b>	165 Long Brush Road, Jerrara NSW 2533 & 33 Greyleigh Drive, Kiama NSW 2533



<b>Figure Number:</b>	3b
<b>Figure Date:</b>	09 August 2022
<b>Report Number:</b>	1636-PSI-01-090822.v1f

**APPENDIX A**

**GROUNDWATER**


[home](#) [help](#) [contact](#)
[customise](#)

All Groundwater Site Details

## ALL GROUNDWATER MAP

[bookmark this page](#)

### State Overview

[State Overview](#)

### Rivers and Streams

[favourites](#) [search](#)
[download sites](#)
[find a site](#)
 Real Time Data - Rive...

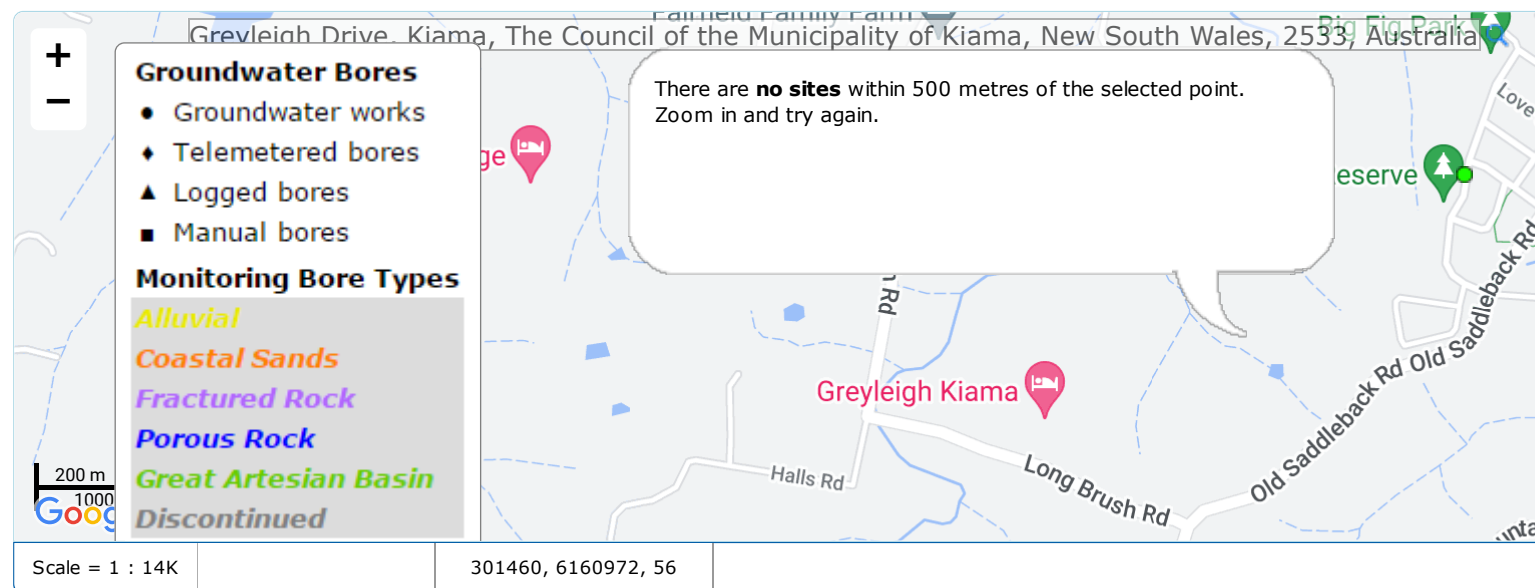
### Daily River Reports

 Daily River Reports

### Dams

[favourites](#) [search](#)
[download sites](#)
[find a site](#)

All data times are Eastern Standard Time

[Map](#) [Info](#)


**APPENDIX B**

**LAND TITLES**



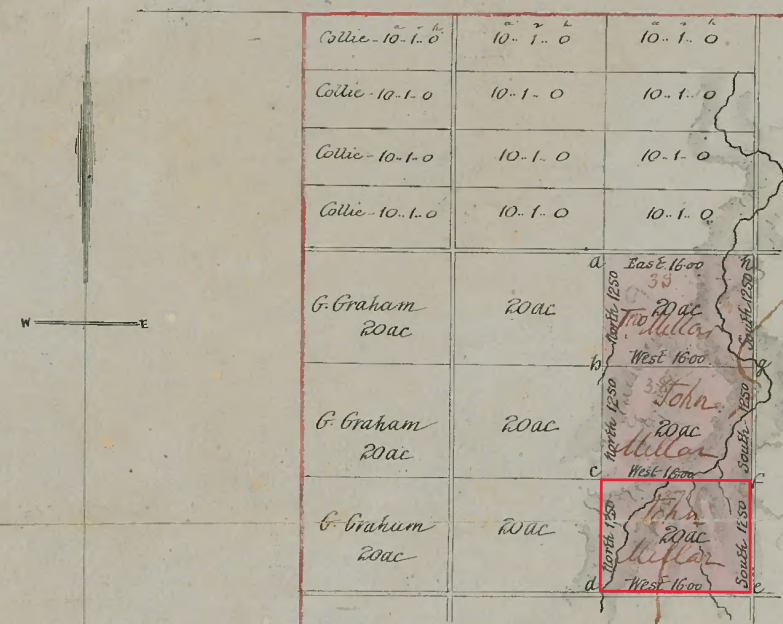
Survey of  
 3. portions of land containing 20ac each, Kiama Reserve  
 County of Camden, Parish of Kiama  
 1851

SUBURBAN LOTS  
 Police District - Kiama  
 Place of sale - Wollongong

Scale 20 chains to one Inch

Loc<sup>ns</sup> in Gov. ret. of the 7 Oct. 1851 for sale at 40/- per ac  
 Lots 28 29 & 30 of 13 lots 1851 Not Sold  
 no offer made

Reprod<sup>d</sup> for sale on the 16  
 Feb 1853 - lots 37, 38 & 39  
 & sold to J. Miller



N<sup>o</sup> 72 on Map 2 St. St.  
 Kiama Reserve  
 N<sup>o</sup> 71 on Map  
 N<sup>o</sup> 70 on Map 2 St. St.

1249

Corners

at	Trees	bearing	dist
a	Brush wood	310°	10
b	White wood	62°	5
c	Sassafras	140°	10
d	Cabbage Tree	145°	20
e	Plum	217°	15
f	Plum	170°	10
g	cherry	north	15
h	Myrtle Sap.	80°	10

Thick brush land, stony and broken in the neighbourhood of the creeks, the soil is generally of good quality - about one half of each lot can be made available for agricultural purposes - each lot is well watered -

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Transmitted to Sir Thomas L. Mitchell Survey General with letter and descriptions bearing date August 16. 1851 -

23-1249

J. Short  
 W. S. S. S.





13413223

NEW SOUTH WALES

# CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Vol. **13413** Fol. **223**

EDITION ISSUED

## CANCELLED



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

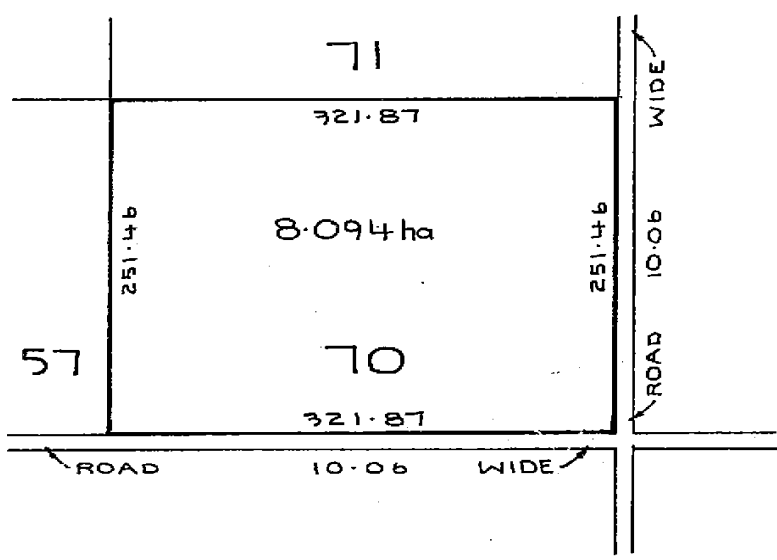
*See* **SEE AUTO FOLIO**

Registrar General.



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



IVA24438RA

REDUCTION RATIO 1:4000

P

#### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 70 in the Municipality of Kiama Parish of Kiama and County of Camden granted to John Millar on 22-7-1853.

#### FIRST SCHEDULE

COMMONWEALTH SAVINGS BANK OF AUSTRALIA. Mortgagee

#### SECOND SCHEDULE

GRY

QG

RX

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. CAUTION. The land within described is held subject to any subsisting interest (as defined in Section 28A of the Real Property Act, 1900). 23-8-1977
3. Caveat No. Q160000 by the Registrar General pursuant to Section 28F (2) of the Real Property Act, 1900; Mortgagor Ian Leslie Wilcox. Book 3274 No. 732.

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

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





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/7/2022 11:38AM

FOLIO: 70/751279

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

Prior Title(s): VOL 13413 FOL 223

Recorded	Number	Type of Instrument	C.T. Issue
4/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/3/1991		AMENDMENT: TITLE DIAGRAM	
29/10/1991	E20845	REQUEST	EDITION 1
15/1/1992	E184559	REQUEST	EDITION 2
20/2/1992	E272281	DISCHARGE OF MORTGAGE	
20/2/1992	E272282	TRANSFER	EDITION 3
4/9/2002	8927900	TRANSFER	
4/9/2002	8927901	MORTGAGE	EDITION 4
4/4/2003	9507732	DISCHARGE OF MORTGAGE	
4/4/2003	9507733	MORTGAGE	EDITION 5
23/8/2005	AB716203	VARIATION OF MORTGAGE	EDITION 6
5/1/2006	AC27502	DISCHARGE OF MORTGAGE	
5/1/2006	AC27503	MORTGAGE	EDITION 7
22/12/2006	AC827198	DEPARTMENTAL DEALING	
31/7/2009	AE874119	CAVEAT	
14/8/2009	AE904495	CAVEAT	
18/12/2009	AF156437	WITHDRAWAL OF CAVEAT	
18/12/2009	AF156440	WITHDRAWAL OF CAVEAT	
16/4/2010	DP1148007	DEPOSITED PLAN	FOLIO CANCELLED
4/8/2020	AQ294846	DEPARTMENTAL DEALING	

\*\*\* END OF SEARCH \*\*\*

RP 13

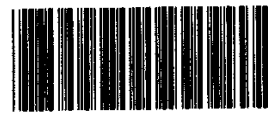
STAMP DUTY



62



B



E  
272282 N

**TRANSFER**  
REAL PROPERTY ACT, 1900

T

	of		R /
\$			

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 13413 Folio 223 (to be Folio Identifier 70/751279)	WHOLE	Parish: Kiama County: Camden

DESCRIPTION OF LAND Note (a)

TRANSFEROR Note (b)

**IAN LESLIE WILCOX**

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 165,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

**HELEN MARGARET ARMSTRONG of 149 Raglan Stree, Mosman**

OFFICE USE ONLY

TENANCY Note (e)

as joint tenants/tenants in common

PRIOR ENCUMBRANCES Note (f)

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

DATE 11<sup>th</sup> February, 1992

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

*J. MacLachlan*  
Signature of Witness  
*Jannine MacLachlan*  
Name of Witness (BLOCK LETTERS)  
31 Dorley Street  
Address and occupation of Witness  
Shellharbour Secretary

*I.L. Wilcox*  
Signature of Transferor

Note (g)

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  
.....

*Robert C Minter*  
Signature of Transferee

**Robert C Minter**  
Solicitor for Transferee

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

LODGED BY	<b>MINTER ELLISON SOLICITORS</b> 44 MARTIN PLACE, SYDNEY FACSIMILE No. (02) 235-2711 Delivery Box: 599D		LOCATION OF DOCUMENTS		
			CT	OTHER	Herewith.
					In L.T.O. with
Ref: Delivery Box Number				Produced by	
Checked <i>reg</i>	Passed	REGISTERED	-	-19	Secondary Directions
Signed	Extra Fee				Delivery Directions

OFFICE USE ONLY

DMW

Licence: 10V/0096/96  
Edition: 0011

**TRANSFER**  
New South Wales  
Real Property Act 1900



8927900Q

PRIVACY NOTE: this information is legally required and will

**STAMP DUTY**

Office of State Revenue use only	NEW SOUTH WALES DUTY 25-01-2002 0000874435-001 SECTION 18(2) DUTY \$ *****2.00
----------------------------------	---

(A) **TORRENS TITLE**

If appropriate, specify the part transferred  
70/751279

(B) **LODGED BY**

Delivery Box 45A	Name, Address or DX and Telephone NAB Reference (optional): 02446802	CODES T TW (Sheriff)
---------------------	--	-------------------------------

(C) **TRANSFEROR**

HELEN MARGARET ARMSTRONG

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 345,000.00 and as regards

(E) **ESTATE**

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

(F) **SHARE TRANSFERRED**

.....

(G) **ENCUMBRANCES**

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

(H) **TRANSFEEE**

LEMINA PTY. LIMITED ACN. 001 787 480

TENANCY:

**DATE**

25/01/02  
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

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

Signature of witness: S. L. Leung  
 Name of witness: SUE-WING LEUNG  
 Address of witness: 3/345 GEORGE ST. SYDNEY

Signature of transferor:

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

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

Signature of witness:  
 Name of witness:  
 Address of witness:

Signature of transferee:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:  
 Robert Munro McKinnon, Solicitor





SEARCH DATE

22/7/2022 11:40AM

FOLIO: 100/774878

First Title(s): OLD SYSTEM

Prior Title(s): CA31876

Recorded	Number	Type of Instrument	C.T. Issue
2/8/1988	CA31876	CONVERSION ACTION	FOLIO CREATED EDITION 1
11/9/1990	Z219410	MORTGAGE	EDITION 2
17/11/1993	I797967	REQUEST	EDITION 3
12/4/1994	U172241	MORTGAGE	EDITION 4
20/6/1996	2243224	DISCHARGE OF MORTGAGE	
20/6/1996	2243225	DISCHARGE OF MORTGAGE	
20/6/1996	2243226	MORTGAGE	EDITION 5
27/11/1997	3619206	DISCHARGE OF MORTGAGE	
27/11/1997	3619207	MORTGAGE	EDITION 6
22/10/1999	6287153	DISCHARGE OF MORTGAGE	
22/10/1999	6287154	MORTGAGE	EDITION 7
24/5/2000	6805830	DISCHARGE OF MORTGAGE	
24/5/2000	6805831	MORTGAGE	EDITION 8
22/12/2006	AC827198	DEPARTMENTAL DEALING	
28/7/2009	AE862878	CAVEAT	
14/8/2009	AE904495	CAVEAT	
22/9/2009	AE915873	CAVEAT	
18/12/2009	AF156439	WITHDRAWAL OF CAVEAT	
18/12/2009	AF156440	WITHDRAWAL OF CAVEAT	
16/4/2010	DP1148007	DEPOSITED PLAN	FOLIO CANCELLED
4/8/2020	AQ294846	DEPARTMENTAL DEALING	

\*\*\* END OF SEARCH \*\*\*



SEARCH DATE

22/7/2022 11:38AM

FOLIO: 201/1148007

First Title(s): OLD SYSTEM

Prior Title(s): 70/751279

100/774878

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28/5/2010	AF521386	DISCHARGE OF MORTGAGE	
28/5/2010	AF521387	MORTGAGE	EDITION 2
16/12/2010	AF942927	MORTGAGE	EDITION 3
20/10/2011	AG569106	CAVEAT	
23/10/2013	AI107242	DISCHARGE OF MORTGAGE	
23/10/2013	AI107243	DISCHARGE OF MORTGAGE	
23/10/2013	AI107244	MORTGAGE	EDITION 4
19/12/2019	AP789914	WITHDRAWAL OF CAVEAT	
19/12/2019	AP789915	DISCHARGE OF MORTGAGE	
19/12/2019	AP789916	TRANSFER	
19/12/2019	AP789917	MORTGAGE	EDITION 5 CORD ISSUED
4/8/2020	AQ294846	DEPARTMENTAL DEALING	
6/8/2021	AR313106	DISCHARGE OF MORTGAGE	
6/8/2021	AR313107	MORTGAGE	EDITION 6 CORD ISSUED

\*\*\* END OF SEARCH \*\*\*





FOLIO: 201/1148007

SEARCH DATE	TIME	EDITION NO	DATE
22/7/2022	11:38 AM	6	6/8/2021

LAND

LOT 201 IN DEPOSITED PLAN 1148007  
 AT KIAMA  
 LOCAL GOVERNMENT AREA KIAMA  
 PARISH OF KIAMA COUNTY OF CAMDEN  
 TITLE DIAGRAM DP1148007

FIRST SCHEDULE

OCEAN FARM PTY LTD (T AP789916)

SECOND SCHEDULE (3 NOTIFICATIONS)

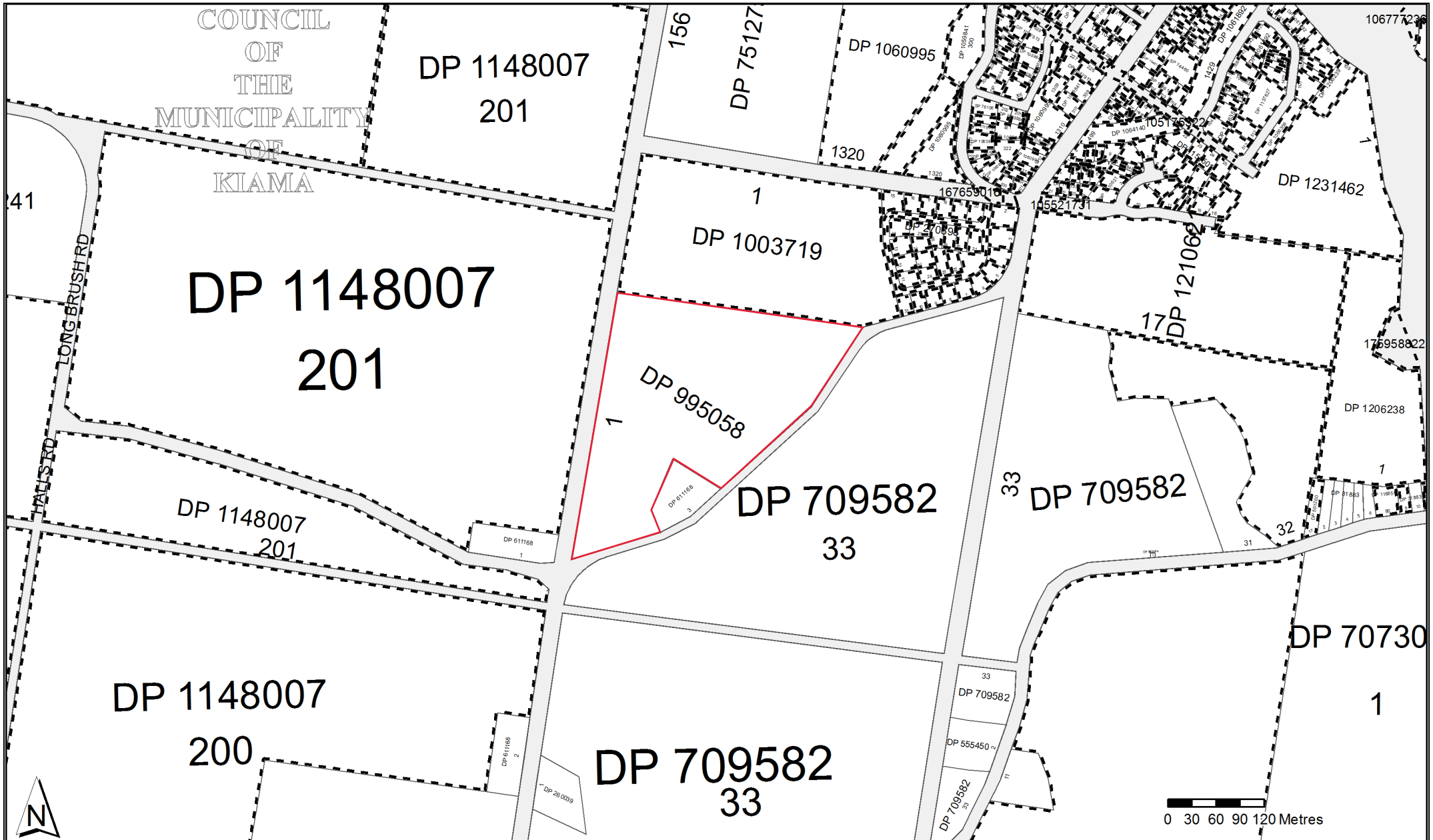
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1148007 EASEMENT FOR OVERHEAD POWER LINE(S) 9 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 AR313107 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*





SEARCH DATE

20/7/2022 10:29AM

FOLIO: 1/995058

First Title(s): OLD SYSTEM

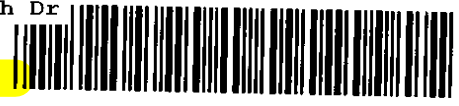
Prior Title(s): CA60725

Recorded	Number	Type of Instrument	C.T. Issue
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12/4/1994	U172241	MORTGAGE	EDITION 2
20/6/1996	2243226	MORTGAGE	EDITION 3
20/6/1996	2243228	POSTPONEMENT OF MORTGAGE	
27/11/1997	3619205	DISCHARGE OF MORTGAGE	EDITION 4
27/11/1997	3619206	DISCHARGE OF MORTGAGE	
27/11/1997	3619207	MORTGAGE	
22/10/1999	6287153	DISCHARGE OF MORTGAGE	EDITION 5
22/10/1999	6287154	MORTGAGE	
24/5/2000	6805830	DISCHARGE OF MORTGAGE	EDITION 6
24/5/2000	6805831	MORTGAGE	
22/12/2006	AC827198	DEPARTMENTAL DEALING	
28/7/2009	AE862878	CAVEAT	
14/8/2009	AE904495	CAVEAT	
18/12/2009	AF156439	WITHDRAWAL OF CAVEAT	
18/12/2009	AF156440	WITHDRAWAL OF CAVEAT	
18/12/2009	AF156441	DISCHARGE OF MORTGAGE	
18/12/2009	AF156445	TRANSFER	
10/2/2010	AF262242	DEPARTMENTAL DEALING	EDITION 7
12/9/2013	AI12187	DEPARTMENTAL DEALING	
4/8/2020	AQ294846	DEPARTMENTAL DEALING	
6/8/2021	AR313120	TRANSFER	EDITION 8 CORD ISSUED
6/8/2021	AR313121	MORTGAGE	

\*\*\* END OF SEARCH \*\*\*

Form: 01T  
Licence: 01-05-025  
Licensee: LEAP Legal Software Pty Limited  
Firm name: Friedlieb Byrne Solicitors

# TRANSFER



New South Wales  
Real Property Act 1900

## AF156445K

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

### STAMP DUTY

Office of State Revenue use only	NSW Treasury
	Client No: 3399760 2165
	Duty: \$10.00 Trans No: 566050
	Asst details:

(A) **TORRENS TITLE** If appropriate, specify the part transferred  
 Folio identifiers 156/751279, 183/751279, 185/751279, 186/751279, 188/751279, 189/751279, 1320/1060995, 1/995058 and 2/1135218

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	<b>CODES</b>
312D	Lawagents 123202Y	T TW
	Reference (optional): F BGRH6 / BACKSADDLE	(Sheriff)

(C) **TRANSFEROR** Lemina Pty Limited (ACN 001 787 480)

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$2,600,000.00 (being one and the same consideration as referred to in Transfer of even date between Delmo Pty Limited and the transferee) and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple.

(F) **SHARE TRANSFERRED** Whole

(G) Encumbrances (if applicable):

(H) **TRANSFEEE** Backsaddle Pty Limited (ACN 139 719 798)

(I) **TENANCY:**

**DATE** 23/11/09

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

Corporation: Lemina Pty Limited ACN 001 787 480  
 Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person:  
 Office held: Director

Signature of authorised person:

Name of authorised person: Jose Alberto de la Vega  
 Office held: Sole Director / Secretary

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

Signature: *P. C. Friedlieb*

Signatory's name: Peter Charles Friedlieb  
 Signatory's capacity: Solicitor for the Transferee



FOLIO: 1/995058

SEARCH DATE	TIME	EDITION NO	DATE
20/7/2022	10:28 AM	8	6/8/2021

LAND

LOT 1 IN DEPOSITED PLAN 995058  
 AT KIAMA  
 LOCAL GOVERNMENT AREA KIAMA  
 PARISH OF KIAMA COUNTY OF CAMDEN  
 TITLE DIAGRAM DP995058

FIRST SCHEDULE

OCEAN FARM PTY LTD (T AR313120)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 LAND EXCLUDES LOT 3 IN DP611168
- 4 AR313121 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

## **APPENDIX C**

### **Historical Aerial Imagery**



**Historical Aerial Image 1. 1961 view of 165 Long Brush Road, Jerrara and 33 Greyleigh Road, Kiama NSW  
(accessed: 20 July 2022, portal.spatial.nsw.gov.au/)**



**Historical Aerial Image 2. 1970 view of 165 Long Brush Road, Jerrara and 33 Greyleigh Road, Kiama NSW  
(accessed: 20 July 2022, portal.spatial.nsw.gov.au/)**



**Historical Aerial Image 3. 1979 view of 165 Long Brush Road, Jerrara NSW & 33 Greyleigh Road, Kiama NSW (accessed: 20 July 2022, [portal.spatial.nsw.gov.au/](https://portal.spatial.nsw.gov.au/))**



**Historical Aerial Image 4. 1993 view of 165 Long Brush Road, Jerrara and 33 Greyleigh Road, Kiama NSW (accessed: 20 July 2022, [portal.spatial.nsw.gov.au/](https://portal.spatial.nsw.gov.au/))**





Historical Aerial Image 5. 1997 view of 165 Long Brush Road, Jerrara and 33 Greyleigh Road, Kiama NSW  
(accessed: 20 July 2022, [portal.spatial.nsw.gov.au/](http://portal.spatial.nsw.gov.au/))



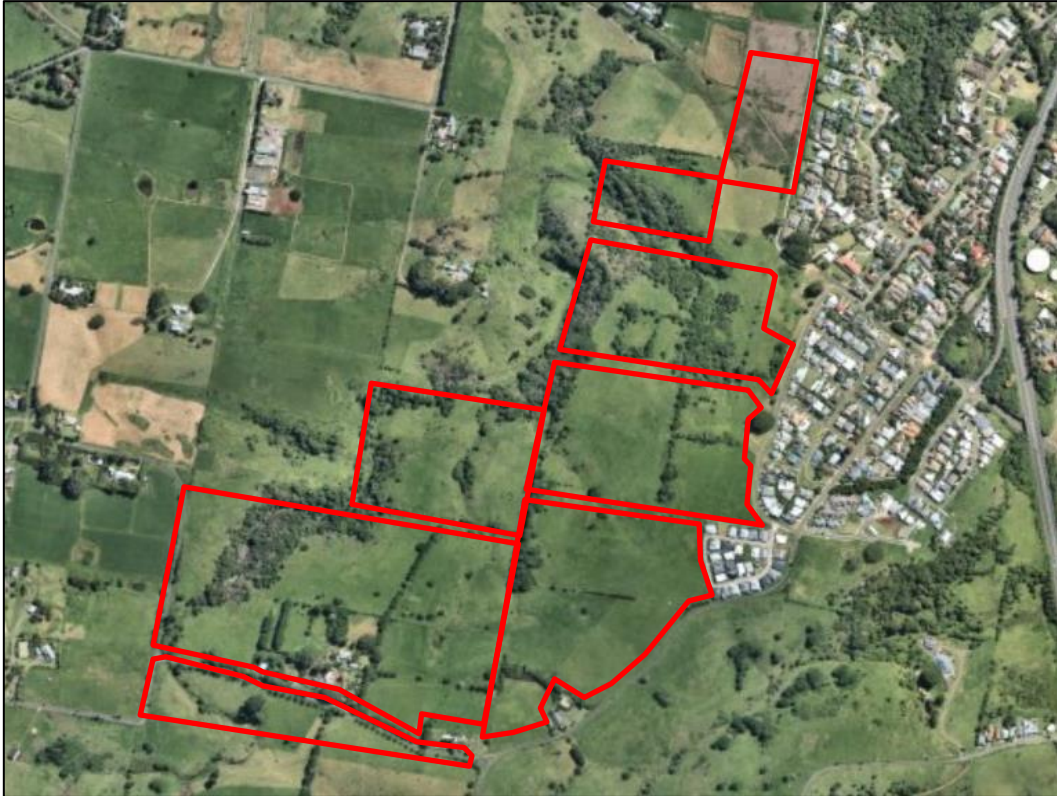
Historical Aerial Image 6. 2001 view of 165 Long Brush Road, Jerrara and 33 Greyleigh Road, Kiama NSW  
(accessed: 20 July 2022, [portal.spatial.nsw.gov.au/](http://portal.spatial.nsw.gov.au/))



**Historical Aerial Image 7. 2006 view of 165 Long Brush Road, Jerrara and 33 Greyleigh Road, Kiama NSW (accessed: 20 July 2022, [portal.spatial.nsw.gov.au/](http://portal.spatial.nsw.gov.au/))**



**Historical Aerial Image 8. 2010 view of 165 Long Brush Road, Jerrara and 33 Greyleigh Road, Kiama NSW (accessed: 20 July 2022, [portal.spatial.nsw.gov.au/](http://portal.spatial.nsw.gov.au/))**



Historical Aerial Image 9. 2020 view of 165 Long Brush Road, Jerrara and 33 Greyleigh Road, Kiama NSW  
(accessed: 20 July 2022, [portal.spatial.nsw.gov.au/](https://portal.spatial.nsw.gov.au/))

**APPENDIX D**

**PLANNING CERTIFICATE**

**APPLICANT DETAILS:**

Mr M Cunningham  
Unit 63 45-51 Huntley Street  
ALEXANDRIA NSW 2015

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<b>Certificate Number:</b>	900.2022.448	<b>Certificate Date:</b>	05/07/2022
<b>Applicant Reference:</b>	1636 - Long Brush Rd		

---

**PROPERTY DESCRIPTION:**

**Property Number:** 12543  
**Property Title:** LOT: 201 DP: 1148007  
**Property Address:** 177 Long Brush Road JERRARA NSW 2533

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**SECTION 10.7 (2) PRESCRIBED MATTERS UNDER SCHEDULE 4 OF THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000**

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1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) **The name of each environmental planning instrument that applies to the carrying out of development on the land.**

Kiama Local Environmental Plan 2011.

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

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

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

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

**Note:** The NSW Legislation website ([www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)) should be referred to for full details of each Environmental Planning Instrument to determine the extent that it applies to the land or any future land use and/or development proposal.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

There are NO Planning Proposals (Proposed Environmental Planning Instruments) applying to the carrying out of development on the land that is or has been the subject of community consultation or on public exhibition under the Act.

#### DRAFT STATE ENVIRONMENTAL PLANNING POLICY (Environment)

The purpose of the Draft SEPP is to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide. The Draft SEPP proposes to integrate provisions from seven existing SEPPs relating to catchments, waterways, urban bushland and world heritage:

- State Environmental Planning Policy No. 19 - Bushland in Urban Areas;
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- State Environmental Planning Policy No. 50 - Canal Estate Development;
- Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment;
- Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No.2-1997);
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Willandra Lakes Regional Environmental Plan No. 1 - World Heritage Property.

Refer to the NSW Planning Portal website for further information (under Draft Plans and Policies - Under Consideration) [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au)

#### DRAFT STATE ENVIRONMENTAL PLANNING POLICY (Remediation of Land)

The new SEPP will retain elements of SEPP 55, and add new provisions to establish a modern approach to the management of contaminated land.

Refer to the NSW Planning Portal website for further information (under Draft Plans and Policies - Under Consideration) [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au)

#### PROPOSED ENVIRONMENTAL PLANNING INSTRUMENT AMENDMENT - AGRITOURISM AND SMALL-SCALE AGRICULTURE DEVELOPMENT

The NSW Department of Planning, Industry and Environment is proposing amendments to existing controls within the planning system to facilitate more agritourism and small-scale agricultural developments, while balancing the need for individual councils to respond to different environmental and development settings. An Explanation of Intended Effects (EIE) is available on the Department's website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).

The EIE proposes amendments to the NSW planning system to better enable 'agritourism' and small-scale agricultural development to be approved. It also seeks to respond to natural disasters

such as droughts and bushfires, and to simplify planning approvals for development or activities that have no or low environmental impact.

The EIE outlines the intended effect of proposed amendments to:

- the Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),
- the State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and
- the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).

Further information can be found on the NSW Department of Planning, Industry and Environment's website.

**(3) The name of each development control plan that applies to the carrying out of development on the land.**

Kiama Development Control Plan 2020

This plan is a consolidated Development Control Plan (DCP) giving an added level of guidance for development in the Kiama Municipality.

**(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument**

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## 2 ZONING AND LAND USE UNDER RELEVANT LEPS

**For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):**

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2(a))”,**
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,**
- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,**
- (d) the purposes for which the instrument provides that development is prohibited within the zone,**

KIAMA LOCAL ENVIRONMENTAL PLAN 2011:

(a) ZONE RU2 RURAL LANDSCAPE

(b) Permitted without consent:

Environmental protection works; Extensive agriculture; Home occupations

(c) Permitted with consent:

Agricultural produce industries; Air transport facilities; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dairies (restricted); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Information and education facilities; Intensive plant agriculture; Recreation areas; Roads; Roadside stalls; Secondary dwellings; Water supply systems

(d) Prohibited:

Any development not specified in item (b) or (c)

KIAMA LOCAL ENVIRONMENTAL PLAN 2011:

(a) ZONE C2 ENVIRONMENTAL CONSERVATION

(b) Permitted without consent:

Environmental protection works; Oyster aquaculture

(c) Permitted with consent:

Environmental facilities; Recreation areas; Roads

(d) Prohibited:

Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item (b) or (c)

KIAMA LOCAL ENVIRONMENTAL PLAN 2011:

(a) ZONE C3 ENVIRONMENTAL MANAGEMENT

(b) Permitted without consent:

Environmental protection works; Home occupations

(c) Permitted with consent:

Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extensive agriculture; Farm buildings; Farm stay accommodation; Home-based child care; Home businesses;



Home industries; Home occupations (sex services); Information and education facilities; Kiosks; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Roadside stalls; Secondary dwellings; Tank-based aquaculture; Viticulture

(d) Prohibited:

Industries; Local distribution premises; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item (b) or (c)

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

The land in zone RU2 Rural Landscape IS affected by a development standard which fixes minimum land dimensions for the erection of a dwelling house under clause 4.2A of Kiama Local Environmental Plan 2011. In accordance with the Lot Size Map the minimum lot size is 40ha.

The land in zone C2 Environmental Conservation IS NOT affected by a development standard which fixes minimum land dimensions for the erection of a dwelling house under Kiama Local Environmental Plan 2011.

The land in zone C3 Environmental Management IS affected by a development standard which fixes minimum land dimensions for the erection of a dwelling house under clause 4.2A of Kiama Local Environmental Plan 2011. In accordance with the Lot Size Map the minimum lot size is 40ha.

**(f) whether the land includes or comprises critical habitat,**

The land DOES NOT include or comprise "critical habitat" under Kiama Local Environmental Plan 2011.

**(g) whether the land is in a conservation area (however described),**

The land HAS BEEN identified on the Terrestrial Biodiversity Map under Kiama Local Environmental Plan 2011. Refer to clause 6.4 of the Kiama Local Environmental Plan 2011 for further information.

**(h) whether an item of environmental heritage (however described) is situated on the land.**

A heritage item IS NOT situated on the land under Kiama Local Environmental Plan 2011, unless a dry stone wall is situated on the land and the land is within the locality of Dunmore, Foxground, Jamberoo or Kiama, then a heritage item IS situated on the land under Kiama Local Environmental Plan 2011.

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

This clause DOES NOT apply to land in the Municipality of Kiama.

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## 3 COMPLYING DEVELOPMENT

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

In accordance with the provisions of Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the Codes SEPP the following advice is provided for each of the Codes. Where the land is partially affected by one or more of those provisions, complying development may be carried out on the part of the land that the clauses do not apply to.

Further development controls may apply. Refer to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and *Kiama Local Environmental Plan 2011* for full details.

### Dry Stone Walls:

No inspection of the property has been made for the purpose of issuing this certificate. Where a dry stone wall is situated on the land and the land is located within the locality of Dunmore, Foxground, Jamberoo or Kiama, complying development under each of the Codes (as they apply to the land) MAY NOT be carried out on that PART of the land as it is land that is identified as a heritage item by an environmental planning instrument in accordance with Clause 1.17A (1) (d) (iii) and Clause 1.19 (3A) of the Codes SEPP. Council encourages you to make a full inspection of the property to determine if a dry stone wall is situated on the land to which this certificate relates.

### **The Housing Code**

Under the Housing Code, Complying Development MAY NOT be carried out on the land within zone RU2 Rural Landscape.

Under the Housing Code, Complying Development MAY NOT be carried out on the land within zone C2 Environmental Conservation.

Under the Housing Code, Complying Development MAY NOT be carried out on the land within zone C3 Environmental Management.

Note: The Housing Code only applies to land within zones R2 Low Density Residential and R3 Medium Density Residential under Kiama Local Environmental Plan 2011.

### **The Rural Housing Code**

Under the Rural Housing Code, Complying Development MAY be carried out on the land within zone RU2 Rural Landscape.

Under the Rural Housing Code, Complying Development MAY NOT be carried out on the land within zone C2 Environmental Conservation.

Under the Rural Housing Code, Complying Development MAY NOT be carried out on the land within zone C3 Environmental Management.

Note: The Rural Housing Code only applies to land within zones RU1 Primary Production, RU2 Rural Landscape and R5 Large Lot Residential under Kiama Local Environmental Plan 2011.

### **The Low Rise Housing Diversity Code**

Under the Low Rise Housing Diversity Code, Complying Development MAY NOT be carried out on the land within zone RU2 Rural Landscape.

Under the Low Rise Housing Diversity Code, Complying Development MAY NOT be carried out on the land within zone C2 Environmental Conservation.

Under the Low Rise Housing Diversity Code, Complying Development MAY NOT be carried out on the land within zone C3 Environmental Management.

Note: The Low Rise Housing Diversity Code only applies to land within zones R2 Low Density Residential and R3 Medium Density Residential under Kiama Local Environmental Plan 2011.

### **The Greenfield Housing Code**

Under the Greenfield Housing Code, Complying Development MAY NOT be carried out on the land as it is not land identified within the Greenfield Housing Code Area under the Codes SEPP.

### **The Housing Alterations Code**

Under the Housing Alterations Code, Complying Development MAY be carried out on the land.

### **The General Development Code**

Under the General Development Code, Complying Development MAY be carried out on the land.

### **The Industrial and Business Alterations Code**

Under the Industrial and Business Alterations Code, Complying Development MAY be carried out on the land.

### **The Industrial and Business Buildings Code**

Under the Industrial and Business Buildings Code, Complying Development MAY NOT be carried out on the land within zone RU2 Rural Landscape.

Under the Industrial and Business Buildings Code, Complying Development MAY NOT be carried out on the land within zone C2 Environmental Conservation.

Under the Industrial and Business Buildings Code, Complying Development MAY NOT be carried out on the land within zone C3 Environmental Management.

Note: The Industrial and Business Buildings Code only applies to land within zones B1 Neighbourhood Centre, B2 Local Centre, B7 Business Park, IN2 Light Industrial IN4 Working Waterfront and SP2 Infrastructure under Kiama Local Environmental Plan 2011.

### **The Container Recycling Facilities Code**

Under the Container Recycling Facilities Code, Complying Development MAY be carried out on the land.

### **The Subdivisions Code**

Under the Subdivisions Code, Complying Development MAY be carried out on the land.

### **The Demolition Code**

Under the Demolition Code, Complying Development MAY be carried out on the land.

### **The Fire Safety Code**

Under the Fire Safety Code, Complying Development MAY be carried out on the land.

### **The Inland Code**

Under the Inland Code, Complying Development MAY NOT be carried out on the land as the Code does not apply to land in the Kiama Local Government Area.

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4, 4A (Repealed)

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

**In relation to a coastal council – whether the owner (or any previous owner) of the land has 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 (within the meaning of section 553B of that Act).**

**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 the commencement of section 553B of the *Local Government Act 1993*.

The owner of the land HAS NOT consented to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to any existing coastal protection works within the meaning of section 553B of that Act.

---

5 MINE SUBSIDENCE

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

The land HAS NOT been proclaimed to be a Mine Subsidence District within the meaning of the *Coal Mine Subsidence Compensation Act, 2017*.

---

6 ROAD WIDENING AND ROAD REALIGNMENT

**Whether or not the land is affected by any road widening or realignment under:**

**(a) Division 2 of Part 3 of the *Roads Act 1993*,**

Council IS NOT aware that the land is subject to any road widening or realignment under Division 2 of Part 3 of the *Roads Act 1993*.

**(b) any environmental planning instrument,**

The land IS NOT affected by any road widening or realignment under any environmental planning instrument.

**(c) any resolution of the council**

The land IS NOT affected by any road widening or realignment under any resolution of the council.

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## 7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

### Whether or not the land is affected by a policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

**that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).**

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of landslip. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of slip.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of subsidence. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of subsidence.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of bushfire. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of bushfire. Where applicable, Council applies State Government policy contained in the two NSW Rural Fire Services publications titled Planning for Bush Fire Protection and Building in Bush Fire Prone Areas - Single dwellings to development in a bushfire prone area.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of tidal inundation. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of tidal inundation.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of acid sulfate soils. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of acid sulfate soil. However, where land is affected by acid sulfate soils, development may be affected by Clause 6.1 of Kiama Local Environmental Plan 2011.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of any other risk. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of any other risk.

**7A FLOOD RELATED DEVELOPMENT CONTROLS**

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.**
- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.**
- (3) In this clause –**

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

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

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

The land IS subject to flood related development controls under Kiama Development Control Plan 2020, being land identified within the flood planning area under the Spring Creek Catchment Flood Study. The study and associated maps can be found on Council's website.

---

**8 LAND RESERVED FOR ACQUISITION**

**Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.**

The land IS NOT affected by the provisions of Kiama Local Environmental Plan 2011 for the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

## 9 CONTRIBUTIONS PLANS

### **The name of each contributions plan applying to the land.**

The land IS affected by Kiama Council Section 7.11 Contribution Plan No.1 - Municipal Wide and Kiama Council Section 7.11 Contribution Plan No.2 - Northern Region under the Environmental Planning and Assessment Act 1979.

The land MAY BE affected by Kiama Council Section 94A Indirect Contributions Plan under Section 7.12 of the *Environmental Planning and Assessment Act 1979*.

Developer Contributions are monetary contributions payable to Council under Sections 7.11 and 7.12 (previously Section 94 and 94A) of the *Environmental Planning and Assessment Act 1979*. Contributions payable to Council help fund infrastructure that will be required by future users of the new development.

For our Section 7.11 plans, the contribution amount is calculated based on the number of additional lots, dwellings or tourist accommodation units.

For our Section 7.12 plans, the contribution amount is calculated based on the estimated cost of carrying out the development.

Where applicable, the requirement to pay contributions will be included in any development consent or complying development certificate issued and are payable to Council prior to the commencement of construction of the development. Further information and copies of the Contribution Plans (which include the contribution rates) are available on Council's website.

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## 9A BIODIVERSITY CERTIFIED LAND

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

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

Council IS UNAWARE of any biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

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## 10 BIODIVERSITY STEWARDSHIP SITES

### **If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).**

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

Council IS UNAWARE that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

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## 10A NATIVE VEGETATION CLEARING SET ASIDES

**If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2014*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by the Local Land Services or it is registered in the public register under that section).**

Council IS UNAWARE that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2014*.

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## 11 BUSH FIRE PRONE LAND

**If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.**

**If none of the land is bush fire prone land, a statement to that effect.**

The land is shown as PARTLY affected bush fire prone land according to the Bush Fire Prone Land Map 2008 supplied by the NSW Rural Fire Service.

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## 12 PROPERTY VEGETATION PLANS

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

Council IS NOT been notified of the existence of a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applying to the land.

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## 13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

Council HAS NOT been notified that an Order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

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## 14 DIRECTIONS UNDER PART 3A

This section of the Act has been repealed.

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## 15 CONDITIONS FOR SENIORS HOUSING

**If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, a statement setting out the terms of a kind referred to in the Policy, clause 88(2) that have been imposed as a condition of development consent granted after 11 October 2007 in relation to the land.**

Council IS NOT aware that State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land.

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## 16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

**A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:**

- (a) the period for which the certificate is valid, and**
- (b) that a copy may be obtained from the head office of the Department.**

Council IS NOT aware of a site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) applying to the land.

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## 17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

**(1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:**

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

**(2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, a statement setting out terms of a kind referred to in the Policy, clause 21(1) or 40(1) that have been imposed as a condition of development consent in relation to the land.**

Council IS NOT aware of a site compatibility certificate (affordable rental housing) applying to the land or that State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land.

**18 PAPER SUBDIVISION INFORMATION**

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.**
- (2) The date of any subdivision order that applies to the land.**
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.**

Council IS NOT aware of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

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**19 SITE VERIFICATION CERTIFICATES**

**A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:**

- (a) the matter certified by the certificate, and**

**Note.** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and**
- (c) that a copy may be obtained from the head office of the Department.**

Council IS NOT aware of any current site verification certificate applying to this land.

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**20 LOOSE-FILL ASBESTOS INSULATION**

**If the land includes 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, a statement to that effect.**

Council HAS NOT been notified that the land is listed on the Loose-Fill Asbestos Insulation Register.

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21 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
- (a) whether there is 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, and
  - (b) whether any notice of intention to make a building product rectification order or which the council is aware has been given in respect of the land and is outstanding.
- (3) In this clause:
- affected building notice* has the same meaning as in Part 4 of the *Building Products (Safety) Act, 2017*.
- building product rectification order* has the same meaning as in the *Building Products (Safety) Act, 2017*.

Council IS NOT aware of any affected building notices or building product rectification orders in respect of the land under the *Building Product (Safety) Act, 2017*.

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22 STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS) 2020

This clause DOES NOT apply to land in the Municipality of Kiama.

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LAND SUBJECT TO SECTION 59 (2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997

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

- (a) that the land to which the certificate relates is significantly contaminated 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,

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being significantly contaminated land within the meaning of that Act as at the date when this certificate is issued.

- (b) that 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,

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being subject to a management order within the meaning of that Act as at the date when this certificate is issued.

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

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being subject of an approved voluntary management proposal within the meaning of that Act as at the date when this certificate is issued.

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

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being subject to an ongoing maintenance order within the meaning of that Act as at the date when this certificate is issued.

- (e) that 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.**

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being subject to a site audit statement within the meaning of that Act as at the date when this certificate is issued.

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For further information, please contact Council's Strategic Planning Department on 02 4232 0444.

All correspondence should be directed to the Chief Executive Officer, PO Box 75, KIAMA, NSW 2533.

Jane Stroud  
**Chief Executive Officer**  
Per:



**APPLICANT DETAILS:**

Mr M Cunningham  
Unit 63 45-51 Huntley Street  
ALEXANDRIA NSW 2015

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<b>Certificate Number:</b>	900.2022.449	<b>Certificate Date:</b>	05/07/2022
<b>Applicant Reference:</b>	1636 - Greyleigh Dr		

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**PROPERTY DESCRIPTION:**

**Property Number:** 9235  
**Property Title:** LOT: 1 DP: 995058  
**Property Address:** Old Saddleback Road JERRARA NSW 2533

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**SECTION 10.7 (2) PRESCRIBED MATTERS UNDER SCHEDULE 4 OF THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000**

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1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

- (1) **The name of each environmental planning instrument that applies to the carrying out of development on the land.**

Kiama Local Environmental Plan 2011.

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

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

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

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

**Note:** The NSW Legislation website ([www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)) should be referred to for full details of each Environmental Planning Instrument to determine the extent that it applies to the land or any future land use and/or development proposal.

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).**

There are NO Planning Proposals (Proposed Environmental Planning Instruments) applying to the carrying out of development on the land that is or has been the subject of community consultation or on public exhibition under the Act.

#### DRAFT STATE ENVIRONMENTAL PLANNING POLICY (Environment)

The purpose of the Draft SEPP is to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide. The Draft SEPP proposes to integrate provisions from seven existing SEPPs relating to catchments, waterways, urban bushland and world heritage:

- State Environmental Planning Policy No. 19 - Bushland in Urban Areas;
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- State Environmental Planning Policy No. 50 - Canal Estate Development;
- Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment;
- Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No.2-1997);
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Willandra Lakes Regional Environmental Plan No. 1 - World Heritage Property.

Refer to the NSW Planning Portal website for further information (under Draft Plans and Policies - Under Consideration) [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au)

#### DRAFT STATE ENVIRONMENTAL PLANNING POLICY (Remediation of Land)

The new SEPP will retain elements of SEPP 55, and add new provisions to establish a modern approach to the management of contaminated land.

Refer to the NSW Planning Portal website for further information (under Draft Plans and Policies - Under Consideration) [www.planningportal.nsw.gov.au](http://www.planningportal.nsw.gov.au)

#### PROPOSED ENVIRONMENTAL PLANNING INSTRUMENT AMENDMENT - AGRITOURISM AND SMALL-SCALE AGRICULTURE DEVELOPMENT

The NSW Department of Planning, Industry and Environment is proposing amendments to existing controls within the planning system to facilitate more agritourism and small-scale agricultural developments, while balancing the need for individual councils to respond to different environmental and development settings. An Explanation of Intended Effects (EIE) is available on the Department's website [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au).

The EIE proposes amendments to the NSW planning system to better enable 'agritourism' and small-scale agricultural development to be approved. It also seeks to respond to natural disasters

such as droughts and bushfires, and to simplify planning approvals for development or activities that have no or low environmental impact.

The EIE outlines the intended effect of proposed amendments to:

- the Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),
- the State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and
- the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).

Further information can be found on the NSW Department of Planning, Industry and Environment's website.

**(3) The name of each development control plan that applies to the carrying out of development on the land.**

Kiama Development Control Plan 2020

This plan is a consolidated Development Control Plan (DCP) giving an added level of guidance for development in the Kiama Municipality.

**(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument**

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## 2 ZONING AND LAND USE UNDER RELEVANT LEPS

**For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):**

- (a) the identity of the zone, whether by reference to a name (such as “Residential Zone” or “Heritage Area”) or by reference to a number (such as “Zone No 2(a))”,**
- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,**
- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,**
- (d) the purposes for which the instrument provides that development is prohibited within the zone,**



## KIAMA LOCAL ENVIRONMENTAL PLAN 2011:

## (a) ZONE RU2 RURAL LANDSCAPE

## (b) Permitted without consent:

Environmental protection works; Extensive agriculture; Home occupations

## (c) Permitted with consent:

Agricultural produce industries; Air transport facilities; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dairies (restricted); Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Information and education facilities; Intensive plant agriculture; Recreation areas; Roads; Roadside stalls; Secondary dwellings; Water supply systems

## (d) Prohibited:

Any development not specified in item (b) or (c)

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

The land in zone RU2 Rural Landscape IS affected by a development standard which fixes minimum land dimensions for the erection of a dwelling house under clause 4.2A of Kiama Local Environmental Plan 2011. In accordance with the Lot Size Map the minimum lot size is 40ha.

**(f) whether the land includes or comprises critical habitat,**

The land DOES NOT include or comprise "critical habitat" under Kiama Local Environmental Plan 2011.

**(g) whether the land is in a conservation area (however described),**

The land IS NOT in a conservation area under Kiama Local Environmental Plan 2011.

**(h) whether an item of environmental heritage (however described) is situated on the land.**

A heritage item IS NOT situated on the land under Kiama Local Environmental Plan 2011, unless a dry stone wall is situated on the land and the land is within the locality of Dunmore, Foxground, Jamberoo or Kiama, then a heritage item IS situated on the land under Kiama Local Environmental Plan 2011.

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

This clause DOES NOT apply to land in the Municipality of Kiama.

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**3 COMPLYING DEVELOPMENT**

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

In accordance with the provisions of Clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the Codes SEPP the following advice is provided for each of the Codes. Where the land is partially affected by one or more of those provisions, complying development may be carried out on the part of the land that the clauses do not apply to.

Further development controls may apply. Refer to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and *Kiama Local Environmental Plan 2011* for full details.

Dry Stone Walls:

No inspection of the property has been made for the purpose of issuing this certificate. Where a dry stone wall is situated on the land and the land is located within the locality of Dunmore, Foxground, Jamberoo or Kiama, complying development under each of the Codes (as they apply to the land) MAY NOT be carried out on that PART of the land as it is land that is identified as a heritage item by an environmental planning instrument in accordance with Clause 1.17A (1) (d) (iii) and Clause 1.19 (3A) of the Codes SEPP. Council encourages you to make a full inspection of the property to determine if a dry stone wall is situated on the land to which this certificate relates.

### **The Housing Code**

Under the Housing Code, Complying Development MAY NOT be carried out on the land within zone RU2 Rural Landscape.

Note: The Housing Code only applies to land within zones R2 Low Density Residential and R3 Medium Density Residential under Kiama Local Environmental Plan 2011.

### **The Rural Housing Code**

Under the Rural Housing Code, Complying Development MAY be carried out on the land.

### **The Low Rise Housing Diversity Code**

Under the Low Rise Housing Diversity Code, Complying Development MAY NOT be carried out on the land within zone RU2 Rural Landscape.

Note: The Low Rise Housing Diversity Code only applies to land within zones R2 Low Density Residential and R3 Medium Density Residential under Kiama Local Environmental Plan 2011.

### **The Greenfield Housing Code**

Under the Greenfield Housing Code, Complying Development MAY NOT be carried out on the land as it is not land identified within the Greenfield Housing Code Area under the Codes SEPP.

### **The Housing Alterations Code**

Under the Housing Alterations Code, Complying Development MAY be carried out on the land.

### **The General Development Code**

Under the General Development Code, Complying Development MAY be carried out on the land.

### **The Industrial and Business Alterations Code**

Under the Industrial and Business Alterations Code, Complying Development MAY be carried out on the land.

### **The Industrial and Business Buildings Code**

Under the Industrial and Business Buildings Code, Complying Development MAY NOT be carried out on the land within zone RU2 Rural Landscape.

Note: The Industrial and Business Buildings Code only applies to land within zones B1 Neighbourhood Centre, B2 Local Centre, B7 Business Park, IN2 Light Industrial IN4 Working Waterfront and SP2 Infrastructure under Kiama Local Environmental Plan 2011.

### **The Container Recycling Facilities Code**

Under the Container Recycling Facilities Code, Complying Development MAY be carried out on the land.

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### The Subdivisions Code

Under the Subdivisions Code, Complying Development MAY be carried out on the land.

### The Demolition Code

Under the Demolition Code, Complying Development MAY be carried out on the land.

### The Fire Safety Code

Under the Fire Safety Code, Complying Development MAY be carried out on the land.

### The Inland Code

Under the Inland Code, Complying Development MAY NOT be carried out on the land as the Code does not apply to land in the Kiama Local Government Area.

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### 4, 4A (Repealed)

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

**In relation to a coastal council – whether the owner (or any previous owner) of the land has 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 (within the meaning of section 553B of that Act).**

**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 the commencement of section 553B of the *Local Government Act 1993*.

The owner of the land HAS NOT consented to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to any existing coastal protection works within the meaning of section 553B of that Act.

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### 5 MINE SUBSIDENCE

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

The land HAS NOT been proclaimed to be a Mine Subsidence District within the meaning of the *Coal Mine Subsidence Compensation Act, 2017*.

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### 6 ROAD WIDENING AND ROAD REALIGNMENT

**Whether or not the land is affected by any road widening or realignment under:**

**(a) Division 2 of Part 3 of the *Roads Act 1993*,**

Council IS NOT aware that the land is subject to any road widening or realignment under Division 2 of Part 3 of the *Roads Act 1993*.

**(b) any environmental planning instrument,**

The land IS NOT affected by any road widening or realignment under any environmental planning instrument.

**(c) any resolution of the council**

The land IS NOT affected by any road widening or realignment under any resolution of the council.

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**7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS****Whether or not the land is affected by a policy:**

**(a) adopted by the council, or**

**(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,**

**that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).**

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of landslip. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of slip.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of subsidence. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of subsidence.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of bushfire. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of bushfire. Where applicable, Council applies State Government policy contained in the two NSW Rural Fire Services publications titled Planning for Bush Fire Protection and Building in Bush Fire Prone Areas - Single dwellings to development in a bushfire prone area.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of tidal inundation. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of tidal inundation.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of acid sulfate soils. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of acid sulfate soil. However, where land is affected by acid sulfate soils, development may be affected by Clause 6.1 of Kiama Local Environmental Plan 2011.

Council HAS NOT adopted a policy to restrict development of the land because of the likelihood of any other risk. No public authority has notified Council (for the purpose of reference in planning certificates) that it has a policy to restrict development of the land because of the likelihood of any other risk.

**7A FLOOD RELATED DEVELOPMENT CONTROLS**

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.**
- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.**
- (3) In this clause –**

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

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

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

The land or part of the land IS NOT within a flood planning area and subject to flood related development controls.

The land or part of the land IS NOT between the flood planning area and the probable maximum flood and subject to flood related development controls.

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**8 LAND RESERVED FOR ACQUISITION**

**Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.**

The land IS NOT affected by the provisions of Kiama Local Environmental Plan 2011 for the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act.

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## 9 CONTRIBUTIONS PLANS

### **The name of each contributions plan applying to the land.**

The land IS affected by Kiama Council Section 7.11 Contribution Plan No.1 - Municipal Wide and Kiama Council Section 7.11 Contribution Plan No.2 - Northern Region under the Environmental Planning and Assessment Act 1979.

The land MAY BE affected by Kiama Council Section 94A Indirect Contributions Plan under Section 7.12 of the *Environmental Planning and Assessment Act 1979*.

Developer Contributions are monetary contributions payable to Council under Sections 7.11 and 7.12 (previously Section 94 and 94A) of the *Environmental Planning and Assessment Act 1979*. Contributions payable to Council help fund infrastructure that will be required by future users of the new development.

For our Section 7.11 plans, the contribution amount is calculated based on the number of additional lots, dwellings or tourist accommodation units.

For our Section 7.12 plans, the contribution amount is calculated based on the estimated cost of carrying out the development.

Where applicable, the requirement to pay contributions will be included in any development consent or complying development certificate issued and are payable to Council prior to the commencement of construction of the development. Further information and copies of the Contribution Plans (which include the contribution rates) are available on Council's website.

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## 9A BIODIVERSITY CERTIFIED LAND

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

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

Council IS UNAWARE of any biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

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## 10 BIODIVERSITY STEWARDSHIP SITES

### **If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).**

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

Council IS UNAWARE that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

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## 10A NATIVE VEGETATION CLEARING SET ASIDES

**If the land contains a set aside area under section 60ZC of the *Local Land Services Act 2014*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by the Local Land Services or it is registered in the public register under that section).**

Council IS UNAWARE that the land contains a set aside area under section 60ZC of the *Local Land Services Act 2014*.

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## 11 BUSH FIRE PRONE LAND

**If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.**

**If none of the land is bush fire prone land, a statement to that effect.**

The land IS NOT shown as bush fire prone land according to the Bush Fire Prone Land Map 2008 supplied by the Rural Fire Service.

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## 12 PROPERTY VEGETATION PLANS

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

Council IS NOT been notified of the existence of a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applying to the land.

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## 13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

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

Council HAS NOT been notified that an Order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

---

## 14 DIRECTIONS UNDER PART 3A

This section of the Act has been repealed.

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## 15 CONDITIONS FOR SENIORS HOUSING

**If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, a statement setting out the terms of a kind referred to in the Policy, clause 88(2) that have been imposed as a condition of development consent granted after 11 October 2007 in relation to the land.**

Council IS NOT aware that State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land.

---

## 16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS

**A statement of whether there is a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:**

- (a) the period for which the certificate is valid, and**
- (b) that a copy may be obtained from the head office of the Department.**

Council IS NOT aware of a site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) applying to the land.

---

## 17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

**(1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:**

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

**(2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, a statement setting out terms of a kind referred to in the Policy, clause 21(1) or 40(1) that have been imposed as a condition of development consent in relation to the land.**

Council IS NOT aware of a site compatibility certificate (affordable rental housing) applying to the land or that State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land.

---

**18 PAPER SUBDIVISION INFORMATION**

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.**
- (2) The date of any subdivision order that applies to the land.**
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.**

Council IS NOT aware of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

---

**19 SITE VERIFICATION CERTIFICATES**

**A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:**

- (a) the matter certified by the certificate, and**

**Note.** A site verification certificate sets out the Secretary's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*.

- (b) the date on which the certificate ceases to be current (if any), and**
- (c) that a copy may be obtained from the head office of the Department.**

Council IS NOT aware of any current site verification certificate applying to this land.

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**20 LOOSE-FILL ASBESTOS INSULATION**

**If the land includes 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, a statement to that effect.**

Council HAS NOT been notified that the land is listed on the Loose-Fill Asbestos Insulation Register.

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 21 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

- (1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
- (2) A statement of:
- (a) whether there is 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, and
  - (b) whether any notice of intention to make a building product rectification order or which the council is aware has been given in respect of the land and is outstanding.
- (3) In this clause:
- affected building notice* has the same meaning as in Part 4 of the *Building Products (Safety) Act, 2017*.
- building product rectification order* has the same meaning as in the *Building Products (Safety) Act, 2017*.

Council IS NOT aware of any affected building notices or building product rectification orders in respect of the land under the *Building Product (Safety) Act, 2017*.

---

 22 STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY AEROTROPOLIS) 2020

This clause DOES NOT apply to land in the Municipality of Kiama.

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 LAND SUBJECT TO SECTION 59 (2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997

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

- (a) that the land to which the certificate relates is significantly contaminated 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,

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being significantly contaminated land within the meaning of that Act as at the date when this certificate is issued.

- (b) that 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,

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being subject to a management order within the meaning of that Act as at the date when this certificate is issued.

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

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being subject of an approved voluntary management proposal within the meaning of that Act as at the date when this certificate is issued.

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

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being subject to an ongoing maintenance order within the meaning of that Act as at the date when this certificate is issued.

- (e) that 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.**

For the purposes of section 59(2) of the Contaminated Land Management Act 1997, Council IS NOT aware of the land being subject to a site audit statement within the meaning of that Act as at the date when this certificate is issued.

---

For further information, please contact Council's Strategic Planning Department on 02 4232 0444.

All correspondence should be directed to the Chief Executive Officer, PO Box 75, KIAMA, NSW 2533.

Jane Stroud  
**Chief Executive Officer**  
Per:



## **APPENDIX E**

### **CONTAMINATED LANDS DATABASE SEARCH**

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

## Search results

Your search for: Suburb: JERRARA

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but it is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

Search Again

Refine Search

### Search Tips

To search for a specific site, by LGA (local government) and carefully review all sites listed.

... [more search tips](#)

9 August 2022

## Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au) (<mailto:info@epa.nsw.gov.au>)

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Refine Search

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9 August 2022



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[Home](#) [Public registers](#) [POEO Public Register](#) [Licences, applications and notices search](#)

## Search results

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

**Suburb - Jerrara**

returned 5 results

[Export to excel](#)

1 of 1 Pages

[Search](#)

<b>Number</b>	<b>Name</b>	<b>Location</b>	<b>Type</b>	<b>Status</b>	<b>Issue</b>
<a href="#">1509973</a>	TREVOR ALEXANDER	79 Jerrara Road, JERRARA, NSW 2533	s.91 Clean Up Notice	Issued	30 Ma
<a href="#">3085771949</a>	TREVOR ALEXANDER	79 Jerrara Road, JERRARA, NSW 2533	Penalty Notice	Issued	19 Jul
<a href="#">3085772728</a>	TREVOR ALEXANDER	79 Jerrara Road, JERRARA, NSW 2533	Penalty Notice	Issued	29 No
<a href="#">1526958</a>	TREVOR ALEXANDER	79 Jerrara Road, JERRARA, NSW 2533	s.91 Clean Up Notice	Issued	02 Ap
<a href="#">3085776816</a>	TREVOR ALEXANDER	79 Jerrara Road, JERRARA, NSW 2533	Penalty Notice	Issued	01 Jur
					09 Aug

**For business and industry** ^

**For local government** ^

**Contact us**

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## Search results

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

**Suburb - Kiama**

returned 1 results

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1 of 1 Pages

[Search](#)

<u>Number</u>	<u>Name</u>	<u>Location</u>	<u>Type</u>	<u>Status</u>	<u>Issue</u>
<a href="#">1592570</a>	KIAMA COACHES PTY LTD	154 SHOALHAVEN STREET, KIAMA, NSW 2533	s.91 Clean Up Notice	Issued	05 Ma  09 Augu

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Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
ISLINGTON	Shell Pipeline Easement (vacant land)	24 Fern STREET	Other Petroleum	Regulation under CLM Act not required	-32.91706254	151.7473809
JAMISONTOWN	BP Service Station Jamisontown	124 - 128 Mulgoa ROAD	Service Station	Regulation under CLM Act not required	-33.76978323	150.6764977
JAMISONTOWN	Former Caltex Jamisontown	229-231 Mulgoa ROAD	Service Station	Regulation under CLM Act not required	-33.76661447	150.6784735
JAMISONTOWN	7-Eleven Service Station	92 Mulgoa ROAD	Service Station	Contamination currently regulated under CLM Act	-33.7667231	150.6796488
JANNALI	Former Mobil Service Station	121 Georges River ROAD	Service Station	Regulation under CLM Act not required	-34.01614613	151.0681921
JANNALI	Former IGA	541 Box ROAD	Other Industry	Regulation under CLM Act not required	-34.01602134	151.0660384
JENNINGS	Jennings Former Arsenic Poison Factory	Duke Street, Manor Street, and Ballandean STREET	Chemical Industry	Contamination currently regulated under CLM Act	-28.929342	151.9298622
JENNINGS	United Jennings Service Station	1823 New England HIGHWAY	Service Station	Regulation under CLM Act not required	-28.9323235	151.9260334
JESMOND	Caltex Service Station	27 Bluegum ROAD	Service Station	Regulation under CLM Act not required	-32.9029287	151.691164
JINDABYNE	BP Service Station (Reliance Petroleum)	8 Kosciuszko ROAD	Service Station	Regulation under CLM Act not required	-36.41478692	148.6178882
JINDABYNE	Caltex Service Station	50 Kosciuszko ROAD	Service Station	Regulation under CLM Act not required	-36.41395847	148.6225113
JINGELLIC	Former Jingellic School	3179 River ROAD	Other Industry	Regulation under CLM Act not required	-35.92669487	147.7010655
JUNEE	Subdivision Proposal	5858 Gundagai ROAD	Unclassified	Regulation under CLM Act not required	-34.87783587	147.6067578
JUNEE	United Junee Service Station	No. 118-134 BROADWAY	Service Station	Regulation under CLM Act not required	-34.86808328	147.5834883
JUNEE	Junee Railway Workshops	92 Harold STREET	Other Industry	Under assessment	-34.88398375	147.5795301

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
KEMBLAWARRA	Griffins Bay, Lake Illawarra	Shellharbour ROAD	Landfill	Regulation under CLM Act not required	-34.49653984	150.8943776
KEMPS CREEK	Caltex-branded Service Station	1163 Mamre ROAD	Service Station	Regulation under CLM Act not required	-33.86972102	150.7966074
KEMPSEY	Kempsey Showground	19 Sea STREET	Unclassified	Contamination being managed via the planning process (EP&A Act)	-31.07334836	152.8308795
KEMPSEY	Former Shell Depot	43-51 Gladstone STREET	Other Petroleum	Regulation under CLM Act not required	-31.07500944	152.8346699
KEMPSEY	Former Mobil Depot	14 Hopetoun STREET	Other Petroleum	Regulation under CLM Act not required	-31.07603107	152.8350132
KEMPSEY	Shell Coles Express Service Station Kempsey	165 Smith STREET	Service Station	Regulation under CLM Act not required	-31.07036743	152.8461571
KEMPSEY	Mobil Depot	154 Belgrave STREET	Service Station	Regulation under CLM Act not required	-31.07965043	152.8326303
KEMPSEY	Liberty (Former Mobil) Service Station	108-112 Smith STREET	Service Station	Regulation under CLM Act not required	-31.07492508	152.8431945
KENSINGTON	7-Eleven Kensington	135 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.91035885	151.2228537
KENSINGTON	Former Ampol Service Station	76-82 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.9059246	151.2242891
KENSINGTON	Footpath adjacent to 10-20 Anzac Parade	10-20 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.9032124	151.2237836
KENSINGTON	Caltex Service Station	211-213 Anzac PARADE	Service Station	Regulation under CLM Act not required	-33.91460752	151.2251266
KENTHURST	Vacant Land	259 McClymonts ROAD	Unclassified	Regulation under CLM Act not required	-33.61283529	150.9425303
KHANCOBAN	Khancoban Tip	Alpine WAY	Landfill	Regulation under CLM Act not required	-36.21994191	148.1542718
KIAMA	Former Gasworks	105 to 109 and 113 Shoalhaven STREET	Gasworks	Regulation under CLM Act not required	-34.67416881	150.8504143