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Preliminary Site Investigation (PSI)

Homes NSW

21 February 2025





**Gwynneville Estate – Preliminary
Site Investigation (PSI)**

21 February 2025

Prepared for:

Homes NSW

Prepared by:

Stantec Australia Pty Ltd



PRELIMINARY SITE INVESTIGATION (PSI)

Revision	Description	Author		Independent Review		Quality Check	
A	Draft	KE	25/05/2023	MB	25/5/2023	ET	26/09/2023
B	Final Draft	KE	15/07/2024	MB	15/07/2024	TM	15/07/2024
C	Final	KE	16/07/2024	MB	16/07/2024	TM	17/07/2024
D	Final	KE	21/02/2025	MB	21/02/2025	LG	21/02/2025



PRELIMINARY SITE INVESTIGATION (PSI)

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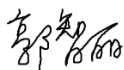


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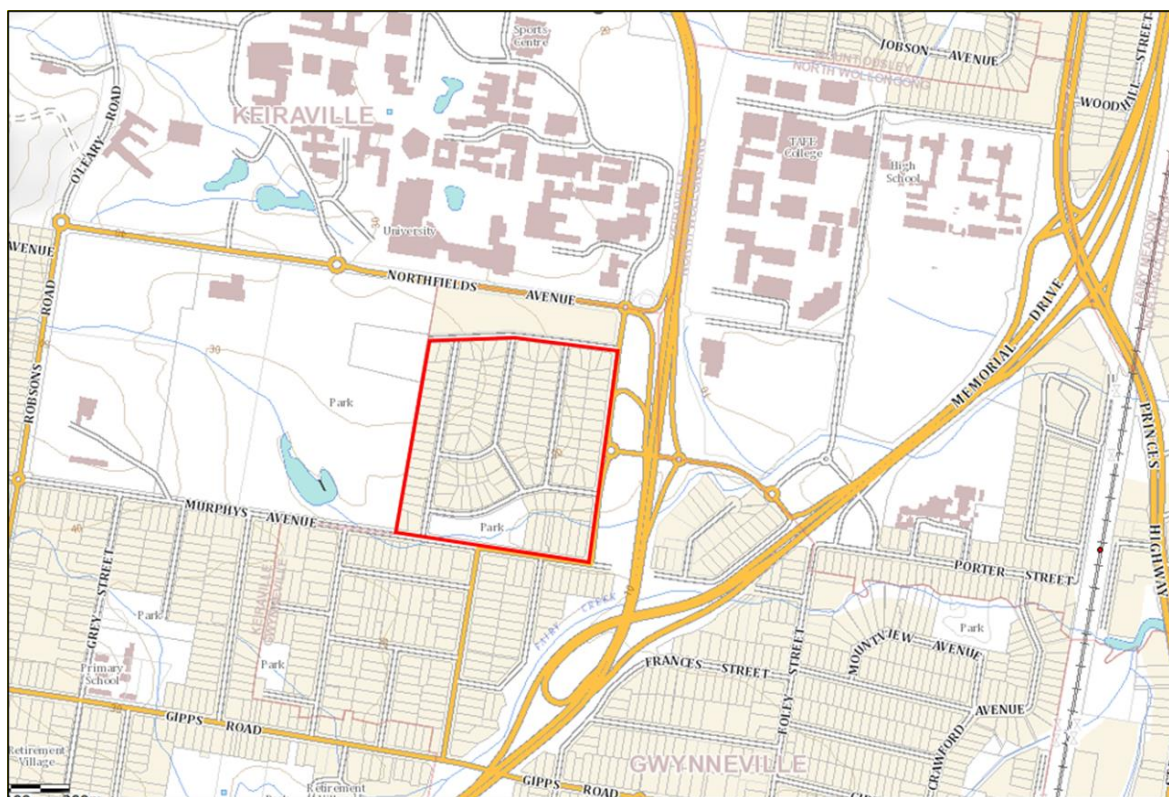


Project Summary

This report has been prepared by Stantec Australia Pty Ltd (Stantec) on behalf of Homes NSW (formerly the NSW Land and Housing Corporation - LAHC) to support a planning proposal for urban renewal of land at Gwynneville, NSW.

Covering approximately 9 hectares in area, the Gwynneville precinct is located 2km north-west of the Wollongong CBD. The site sits immediately south of the University of Wollongong, and east of the Botanic Gardens. Irvine Street makes up the site's eastern boundary, with Murphy Avenue to the south. Refer Figure 1-1 below.

Figure 1-1 Site Plan



Source: SIX Maps, 2023

The Northfields Avenue Bus Interchange is approximately 150m northwest of the site, and North Wollongong Railway Station is approximately 1km to the east.

Many of the existing dwellings in Gwynneville were constructed by the NSW Government during the 1950s. The precinct is made up of predominantly single storey detached dwellings set in a modified grid-type street layout.



PRELIMINARY SITE INVESTIGATION (PSI)

The Gwynneville precinct has been identified as a location capable of supporting more social, affordable and diverse private market housing for the Illawarra community, and to contribute to addressing NSW's housing crisis.

The site currently comprises approximately 131 residential lots, consisting of:

- A total of 79 social dwelling units on 75 individual lots owned by Homes NSW; and
- Approximately 56 privately owned dwelling units on 56 individual lots.

Over 60% of the homes in the precinct are owned by Homes NSW, providing an opportunity to consider additional density while taking into account key constraints such as traffic, views to and from Mount Keira as well potential to increase and embellish existing areas of open space.

Redevelopment of the Gwynneville precinct requires a formal rezoning process to confirm an amended land use zone; increased FSR and building heights, and result in improvements to the current street network, pedestrian connectivity, open space / parkland, and public amenity.

Homes NSW propose amending the Wollongong Local Environmental Plan 2009 (WLEP) to help deliver a diverse range of housing typologies which will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

The planning proposal intends to change the current zone of the land from R2 Low Density Residential to R4 High Density Residential, with new and expanded areas of RE1 Public Recreation. This will create the opportunity for more low to mid- rise apartments in the precinct.

The base FSR of 0.5:1 and the height control of 9m that currently applies to the precinct is not proposed change. However, building height and FSR incentives will facilitate site amalgamation to create lots more capable of accommodating increased density and providing amenity. Height and FSR bonuses will be contingent upon achieving design excellence outcomes, providing public benefits such as social and affordable housing, and increased public open space within the precinct.

Homes NSW aims to create a high-amenity, walkable residential neighbourhood with an increased density and choice of affordable and diverse housing options that provide for a broad range of community needs and family types - including students, people on low incomes, people with disability and seniors.

New residential development will enable increased housing choices within in a well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

The planning proposal was submitted to Wollongong City Council on 19 July 2024, which was then placed on preliminary notification for public and agency comment. Following this notification period, Council and Homes NSW worked together to establish key amendments to the proposal and master plan that formed the basis of the reporting to Council in November 2024. The planning proposal was unanimously approved by Council on 25 November 2024 to proceed to the next step in the approval process, i.e. Gateway Determination. The revised proposal and masterplan included revisions which relate to key sites and implementation, built form outcomes, and public open space delivery. This report has been updated to reflect the outcomes of the amended planning proposal and master plan, current as at February 2025.



Executive Summary

Homes NSW engaged Stantec Australia Pty Ltd to undertake a preliminary site investigation (PSI) at a site located at Gwynneville herein referred to as “the site”.

The purpose of the PSI was to support a Planning Proposal for proposed redevelopment of the site, and the objective was to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

A site history review undertaken as part of the PSI identified that:

- The site was formerly agricultural land prior to being redeveloped to a predominantly low-density residential land use circa 1951.
- At least two properties within the south eastern corner of the site have historically been used for commercial activities, however, a review of documents has not identified a high risk of contamination based on available information.
- An unnamed drainage channel passes through the southern portion of the site and flows from west to east. The central and western extents of the drainage channel appear to have been filled circa 1980s, and the eastern portion is overgrown with vegetation and contains some waste.

Based on the results of this assessment the following potential contamination sources and activities have been identified:

- A demolished structure and residual stockpiled of material on 26 Paulsgrove Street (AEC1)
- Historical bulk filling and recontouring around the drainage channel in the southern portion of the site (AEC2)
- Commercial land uses in the south eastern portion of the site, south of the unnamed drainage channel (AEC3)
- Hazardous building materials within existing structures, standing or demolished (AEC4)
- Subsurface utility infrastructure that may contain asbestos (AEC5)
- Existing road corridor that may contain coal tar asphalt and/or impacted underlying fill (AEC6)
- Localised filling and poor housekeeping with private lots (AEC7).

The preliminary conceptual site model for the site identified potentially completed source-pathway-receptor linkages, which may pose a potential risk to the following receptors:

- Ecological receptors dependent on-site soils in potentially impacted areas;
- Ecological receptors within and surrounding surface water bodies within the site;
- Current site users and workers disturbing potentially impacted materials; and
- Future site users and workers disturbing potentially impacted materials.

The identified potential sources of contamination have been preliminarily classified as having a low to medium likelihood of complete exposure pathway for human and ecological receptors. Despite this, the information provided in this report is preliminary in nature and has not confirmed actual conditions or potential contaminant concentrations through sampling and analysis of potentially impacted media. As a result, the suitability of the site for the proposed redevelopment has not been determined, and a full characterisation of the associated construction risks has not been completed.



Recommendations

In consideration of the conclusions and subject to the limitations provided in **Section 7**, the following is recommended:

- When possible, prior to an intrusive investigation taking place, private properties within the site should be inspected by a contaminated lands professional to confirm the presence and location of potential contaminant sources. Upon completion of the inspections, the conceptual site model should be updated and potential contaminant sources targeted, as appropriate.
- An intrusive investigation should be completed at the site to determine if a risk to human health and ecological receptors exists in consideration of the current and proposed land use(s), construction features and the preliminary conceptual site model. In addition to assessing the suitability of the site, the investigation should also seek to assess for potential off-site migration of any identified contamination, consider the requirement for remediation, and determine if management is required during construction. The intrusive investigation should be completed as part of the development approval application (or equivalent).
- Prior to demolition, a hazardous building materials assessment should be undertaken on all buildings and structures within the site that are proposed for demolition. This should include an assessment of service pits and conduits prior to their disturbance or removal.



PRELIMINARY SITE INVESTIGATION (PSI)

Abbreviations

°C	Temperature measurement - degrees Celsius
%	percent
BTEX	benzene, toluene, ethylbenzene and total xylenes
cm	centimeters
COC	Chain of Custody
COPC	Contaminant of Potential Concern
DQI	Data Quality Indicator
DQO	Data Quality Objective
e.g.	for example
EPA	Environment Protection Agency
EQL	Estimated Quantitation Limit
i.e.	that is
LGA	Local Government Area
LOR	Limit of Reporting
m	meters



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mBGL	meters below ground level
mg/kg	milligrams per kilogram
mg/L	milligrams per litre
NATA	National Association of Testing Authorities
NEMP	National Environmental Management Plan
NEPC	National Environmental Protection Council
NEPM	National Environment Protection (Assessment of Site Contamination) Measure
NHMRC	National Health and Medical Research Council
NSW/ACT	New South Wales and Australian Capital Territory
PAH	polycyclic aromatic hydrocarbon
PFAS	Per- and Poly-fluoroalkyl substances
PSI	Preliminary Site Investigation
QA/QC	quality assurance / quality control
RPD	Relative Percent Difference
SAQP	Sampling and Analysis Quality Plan
SWMS	Safe Work Method Statement



1.0 INTRODUCTION

1.1 BACKGROUND

This report has been prepared on behalf the Homes NSW to support a planning proposal to amend Wollongong Local Environmental Plan 2009 to accommodate urban renewal of land at Gwynneville, NSW.

The amended controls will facilitate the delivery of a diverse range of housing typologies which will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent and student accommodation. The proposal will allow for approximately 1,250 dwellings, of which 50% will be social and affordable housing.

The report demonstrates that flood impact and risk, water quality and stormwater can be managed with the proposed development.

1.2 PROJECT CONTEXT

Covering approximately 9 hectares, the site is located 2km north-west of the Wollongong CBD. The site is immediately south of the University of Wollongong, and east of the Botanic Gardens. Irvine Street makes up the site's eastern boundary, with Murphy Avenue to the south (refer Figure 1-1). The Northfields Avenue bus interchange is approximately 150m northwest of the site, and North Wollongong railway station is approximately 1km to the east.



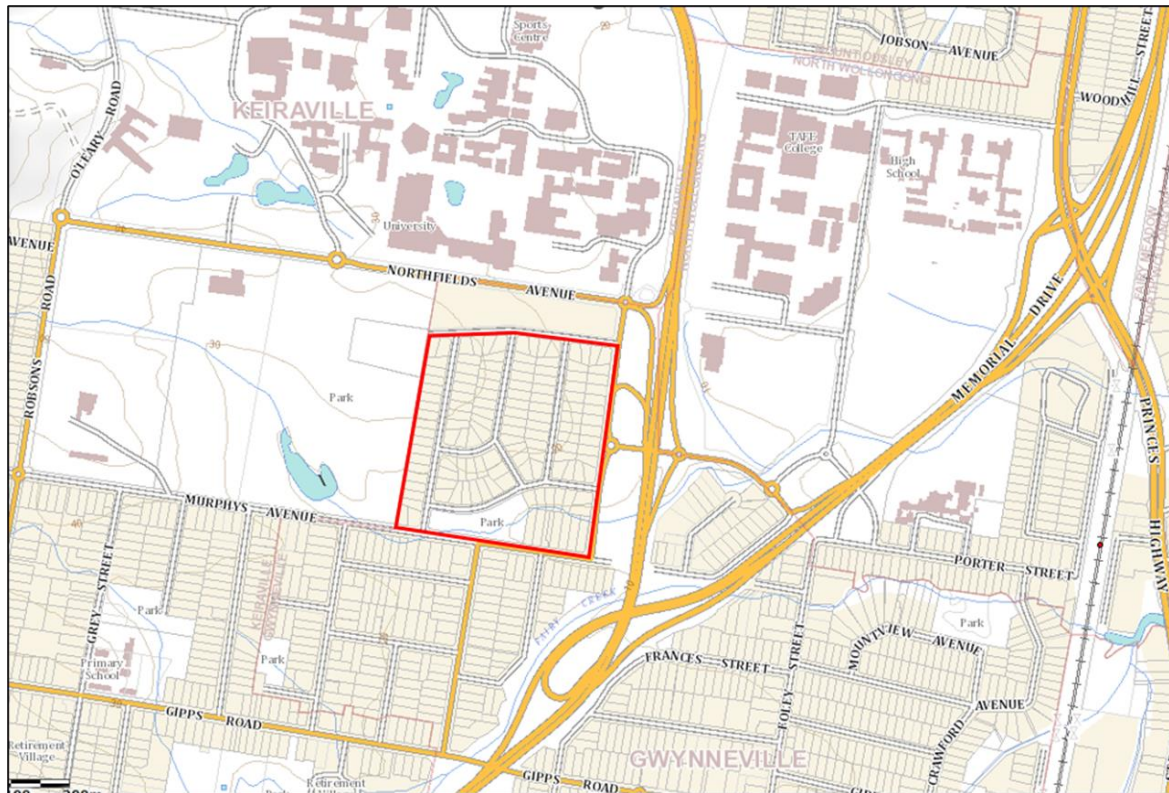


Figure 1-1 Site plan (source: SixMaps 2023)

The site currently accommodates approximately 131 residential lots, consisting of:

- 79 social dwelling units on 75 residential lots (owned by Homes NSW; and
- Approximately 56 privately owned dwelling units on 56 residential lots.

Most of the dwellings were constructed during the 1950s. The site is made up of predominantly single storey detached dwellings set in a modified grid-type street layout.

Redevelopment of the Gwynneville precinct will require rezoning to facilitate an amended land use zone; increased FSR and building heights, and result in improvements to the current street network, pedestrian connectivity, open space / parkland, and public amenity. The proposal will improve connections to the University of Wollongong Campus with an opportunity to incorporate student accommodation as part of the overall housing mix.

The site rises from a low point in the south-eastern corner to the west providing important vistas to and from the Botanic Gardens and further west to the escarpment.

The development is well positioned to support the NSW Government's affordable housing targets and increase housing supply in the Illawarra.

The proposal is supported by an urban design master plan (refer Figure 1-2).



Figure 1-2 Master Plan (Source: Gyde Consulting, 2025)

1.3 PURPOSE AND OBJECTIVES

The purpose of the PSI was to support a Planning Proposal for proposed redevelopment of the site, and the objective was to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

1.4 SCOPE OF WORK

The following scope of work was undertaken as requested by the client:

- A desktop site history review was conducted for the following sources:
 - Previous site reports;
 - NSW Environmental Protection Authority (EPA) contaminated land public registers;
 - Local and regional geology, hydrogeology, topography and hydrology;
 - Groundwater data available for the area;
 - Historical aerial photographs;
 - Current and historical land title information;
 - SafeWork NSW records;
 - Section 10.7 Planning Certificate; and
 - Services and utilities plan review.
- Following the desktop site history review, a site walkover was completed by a Principal Environmental Scientist and Contaminated Lands professional to identify potential sources of contamination and confirm the site layout.
- Preparation of the PSI report in accordance with the Consultants reporting on contaminated land, Contaminated Land Guidelines (NSW EPA, 2020) and National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 2013).

1.5 APPLICABLE GUIDELINES AND LEGISLATION

This PSI was completed in consideration of the following guidelines made or approved by the NSW Environmental Protection Authority (EPA) under section 105 of the CLM Act 1997 and relevant legislation:

- Contaminated Land Management Act 1997 (CLM Act);
- Protection of Environment Operations Act 1997 (PoEO Act);
- National Environment Protection (Assessment of Site Contamination) Measure (NEPM), amended 2013 (NEPC, 2013);
- NSW Department of Planning and Environment, State Environmental Planning Policy (Resilience and Hazards) 2021;
- NSW Environment Protection Authority Guidelines for the NSW Site Auditor Scheme, 3rd Edition (NSW EPA, 2017);
- NSW EPA Consultants reporting on contaminated land; Contaminated Land Guidelines (NSW EPA 2020);
- NSW EPA (2014) Waste Classification Guidelines, Part 1: Classifying Waste;



- NSW EPA (2022) Sampling Design Part 1 – Application; Contaminated Land Guidelines (NSW EPA, 2022);
- NSW EPA (2022) Sampling Design Part 2 – Interpretation; Contaminated Land Guidelines (NSW EPA, 2022);
- Guidelines for the Assessment and Management of Groundwater Contamination, (Department of Environment and Conservation NSW 2007);
- Guidelines on the Duty to Report Contamination under the Contamination Land Management Act 1997 (NSW EPA, 2015).



2.0 SITE DESCRIPTION AND SURROUNDING ENVIRONMENT

2.1 SITE INFORMATION

Details related to the site are included in **Table 2-1** below, whilst **Figure 1, Appendix A** shows the site locality in the context of the local area.

Table 2-1 Site information

Details	Comments
Site address	Gwynneville, NSW
Local Government Authority (LGA)	Wollongong City Council
Current land use	Predominantly low-density residential with associated road corridors, limited areas of public recreation (playground and parkland) and some commercial retail premises.
Proposed land use	Redevelopment of the Gwynneville precinct will require rezoning to facilitate an amended land use zone; increased FSR and building heights
Current Zoning	R2- Low Density residential and RE1- Public Recreation
Site area (approx.)	9 hectares
Site coordinates (GDA2020 MGA56)	North: 305227.8 & 6190458.4 East: 305346.9 & 6190280.2 South: 305194.1 & 6190089.4 West: 305013.9 & 6190303.7

2.2 SITE DESCRIPTION

Site information from publicly available data sets is summarised below in **Table 2-2**.

Table 2-2 Site description from public datasets

Item	Information
Site topography and drainage features (Nearmap, 2022)	The highest elevations are in the northwestern portion of the site at an approximate elevation of 36 metres Australian height datum (m AHD). The lowest elevations are in the southeastern portion of the site within an unnamed drainage channel that bisects the southern portion of the site from west to east, at approximately 12 m AHD. The gradient of the site has a gentle to moderate fall from the northwestern corner to the east, southeast and south, reliant on the local topography.
Nearby water bodies (NSW DFSI, Spatial Services)	An unnamed drainage channel enters the site in the southwestern corner, travelling in a west to east direction, through the far southern portion of the site. The drainage channel presents as an unlined surface water body within the eastern portion of the site, but in the east is subsurface and is assumed to be contained within drainage infrastructure. The Wollongong Botanic Gardens are located immediately west of the site and the unnamed creek within the site appears to be hydraulically connected to a chain of surface water bodies including the 'Rotunda Duck Pond'. The drainage channel discharges to Fairy Creek, which is located approximately 1.2km east of the site.



Item	Information
Site soil landscapes (CSIRO, 1968) (OEH, 2017)	The site is situated within the Gwynneville soil landscapes which is described as: <i>“the foot slopes of the Illawarra Escarpment and isolated rises of the Wollongong Plain. Local relief 10–70 m; slopes 3–25%. Broad to moderately (250–850 m) rounded ridges and gently to steeply inclined slopes. Structural benches and occasional rock outcrop. Extensively cleared tall open forest and open forest.”</i>
Site surface geology (GS NSW, 2018)	The site is in a heavily urbanized area and has likely been subjected to significant ground disturbance, however, is mapped as being within the Gwynneville soil landscape, which is described as: <ul style="list-style-type: none"> “shallow (50–100 cm) Brown Podzolic Soils (Db1.11, Db3.11) and Xanthozems (Gn4.34) on upper slopes, Lithosols (Um1.43, Uc1.23) on simple slopes and shallow (<50 cm) Brown Earths (Uf6.13) on midslopes and lower slopes.” There are three (3) local geological units within the site, these are: <ul style="list-style-type: none"> The Shoalhaven Group- lithic to felspathic sandstone with minor interbedded siltstone and pebble conglomerate; Alluvial valley deposits- Fluvially deposited quartz-lithic sand, silt, gravel and clay; and The Illawarra Coal Measures- resistant interbedded quartz lithic sandstone, grey siltstone and claystone, carbonaceous claystone, clay and laminite.
Acid sulfate soil (Department of Land Water Conservation, 1998) (LMLEP, 2014)	The acid sulfate soil risk map, accessed utilising eSPADE version 2.2, indicates that the site is not within a mapped area for acid sulfate soil occurrence. The Wollongong LEP identifies that eastern portion of the site is situated within a Class 5 acid sulfate soil area, which is described as: <ul style="list-style-type: none"> Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the water table is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk; and
Registered groundwater bores (BOM, 2021)	A search of registered ground water bores identifies that no registered bores exist within a 500m radius. The nearest registered bore is approximately 910m east and the pertinent information is provided below: <ul style="list-style-type: none"> Bore ID GW024238 is listed as a ‘commercial / industrial’ bore, was drilled in 1966 and has a depth of 6m bgl. Salinity is noted as ‘very salty’. Due to the distance between the site and GW024238, it is considered unlikely that the bore is representative of local hydrogeological conditions. The Hydrogeology Map of Australia identifies that the hydrogeological setting beneath the site comprises of fractured or fissured, extensive aquifers of low to moderate productivity.



3.0 SITE WALKOVER AND OBSERVATIONS

A site walkover was conducted on the 26th of April 2023 by a Principal Environmental Scientist and contaminated lands professional from Stantec. Relevant observations made during the site inspection are provided in **Table 3-1** below, with site features identified in **Figure 2, Appendix A**, photographs collected during the site walkover are shown in **Appendix B**. The observations below were noted on site from publicly accessible areas and the inspector did not access any private property.

Table 3-1 Observations summary

Item	Observations
Weather conditions	The weather during the inspection was fine, sunny with a temperature of 21°C. No significant rainfall events had occurred within three days prior to the inspection.
Site surface coverings	<p>Due to the large site area, surface coverings were variable and included the following:</p> <ul style="list-style-type: none"> The predominant land use within the site was low density residential land use, typically comprising of a single dwelling and shed or carport, with the remainder of each lot vegetated with grass or landscaping. Numerous bitumen sealed public roads are situated within the site, including concrete kerb and guttering. A public park containing children's play equipment is located in the southern portion of the site. The park has a synthetic turf surface covering and contains a variety of metal and timber play equipment facilities.
Site cut and fill	<p>Notable areas of cut and fill within the site appeared to include:</p> <ul style="list-style-type: none"> Filling in the south western port of the site where a former creek or drainage channel appears to have been filled. The area is occupied at surface by residential dwellings, road and vegetated public open space. Filling within and surrounding the unnamed drainage line along the southern boundary of the site. Fill was evident within the drainage line itself as well as within the embankments, including within the residential and commercial lots that adjoin the drainage line to the north and south. Localised cut and filling was observed within residential lots that make up majority of the site area. Access to private lots was not provided so the inspection of conditions was preliminary, however, in many instances the ground disturbance appeared to be reworking of material to enable a level surface for construction of dwellings and structures. Localised filling was observed on 26 Paulsgrove Street in the form of a stockpile and mounding. The lot was completely vegetated with trees and overgrown grass so observations were limited.
Buildings and structures	<p>The site comprises of a vast number of buildings and structures, predominantly residential houses, sheds and a limited number of commercial buildings in the south eastern corner.</p> <p>The majority of residential dwellings are constructed of fibre cement sheeting with ceramic tile or metal sheeting roofs, however, some dwellings appear to contain weatherboard façade, or had been demolished and rebuilt with brick. Most residential lots also contained a shed, garage or carport that were typically constructed of metal or fibre cement sheeting.</p> <p>Other structures within the site were associated with public open space, such as concrete footpaths and play equipment, and road infrastructure including road pavement, lighting, bridges, and drainage infrastructure.</p>



Item	Observations
Potential hazardous building material	<p>The inspection was limited to publicly accessible areas, which constrained the inspector's ability to preliminarily assess the potential presence of hazardous building materials.</p> <p>Majority of the residential dwellings and associated sheds / garages within the site appeared to be constructed of fibre cement sheeting, potentially containing asbestos. Additionally, numerous Telstra utility pits were observed within road verge and footpath that may have an asbestos cement lining.</p> <p>No other potential hazardous building materials were observed, though observations were highly constrained.</p>
Manufacturing, industrial or chemical processes and infrastructure	<p>The predominant land use of the site was low density residential, however, some commercial premises were evident in the southeastern corner, including:</p> <ul style="list-style-type: none"> • A beauty parlor and hair salon • A milk bar and convenience store • A butchery
Fuel storage tanks (UST/AST)	Evidence and observations of petroleum storage were not observed during the inspection, however, all observations were noted from public places.
Hazardous chemicals	Hazardous chemical storage or handling was not observed within the site.
Solid waste deposition	Evidence of solid waste deposition was limited to materials within the road verge and road corridor, comprising of litter and discarded clothing and furniture. The drainage corridor in the southern portion of the site contained a variety of solid waste types.
Liquid waste deposition	Liquid waste deposition was not observed within the site, however, as noted above, the unnamed drainage channel in the southern portion appeared to contain litter and waste that had been deposited or been transported via stormwater flows.
Evidence of previous site contamination investigations	None observed.
Evidence of groundwater contamination	None observed.
Groundwater use	None observed.
Vegetation	<p>Vegetation cover within the site varied depending on the specific land use as per below:</p> <ul style="list-style-type: none"> • The southern portion of the site within and surrounding the drainage channel contained mature trees, with the eastern extent infested with weeds and also containing some aquatic vegetation. • Residential lots contained a variety of vegetation types including mature trees, shrubs, lawn and garden beds. Observations of residential lots were constrained as observations were limited by access from public space only. <p>Plant stress and vegetation dieback was not observed during the inspection.</p>
Site fencing and enclosure	Due to the numerous residential lots that made up the site, fencing was variable, but typically each residential lot was bound by a timber or metal fence. The southern portion of the site in the vicinity of the drainage channel was generally accessible and unsecured with exception of private properties in the south east and south western corners.
Surrounding land use	<p>The land uses surrounding the site are described below:</p> <ul style="list-style-type: none"> • North: to the north is Madeline Street with the University of Wollongong campus further north, generally occupied by student accommodation and associated recreational areas and facilities.



Item	Observations
	<ul style="list-style-type: none"> • East: to the east is Irvine Street with the road corridor of the Princes Highway further east, which includes dual carriageway roads and associated infrastructure as well as mature trees along the outer edges. • South: to the south is Murphys Avenue with a predominantly low-density residential land use further south, however, children's day care / early learning center was also observed. • West: the Wollongong Botanic Garden adjoins the site to the west, which contains a carpark in the southern corner but is otherwise vegetated with a mixture of grass, shrubs, trees and garden beds. Several surface water bodies were also observed that appear to be hydraulically connected to the drainage channel within the site.

3.1 AREAS NOT ACCESSED

Areas/ground surfaces which were not able to be visually assessed during the site walkover are identified in **Table 3-2** below.

Table 3-2 Inaccessible areas during site walkover

Area	Justification/Notes
Private property	The PSI inspection was limited to publicly accessible areas, and therefore observations of private property were highly constrained.
Drainage channel	The inspection within the drainage channel was constrained by the presence of surface water and weed infestation along the embankment. The inspection was undertaken from locations considered safely accessible, and as such, some areas deemed to be unsafe were not inspected.



4.0 SITE HISTORY ASSESSMENT

A desktop site history review of the following was undertaken:

- Previous relevant site reports;
- Section 10.7 (2&5) Certificate issued by Lake Macquarie Council;
- NSW Environment Protection Authority (EPA) registers and records;
- Contamination registers and records;
- Historical business directories;
- Current and historic land title information;
- Historical aerial photographs; and
- Utilities and service plans.

4.1 PREVIOUS SITE REPORTS

Several documents were provided to Stantec for consideration, however, upon review no information pertaining to the site history, historical land uses or potential for contamination to exist were identified. All documents related to planning processes related to the site.

4.2 SECTION 10.7 CERTIFICATE

A Section 10.7 Certificate was requested from Wollongong Council for Lot 10, DP 19109 and Lot 1, DP 1269437, which were selected due to their current or historical commercial land use. The full certificate is included in **Appendix C**, with pertinent planning information from the certificate summarised below:

4.2.1 Lot 1, DP 1269437

The Section 10.7 Certificate stated the following with respect to potential contamination:

- *Council has NO RECORD of the subject land being identified on the NSW Fair Trading's Loose-Fill Asbestos Insulation Register a containing a residential building containing loose-fill asbestos insulation.*
- *Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as identified under the Section 11 of the Contaminated Land Management Act, 1997.*
- *Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as identified under Section 14 of the Contaminated Land Management Act, 1997.*
- *Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the Contaminated Land Management Act, 1997.*
- *Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the Contaminated Land Management Act, 1997.*
- *Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the Contaminated Land Management Act, 1997.*



- The land HAS been mapped as ACID SULFATE SOILS CLASS 5.

4.2.2 Lot 10, DP 19109

The Section 10.7 Certificate stated the following with respect to potential contamination:

- Council has NO RECORD of the subject land being identified on the NSW Fair Trading's Loose-Fill Asbestos Insulation Register as containing a residential building containing loose-fill asbestos insulation.
- Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as identified under the Section 11 of the Contaminated Land Management Act, 1997.
- Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as identified under Section 14 of the Contaminated Land Management Act, 1997.
- Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the Contaminated Land Management Act, 1997.
- Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the Contaminated Land Management Act, 1997.
- Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the Contaminated Land Management Act, 1997.
- The land HAS been mapped as ACID SULFATE SOILS CLASS 5.

4.3 NSW EPA REGISTERS AND RECORDS

A search of the following NSW EPA databases was undertaken to identify properties within 1,000m of the site:

- List of NSW contaminated sites notified to EPA;
- Contaminated Land Records of Notice;
- EPA Location of former gasworks sites;
- EPA PFAS Investigation program;
- EPA Other Sites with Contamination Issues;
- Licensed Activities under the Protection of Environment Operations Act 1997 (PoEO Act);
- Delicensed PoEO Activities still regulated by the EPA; and
- Former PoEO Licensed Activities now revoked or surrendered.

Records identified within 1,000m of the site are summarised in **Sections 4.3.1** through **4.3.6** below. The full results of searches, including records outside of the 1,000m buffer and results for databases with no records identified, are included in **Appendix D**.

4.3.1 List of NSW contaminated sites notified to the EPA

A search of the NSW contaminated sites notified to the EPA database returned no records within a 1,000m buffer of the site.



4.3.2 Contaminated land records of notice

A search of the NSW EPA Contaminated Land: Records of Notice database returned no records within a 1,000m buffer of the site.

4.3.3 Former gasworks

A search of former gasworks returned no records within a 1,000m buffer of the site returned results for one location. This is summarised below in **Table 4-1** and the list illustrated within the report in **Appendix D**.

Table 4-1 Former Gasworks

Location	Council	Location confidence	Distance (m)	Direction
Flinders Street Wollongong	Wollongong City Council	Premise Match	977	Southeast

4.3.4 EPA PFAS investigation program

The NSW EPA PFAS investigation program returned no records within a 1,000m buffer of the site.

4.3.5 EPA other sites with contamination issues

A search of other sites with contamination issues returned no records within a 1,000m buffer of the site.

4.3.6 NSW EPA POEO license database search results

A search of the activities listed under the Protection of the Environment Operations Act (1997) returned results for one location. This is summarised below in **Table 4-2** and the list illustrated within the report in **Appendix D**.

Table 4-2 Licensed Activities under the POEO Act

Organisation	Address	Activity	Distance (m)	Direction
Sydney Trains	Sydney Trains, Haymarket, NSW	Railway systems activities	861	East

4.4 HISTORICAL BUSINESS DIRECTORIES

Lotsearch report LS043279, provided in **Appendix D**, contains a search of UBD business directories from 1950, 1961, 1970, 1982 and 1991. A search buffer of 150m for general business activities and 500m for service stations, motor garages and drycleaners were used.

Several records of interest were identified and are summarised in **Table 4-3** below.



Table 4-3 Business activities of interest

Activity	Premises	Year	Location confidence	Distance (m)	Direction
Joinery manufacturers and merchants	JM Joinery, 5 Madolme St, Gwynneville	1991	Premise match	0	On-site
Plastering contractors	Purss D, 22 Hoskins St, Gwynneville	1982 and 1991	Premise match	0	On-site
Butchery	South Coast Wholesale Meats and Partridge J, 4 Murphys Ave, Gwynneville	1970, 1982 and 1991	Premise match	0	On-site
Mixed business	Patmore, E. 4 Murphys Ave, Gwynneville	1970	Premise match	0	On-site
Dry cleaners and pressers	Ryans Dry Cleaning and Laundry Pty Ltd, 22 Foleys Rd, Gwynneville	1982 and 1991	Premise match	382	Southeast
Motor garages and service stations	Esso Service Station, 270 Gipps and Foleys Rd, Gwynneville	1991	Premise match	388	Southwest
Motor garages and service stations	Moore B, Cnr, Gipps and Foleys Rd, Gwynneville	1961	Premise match	476	Southeast

4.5 HISTORICAL LAND TITLES

A search of historic land title records held by NSW Department of Land and Property Information was conducted for Lot 10, DP 19109 and Lot 1, DP 1269437, based on their current or historical commercial land use. These records provide the identity of the site owner and may also indicate an occupation in the event of private ownership. The results are summarised in tables **Table 4-4** and **Table 4-5** below and the full title records are shown in **Appendix E**.

Table 4-4 Historical land titles summary for Lot 1, DP 1269437

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
13.07.1895 (1895 to 1938)	Murty James Farraher (Farmer)	Book 561 No. 480
03.12.1938 (1938 to 1941)	Sunnybank (Wollongong) Pty Limited	Book 1833 No. 515 Noe Volume 5116 Folio 205
19.07.1941 (1941 to 1957)	Francis Norman Bryant (Hardware Man) Jessica Elizabeth Bryant (Married Woman)	Volume 5116 Folio 205 Now Volume 5259 Folio 171
04.04.1957 (1957 to 2014)	Jessica Elizabeth Bryant (Widow)	Volume 5259 Folio 171 Now 13/19109
10.03.2014	Lindsay Bryant Thomas	13/19109



Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
(2014 to 2015)	Donna Elizabeth Thomas Bronwyn Lea Barnes (Re the Estate of Jessica Elizabeth Bryant)	
06.05.2015 (2015 to 2018)	Cara Jane Pincombe	13/19109
02.01.2018 (2018 to date)	# Murphys Avenue Pty Ltd	13/19109 Now 1/1269437

Table 4-5 Historical land titles summary for Lot 10, DP 19109

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
13.07.1895 (1895 to 1938)	Murty James Farraher (Farmer)	Book 561 No. 480
03.12.1938 (1938 to 1941)	Sunnybank (Wollongong) Pty Limited	Book 1833 No. 515 Noe Volume 5116 Folio 205
19.07.1941 (1941 to 1949)	Francis Norman Bryant (Hardware Man) Jessica Elizabeth Bryant (Married Woman)	Volume 5116 Folio 205 Then Volume 5259 Folio 171 Now Volume 5421 Folio 200
13.05.1949 (1949 to 1953)	Thelma Randall (Married Woman)	Volume 5421 Folio 200 Now Volume 6069 Folio 221
22.08.1953 (1953 to 1962)	Keith Strachan (Builder)	Volume 6069 Folio 221
19.02.1962 (1962 to 1981)	Raymond Morgan Davies (Bricklayer)	Volume 6069 Folio 221
28.10.1981 (1981 to 1990)	Domenico Ciocca (Mixed Business Proprietor) Maria Ciocca (Married Woman)	Volume 6069 Folio 221 Now 10/19109
23.01.1990 (1990 to 1998)	Raymond Ernest Hill (Butcher) Bett May Hill (Married Woman)	
27.08.1998 (1998 to 2013)	Peter Kotsopoulos Sale Kotsopoulos	10/19109
05.12.2013 (2013 to 2014)	Peter Kotsopoulos	10/19109
10.03.2014	# Vincenzo Conti	10/19109



Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
(2014 to date)	# Arianna Gomez	

4.6 HISTORICAL AERIAL IMAGERY REVIEW

Historical aerial imagery from the years 1938, 1941, 1948, 1951, 1961, 1970, 1974, 1984, 1994, 1998, 2008, 2011, 2016, 2019 and 2022 were reviewed to identify land use activities that may have resulted in or introduced contamination. Imagery and general features of potential contamination interest are summarised in **Table 4-6** below. Images are included in Lotsearch Report LS043279 in **Appendix D**.

Table 4-6 Historical aerial imagery summary

Year	Site observations	Surrounding land area observations
1938 (B&W)	The site appears to be occupied by open pasture farmland with an unnamed creek flowing through the far southern portion from west to east. A number of structures are visible along the center of the eastern boundary, possibly shed and a set of stock yards associated with an agricultural land use.	North: Unsealed road and an unnamed creek. A farmhouse is also visible with limited tree coverage and associated open pastures.
		East: Farmhouse with limited tree coverage and associated open pastures.
		South: Low density residential housing and unsealed roads as well as Fairy Creek.
		West: Farmhouse with limited tree coverage and associated open pastures.
1941 (B&W)	Appears generally consistent with previous imagery.	Appears generally consistent with previous imagery.
1948 (B&W)	A subdivision of approximately six or seven lots has occurred in the south eastern corner of the site on the southern site of the drainage channel. Lots appear to be a mixture of residential and commercial.	North: Increase in the density of trees among the pastures.
		East: Appears generally consistent with previous imagery.
		South: The residential area has an increased density with additional roads and houses evident, however, vacant lots remain.
		West: Appears generally consistent with previous imagery.
1951 (B&W)	The site has been developed into a low-density residential land use comprising of several blocks and public roads. Houses appear to have a similar design and construction. The drainage channel in the southern portion of the site appears to have been modified.	North: suspected low-density houses have been added immediately north of the site.
		East: Appears generally consistent with previous imagery.
		South: Residential development has continued to increase in density with the addition of more houses on the previously vacant lots.
		West: Appears generally consistent with previous imagery.
1961 (B&W)	The remaining vacant lots have been developed and the only vacant land is the Public Place Park area on the northern periphery of the unnamed drainage channel.	North: The house in the northwest has been demolished and the first buildings associated with the University of Wollongong appear to be constructed.



Year	Site observations	Surrounding land area observations
		East: An increase in disturbance is visible along the unnamed drainage channel.
		South: Fairy Creek has been altered into a straight stormwater causeway.
		West: Appears generally consistent with previous imagery.
1970 (B&W)	Roads within the site now appear to be sealed and the remainder of the site appears unchanged.	North: Additional buildings have been added to the University of Wollongong as well as the Graduate Housing buildings.
		East: The Princess Motorway has been built, including a bridge from the east over the motorway towards the site. Addition of residential buildings to the east of the motorway is also visible, however unused grassland areas still remain.
		South: All remaining vacant lots are now developed into residential housing.
		West: Construction of the Wollongong Botanic Gardens has begun as indicated by the addition of pathways and duckpond.
1974 (B&W)	Appears generally consistent with previous imagery.	North: Additional buildings have been added to the University of Wollongong campus and large areas unsealed bare earth are visible.
		East: Appears generally consistent with previous imagery.
		South: Appears generally consistent with previous imagery.
		West: Appears generally consistent with previous imagery.
1984 (colour)	The western portion of the unnamed creek has been covered over with soil and a small building is visible.	North: Additional buildings, gardens and carpark areas have been added to the University of Wollongong.
		East: Additional buildings and associated car park for TAFE NSW has been added.
		South: Appears generally consistent with previous imagery.
		West: Increase in vegetation and established trees within the Wollongong Botanic Gardens.
1994 (colour)	The small building observed in the 1984 image is no longer visible and the filled portion of the unnamed creek is now covered with grass.	North: Further development at the University of Wollongong is visible, with additional buildings and increased garden areas.
		East: Increase in vegetation across the unused grassland areas.
		South: Appears generally consistent with previous imagery.



Year	Site observations	Surrounding land area observations
		West: Further increase in vegetation and established trees within the Wollongong Botanic Gardens.
1998 (colour)	Appears generally consistent with previous imagery.	Appears generally consistent with previous imagery.
2008 (colour)	Residential houses have been redeveloped along Sidney Steet and trees have been added to the western portion of Public Place Park. A concrete footpath is now visible across the western portion of the unnamed drainage channel (now filled).	North: Appears generally consistent with previous imagery.
		East: Previously unused grassland areas are now heavily vegetated with well-established trees.
		South: Appears generally consistent with previous imagery.
		West: Appears generally consistent with previous imagery.
2011 (colour)	Appears generally consistent with previous imagery.	Appears generally consistent with previous imagery.
2016 (colour)	Trees within the western portion of Public Place Park have become more established. Residential houses have been redeveloped along Irvine Street.	Appears generally consistent with previous imagery.
2019 (colour)	Appears generally consistent with previous imagery.	Appears generally consistent with previous imagery.
2022 (colour)	A commercial lot along Murphys Street has been modified, potentially subdivided, to include a multi-storey residential building in the southeastern corner of the site.	Appears generally consistent with previous imagery.

4.7 UTILITIES AND SITE PLANS

A Before you Dig (BYD) enquiry was lodged on 27th March 2023. Utilities noted are summarised in **Table 4-7** below and plans received by service providers are included in **Appendix F**.

Table 4-7 Utilities summary

Utility	Description
Telecommunication	Aarnet- Not affected. Results from Telstra and NBN both show buried cables along Paulsgrove St, Sidney St, Hoskins St, Irvine St, Madoline St, Murphys Ave, Leahy Cres and Spearing Pde. Cables also enter each residential property adjacent to their respective adjoining boundary lines. Results from Optus show an underground IOF cable running from the northern end of Irvine St along the western side, down to University Ave.
Electricity	Results from Endeavour Energy show cables running along the central northern portion of Madoline St as well as the northern end of Irvine St.
Water and sewer	Results from Sydney Water show potable water lines and sewer mains along Paulsgrove St, Sidney St, Hoskins St, Irvine St, Murphys Ave, Leahy Cres and Spearing Pde. The sewer mains also run between property boundaries and through Public Place Park.



Utility	Description
Gas	Results from Jemena Gas show 210kPa medium pressure gas mains along Paulsgrove St, Sidney St, Hoskins St, Irvine St, Madoline St, Murphys Ave, Leahy Cres and Spearing Pde. The mains also enter each residential property at the centre along the street front.

4.8 CONTROLLED CHEMICALS

The NSW EPA uses chemical control orders (CCO) as a primary legislative tool under the Environmentally Hazardous Chemicals Act 1985 to manage chemicals of concern and limit their potential impact on the environment. Stantec provide a preliminary screening of the site history for the likelihood of chemicals of concern within the CCO framework in **Table 4-8** below.

Table 4-8 Preliminary controlled chemicals screening

Chemical of concern	Likelihood of occurrence
Were aluminium smelter wastes used or stored on the site (CCO, 1986)?	Low
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site?	Low
Were organotin products (CCO, 1989) used or stored on site?	Low
Were polychlorinated biphenyls (PCBs) used or PCB waste (CCO, 1997) stored onsite?	Low
If Yes to any of the above, has sampling suite been optimised to include specific sampling for the other chemicals of concern in soil, air, water?	Site history indicates it is unlikely the above contaminants have been introduced.

4.9 PER OR POLY-FLUOROALKYL SUBSTANCES (PFAS)

A PFAS probability of occurrence desktop survey is provided in **Table 4-9** and has been undertaken on the basis of information provided in the PFAS National Environmental Management Plan (NEMP) (HEPA, 2020). PFAS are known to be present in aqueous film forming firefighting foams (AFFF) and alcohol-type concentrate. The historic use of AFFF is reported as being used by Fire & Rescue NSW between 1976 and 2007, while other agencies used AFFF during training exercises as late as 2010 (Fire & Rescue NSW, information sheet, firefighting foam and PFAS, reference D16/82523).

Table 4-9 PFAS desktop survey

Preliminary screening	Likelihood of occurrence
Is the past or present site activity listed in the NEMP 2020 as being an activity with risk of fire. If so, list activity:	Low
Is the past or present off-site activity up-gradient or adjacent to a site listed in the NEMP as being an activity with risk of fire. If so, list activity:	Low
Did fire training involving the use of suppressants occur on site between 1970 and 2010?	Low
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010?	Low
Have 'fuel' fires ever occurred on site between 1970 and 2010? (i.e. ignition of fuel storage tanks - solvent, petrol diesel, kerosene, other)?	Low



Preliminary screening	Likelihood of occurrence
Have PFAS been used in manufacturing or stored on site?	Low
Could PFAS have been imported to the site in fill materials from a site with activity listed in NEMP and subject to exposure to PFAS from 1970 to 2010?	Low
Could PFAS-contaminated groundwater or run-off have migrated beneath or on to the site?	Low
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation program?	Low
If the likelihood is medium or high in any of the above factors, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil and waters (incl. ASLP or TCLP)? Provide rationale.	

4.10 SUITABILITY OF SITE HISTORY RECORDS

The site history information collected during this investigation is considered of a suitable quality for the purposes of a preliminary site assessment. The site comprises of many individual lots and as such it would not be feasible or practical to obtain historical records for each lot. As such, select lots were searched based on their apparent current or former commercial land use as they were considered most likely to present a risk of contamination.

Private properties were not accessible during the inspection and consequently there is potential for further lots that may warrant an assessment of historical land use based on site features that were not accessible during this PSI.



5.0 DISCUSSION

5.1 IDENTIFIED CONTAMINANT SOURCES

Based on review of the historical site and surrounding land uses, and the site walkover inspection, Stantec has identified the following sources of contamination, categorized as Areas of Environmental Concern (AEC) in **Table 5-1** below. The approximate lateral extent of AEC is illustrated on **Figure 2** in **Appendix A**, where possible.

Table 5-1 Contamination sources summary

Area of Environmental Concern	Description	Contaminants of concern	On/off site
AEC1: Demolished structure and residual stockpiled material	Stockpiled material was at 26 Paulsgrove Street. Structures on the property were demolished circa 2009 and the lot has remained vacant since. Historical aerial imagery shows a single large rectangular structure on the site that may suggest a former commercial operation within the lot.	TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs and asbestos.	On site
AEC2: Historical bulk filling and recontouring around drainage channel	Fill materials appear to have been imported to the site during initial residential development in the 1950s, particularly around the central and western portion of the unnamed drainage channel circa 1980s. There is potential for the imported fill to contain contamination. The unnamed drainage channel also appears to receive water from the Wollongong Botanic Garden, which has potential to contain elevated contaminants.	TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs, PFAS, asbestos, nutrients	On site (soil) Off site (water)
AEC3: Commercial land uses	Lot 4 and 10 Murphys Street have either currently or formerly hosted commercial activities. Land title documents generally indicate land uses that are a low risk of contamination, however, there is potential for waste and housekeeping practices that may have resulted in localised contamination.	TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs and asbestos.	On site
AEC4: Hazardous building materials	Buildings constructed prior to the 1980s may contain asbestos and other hazardous building materials, which can present a risk to human health and the environment if degraded or damaged. Observations gathered during the site inspection indicate that a large majority of dwellings appear to be constructed of asbestos cement sheeting, and may also contain lead based paint, however, observations were noted from public spaces only. <i>Note: the lateral extent of AEC4 cannot be illustrated on Figure 2 as hazardous building materials may be present within each lot, either in standing buildings and structures, within shallow soils due to degradation, and/or latent within soil and on ground surfaces due to poor historical demolition.</i>	Asbestos Lead PCB	On site



Area of Environmental Concern	Description	Contaminants of concern	On/off site
AEC5: Subsurface utility infrastructure	Subsurface utility infrastructure may contain hazardous materials. Numerous Telstra pits were observed during the site inspection that may have an asbestos cement liner. Subsurface conduits and pipes may also be constructed of asbestos cement. <i>Note: the lateral extent of AEC5 cannot be illustrated on Figure 2 as the location of subsurface assets containing asbestos could not be confirmed.</i>	Asbestos	On site
AEC6: Existing road corridor	Roads within the site may have been historically filled with unsuitable material and pavement layers may contain coal tar. <i>Note: the lateral extent of AEC6 has not been illustrated on Figure 2. All roads within the site should be assessed for underlying fill and potential presence of coal tar in pavement.</i>	Fill: TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs, PFAS and asbestos. Pavement: PAH, phenols, coal tar.	On site
AEC7: Localised filling and poor housekeeping with private lots	There is potential for fill to have been imported onto private lots during building construction and landscaping. Additionally, the storage, management and housekeeping of wastes, chemicals (fuels, pesticides) and associated byproducts may have resulted in localised contamination. <i>Note: the lateral extent of AEC7 has not been illustrated on Figure 2. Private lots within the site were inaccessible and as such the extent of possible filling and housekeeping has not been assessed on a per lot basis.</i>	TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs, PFAS and asbestos.	On site

5.2 PRELIMINARY CONCEPTUAL SITE MODEL

A conceptual site model (CSM) provides an assessment of the fate and transport of contaminants of potential concern (COPC) within the context of site-specific subsurface conditions with regard to their potential risk to human health and the environment. Risk to human health and the environment is identified through complete Source – Pathway – Receptor (SPR) linkages. In order to identify SPR linkages the CSM considers site specific factors, including:

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

Based on the information collected as part of this PSI, including site history information, site observations, the preliminary conceptual site model in **Table 5-2** below has been developed showing potential SPR



linkages considered to be complete or potentially complete under our understanding of the current and future land use.

Identified receptors for potential site contamination include:

- Ecological receptors dependent on-site soils in potentially impacted areas;
- Ecological receptors within and surrounding surface water bodies within the site;
- Current site users and workers disturbing potentially impacted materials; and
- Future site users and workers disturbing potentially impacted materials.



Table 5-2 Preliminary conceptual site model

Contamination source	Contaminants of concern	Impacted media	Pathway	Receptor	Likelihood of complete exposure pathway
AEC1: Demolished structure and residual stockpiled material	TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs and asbestos.	Soil	Inhalation of asbestos fibres contained within surface and shallow soils. Direct contact. Incidental ingestion.	Human: Current site users. Neighbouring occupants exposed to dust. Future construction and maintenance workers. Future occupants. Ecological: Vegetation with shallow root zone. Soil dependent biota.	Low to Medium – potentially complete in the event of any interaction with impacted media.
AEC2: Historical bulk filling and recontouring around drainage channel	TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs, PFAS, asbestos, nutrients	Soils through direct application. Surface waters through surface run-off and infiltration. Sediment Groundwater	Direct contact. Incidental ingestion. Inhalation of asbestos fibres.	Human: Current and future workers within the study area. General public accessing the area for recreational purposes. Ecological: Soil and sediment dependent biota. Aquatic ecological receptors. Vegetation.	Low to Medium – potentially complete if contaminated materials are encountered during intrusive activities, or present at/near surface where recreational users could interact with potentially contaminated materials.
AEC3: Commercial land uses	TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs and asbestos.	Soil Groundwater	Inhalation of asbestos fibres contained within surface and shallow soils. Direct contact. Incidental ingestion.	Human: Current site users. Neighbouring occupants exposed to dust. Future construction and maintenance workers. Future occupants. Ecological:	Low to medium – potentially complete in the event of any interaction with impacted media.



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Contamination source	Contaminants of concern	Impacted media	Pathway	Receptor	Likelihood of complete exposure pathway
				Vegetation with shallow root zone. Aquatic ecological receptors in the event contamination migrated into the drainage channel Soil dependent biota.	
AEC4: Hazardous building materials	Asbestos Lead PCBs	Surface and shallow soils due to weathering of building materials and direct application.	Inhalation of asbestos fibres contained within surface and shallow soils, and from weathering of building materials. Direct contact. Incidental ingestion.	Human: Current residents. Current and future workers during maintenance and construction. Ecological: Soil dependent biota. Vegetation with shallow root zone.	Low to medium – potentially complete in the event of any interaction with impacted media.
AEC5: Buried utilities	Asbestos.	Backfill soils and soils adjacent to utilities. Dust and sediment accumulated within utility pits	Inhalation of asbestos fibres. Incidental ingestion.	Human: Current and future workers within the study area.	Low to medium – potentially complete in the event of any interaction with impacted media.
AEC6: Existing road corridor	Fill: TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs, OPPs, PCBs, PFAS and asbestos. Pavement: PAH, phenols, coal tar.	Asphalt that contains coal tar, and underlying soil via leaching. Potential for contaminated fill beneath road surface.	Inhalation of asbestos fibres. Direct contact. Incidental ingestion.	Human: Current and future workers within the study area. Ecological: Soil dependent biota. Vegetation with shallow root zone.	Low to medium – Potentially complete in the event that impacted pavement remains and/or underlying fill are disturbed during construction activities.
AEC7: Localised filling and poor	TRH, BTEX, PAH, VOCs, SVOCs, metals, phenols, OCPs,	Soil	Inhalation of asbestos fibres. Direct contact.	Human: Current site users.	Low to medium – potentially complete in the event of any interaction with impacted media.



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Contamination source	Contaminants of concern	Impacted media	Pathway	Receptor	Likelihood of complete exposure pathway
housekeeping with private lots	OPPs, PCBs, PFAS and asbestos.		Incidental ingestion.	Neighbouring occupants exposed to dust. Future construction and maintenance workers. Future occupants. Ecological: Vegetation with shallow root zone. Soil dependent biota.	

5.3 DATA GAPS

The information, observations and data gathered this investigation is of an acceptable quality and suitable for the purpose and objectives of the PSI, however, the following data gaps exist:

- The site comprises of many individual lots and as such it would not be feasible or practical to obtain historical records for each lot. As such, select lots were searched based on their apparent current or former commercial land use as they were considered most likely to present a risk of contamination.
- Private properties were not accessible during the inspection and consequently there is potential for further lots that may warrant an assessment of historical land use based on site features that were not accessible during this PSI. Activities and housekeeping within these areas were not subject to a visual inspection or observation, and as such a data gap remains.
- Best efforts were made to identify potential filling areas that exist within the site that may have been imported during previous construction and maintenance. Due to constraints around site access and observations noted from public spaces only, all imported fill may not have been identified.
- Records for the use of coal tar containing asphalt are not readily available or searchable. As such, no search or assessment for their potential within the area is possible.



6.0 CONCLUSIONS

Stantec has completed a Preliminary Site Investigation for the site. The purpose of the PSI was to support a Planning Proposal for proposed redevelopment of the site, and the objective was to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

A site history review undertaken as part of the PSI identified that:

- The site was formerly agricultural land prior to being redeveloped to a predominantly low-density residential land use circa 1951.
- At least two properties within the south eastern corner of the site have historically been used for commercial activities, however, a review of documents has not identified a high risk of contamination based on available information.
- An unnamed drainage channel passes through the southern portion of the site and flows from west to east. The central and western extents of the drainage channel appear to have been filled circa 1980s, and the eastern portion is overgrown with vegetation and contains some waste.

Based on the results of this assessment the following potential contamination sources and activities have been identified:

- A demolished structure and residual stockpiled of material on 26 Paulsgrove Street (AEC1)
- Historical bulk filling and recontouring around the drainage channel in the southern portion of the site (AEC2)
- Commercial land uses in the south eastern portion of the site, south of the unnamed drainage channel (AEC3)
- Hazardous building materials within existing structures, standing or demolished (AEC4)
- Subsurface utility infrastructure that may contain asbestos (AEC5)
- Existing road corridor that may contain coal tar asphalt and/or impacted underlying fill (AEC6)
- Localised filling and poor housekeeping with private lots (AEC7)

The preliminary conceptual site model for the site identified potentially completed source-pathway-receptor linkages, which may pose a potential risk to the following receptors:

- Ecological receptors dependent on-site soils in potentially impacted areas;
- Ecological receptors within and surrounding surface water bodies within the site;
- Current site users and workers disturbing potentially impacted materials; and
- Future site users and workers disturbing potentially impacted materials.

The identified potential sources of contamination have been preliminarily classified as having a low to medium likelihood of complete exposure pathway for human and ecological receptors. Despite this, the information provided in this report is preliminary in nature and has not confirmed actual conditions or potential contaminant concentrations through sampling and analysis of potentially impacted media. As a result, the suitability of the site for the proposed redevelopment has not been determined, and a full characterisation of the associated construction risks has not been completed.



6.1 RECOMMENDATIONS

In consideration of the conclusions and subject to the limitations provided in **Section 7**, the following is recommended:

- When possible, prior to an intrusive investigation taking place, private properties within the site should be inspected by a contaminated lands professional to confirm the presence and location of potential contaminant sources. Upon completion of the inspections, the conceptual site model should be updated and potential contaminant sources targeted, as appropriate.
- An intrusive investigation should be completed at the site to determine if a risk to human health and ecological receptors exists in consideration of the current and proposed land use(s), construction features and the preliminary conceptual site model. In addition to assessing the suitability of the site, the investigation should also seek to assess for potential off-site migration of any identified contamination, consider the requirement for remediation, and determine if management is required during construction. The intrusive investigation should be completed as part of the development approval application (or equivalent).
- Prior to demolition, a hazardous building materials assessment should be undertaken on all buildings and structures within the site that are proposed for demolition. This should include an assessment of service pits and conduits prior to their disturbance or removal.



7.0 LIMITATIONS

This document has been prepared in general accordance with the current industry standards for a Preliminary Site Investigation for the purpose and objectives and scope identified in this report. These standards are set out in:

- NSW EPA (2020) *Consultants Reporting on Contaminated Land*, NSW Environment Protection Authority; and
- *National Environment Protection (Assessment of Site Contamination) Measure* (NEPM) 1999 (NEPC, 1999) as varied May 2013 (the 'NEPM 2013').

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

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



PRELIMINARY SITE INVESTIGATION (PSI)

This assessment report is not any of the following:

- A Site Audit Report or Site Audit Statement as defined under the *Contaminated Land Management Act 1997* (CLM Act).
- A Detailed or Environmental Site Investigation sufficient for an Environmental Auditor to be able to conclude a Site Audit Report and Site Audit Statement.
- A geotechnical report.
- A detailed hydrogeological assessment in conformance with NSW DEC (2007) *Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination*.
- An assessment of groundwater contaminants potentially arising from other sites or sources nearby.
- A total assessment of the site to determine suitability of the entire parcel of land at the site for one or more beneficial uses of land.
- A hazardous building material survey that will identify any specific building materials on site, which may pose a risk to human health or the environment.
- The agreed scope of this assessment has been limited for the current purposes of the Client. The assessment may not identify contamination occurring in all areas of the site.



8.0 REFERENCES

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GS NSW. (2018). NSW Statewide Seamless Geology. Retrieved from Minview:
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Lotsearch (2023). LS043279 EP, 10 Irvine Street, Gwynneville, NSW 2500.

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NSW DFSI, Spatial Services. (n.d.). NSW Topographic Maps. NSW Department of Finance, Services and Innovation, Spatial Services.

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NSW OEH. (2013). Soil Landscapes of Central and Eastern NSW, version 2. Retrieved from eSpade v2.0: <https://www.environment.nsw.gov.au/eSpade2WebApp>

WaterNSW. (2019). Groundwater Data. Retrieved from Real Time Data:
<https://realtimedata.watarnsw.com.au>



APPENDIX A

Figures



Site Plan

Gwynneville Estate Planning Proposal
Gwynneville, NSW

Client: LAHC
Project Code: 304000956-GS-001
Drawn By: AC, Checked By: SM
Rev: 02
Date: 2023-05-17



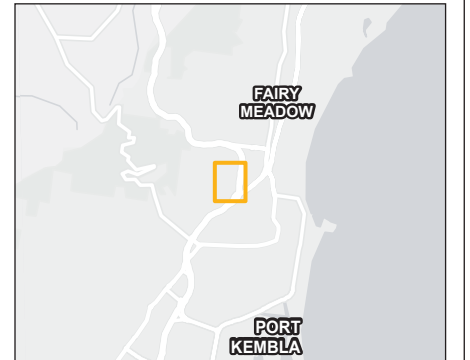
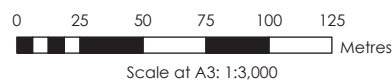
Legend

- Study Area
- Watercourse
- Cadastre

Notes:
1. Map displayed in GDA2020 MGA Zone 56

References:
1. Aerial Imagery Nearmap (March, 2023)
2. Cadastre (NSW SS, 2022)
3. Watercourse (NSW SS)

NOT FOR CONSTRUCTION





Areas of Environmental Concern - Contamination

Gwynneville Estate Planning Proposal
Gwynneville, NSW

Client: LAHC
Project Code: 304000956-G S-004
Drawn By: AC, Checked By: SM
Rev: 01
Date: 2023-05-24



Legend

- Study Area
- Watercourse
- Cadastral

Areas of Environmental Concern

- AEC 1: Demolished structure and residual stockpile
- AEC 2: Historical bulk filling and contouring within and surrounding drainage channel
- AEC 3: Current or former commercial land use

Notes

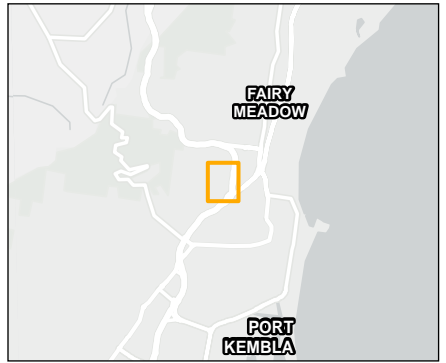
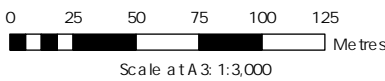
1. Map displayed in GDA 2020 MGA Zone 56

References

- Aerial Imagery Neamap (March, 2023)
- Cadastral (NSW SS, 2022)
- Watercourse (NSW SS)

Please note: The following Areas of Environmental Concern have not been laterally defined or included within the figure:
AEC 4: Hazardous building materials
AEC 5: Subsurface utility infrastructure
AEC 6: Existing road corridor
AEC 7: Localised filling and poor housekeeping with residential lots

NOT FOR CONSTRUCTION



APPENDIX B

Site Photographs



Photograph 1: A Telstra pit lined with suspected asbestos cement



Photograph 2: A Telstra pit lined with suspected asbestos cement



Photograph 3: A general view of the western boundary of the site looking west toward Mount Keira



Photograph 4: A general view of the southern portion of the site looking south toward Public Place Park and a drainage channel that eventually drains into Fair Creek (offsite)



Photograph 5: A general view of the current site land use and layout



Photograph 6: 26 Paulsgrove Street, Gwynneville, with mounding and stockpiling visible



Photograph 7: Filling evident beneath Public Place Park in the southern portion of the site



Photograph 8: The typical land use within the site, low density residential containing fibro dwellings



Photograph 9: A general view of the current site land use and layout



Photograph 10: An overgrown drainage channel in the southern portion of the site



Photograph 11: An overgrown drainage channel in the southern portion of the site



Photograph 12: Public open space in the southern portion of the site between Spearing Parade and Murphy's Avenue



Photograph 13: An overgrown drainage channel in the southern portion of the site



Photograph 14: Public open space in the southern portion of the site between Spearing Parade and Murphy's Avenue, with ground contours that drain into a drainage channel within the site



Photograph 15: Filling evident beneath Public Place Park in the southern portion of the site



Photograph 16: An overgrown drainage channel in the southern portion of the site



Photograph 17: An overgrown drainage channel in the southern portion of the site

APPENDIX C

Section 10.7 Planning Certificates

Lotsearch Pty Ltd
Level 25
100 Mount Street
North Sydney NSW 2060

REFERENCE	CERT-2023/2511
Issued	15-May-2023
Certificate Type	Section 10.7(2) & (5)
Your Reference	LS043389
Council Property Reference	478407

PLANNING CERTIFICATE

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

PROPERTY DETAILS	Legal Description	Lot 1 DP 1269437
	Location	10B Murphys Avenue GWYNNEVILLE NSW 2500

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

SECTION 10.7 (2) DETAILS

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

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

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

Wollongong Local Environment Plan 2009

Wollongong Development Control Plan 2009

State Environmental Planning Policies

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Precincts - Regional) 2021

State Environmental Planning Policy (Exempt and Complying) 2008

State Environmental Planning Policy (Building Sustainability Index BASIX) 2004

State Environmental Planning Policy No. 65 - Design of Residential Apartment Development 2002

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

Explanation of Intended Effect Employment Zones Reform Implementation

Draft Development Control Plan 2009 Review

The Wollongong Development Control Plan 2009 came into force on 3 March 2010. The following draft chapters are available for public exhibition:

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

D16 Draft Neighbourhood Plan – Elm Park

D16 Draft Neighbourhood Plan - Marshall Vale/Duck Ck

D16 Draft Neighbourhood Plan – Iowna

C1 Advertising Signage and Structure

E12 Bush Fire Management

Former Port Kembla School site

E17 Preservation and Management of Trees and Vegetation

E18 Native Biodiversity Impact Assessment

B6 Development in the Illawarra Escarpment

Appendix 4 Definitions

B4 Centres and Peripheral Centres

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

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

(4) In this section –

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

2. ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

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

Wollongong Local Environment Plan 2009

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

(a) the identity of the zone (see below)

(b) the purposes for which development in the zone (see below) -

- i. may be carried out without development consent
- ii. may not be carried out except with development consent
- iii. is prohibited

R2 Low Density Residential

1. Objectives of zone

- To provide for the housing needs of the community within a low density residential environment,
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2. Permitted without consent

Home occupations.

3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home based child care; Home businesses, Home industries, Hospitals; Hostels; Information and education facilities; Jetties; Manor houses, Multi dwelling housing; Neighbourhood shops; Oyster aquaculture, Places of public worship; Pond-based aquaculture, Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Tank-based aquaculture, Veterinary hospitals

4. Prohibited

Any development not specified in item 2 or 3

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

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

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

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

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

Nil

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

Refer to State Environmental Planning Policy applying to this land.

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

Nil

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

Nil

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

Nil

3. CONTRIBUTION PLANS

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

Contributions Plan

Wollongong City Wide Development Contributions Plan (2022)

This plan levies contributions under Section 7.12 of the *Environmental Planning and Assessment Act 1979 (NSW)*. The contribution is calculated based on the proposed cost of carrying out development and the applicable percentage rate. Where applicable, the requirement to pay contributions will be included in any development consent or complying development certificate issued. Further information is available from Council's website.

Draft Contributions Plan

Nil

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

Nil

4. COMPLYING DEVELOPMENT

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

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

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

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

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

5. EXEMPT DEVELOPMENT

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

Lot 1 DP 1269437

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

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

Part 2 - Exempt Development Code

6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

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

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

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

Nil.

7. LAND RESERVED FOR AQUISITION

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

Nil

8. ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) the Roads Act 1993, Part 3, Division 2, or**
- (b) an environmental planning instrument, or**
- (c) a resolution of the council**

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

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

9. FLOOD RELATED DEVELOPMENT CONTROLS

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

Lot 1 DP 1269437

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

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

Lot 1 DP 1269437

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

(3) In this clause -

Flood Planning Area has the same meaning as in the Floodplain Development Manual.

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

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

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

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

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding -
 - Council has adopted Clause 7.10 of Wollongong Local Environmental Plan 2009 – Development in Areas subject to airport noise.
 - Council has adopted Chapter E20 of Wollongong Development Control Plan 2009 – Contaminated Land Management.
 - Council has adopted “Wollongong Development Control Plan 2009 – Chapter E12 Geotechnical Assessment”.
 - Council has adopted Acid Sulfate Maps, Wollongong Local Environmental Plan 2009 – Clause 7.5 Acid Sulfate Soils.
 - Council has adopted “Wollongong Development Control Plan 2009 – Chapter E16 Bushfire Management”. The Rural Fire Service has endorsed the Bush Fire Prone Land map.
 - Unhealthy Building Land Policy, adopted by the Environmental Protection Authority.
 - Council has adopted Wollongong City Council Coastal Zone Study (Cardno, Lawson, Treloar 2010).
- (2) In this section - adopted policy means a policy adopted –
 - (a) by the council, or
 - (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. BUSH FIRE PRONE LAND

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

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

12. LOOSE-FILL ASBESTOS INSULATION

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

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

Nil

13. MINE SUBSIDENCE

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

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

14. PAPER SUBDIVISION INFORMATION

(1) The name of a development plan adopted by a relevant authority that—

- (a) applies to the land, or
- (b) is proposed to be subject to a ballot.

Nil

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

Not Applicable.

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

15. PROPERTY VEGETATION PLANS

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

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

16. BIODIVERSITY STEWARDSHIP SITES

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

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

Nil

17. BIODIVERSITY CERTIFIED LAND

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

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

Nil

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

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

Council has not been notified of an order.

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

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

(2) In this section -

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

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

Nil

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

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

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

Not Applicable.

21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

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

Nil

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

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate -
 - a) the period for which the certificate is current, and
 - b) that a copy may be obtained from the Department.
- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).
- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).
- (4) In this section— **former site compatibility certificate** means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

Nil

CONTAMINATED LAND MANAGEMENT ACT 1997

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

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

Council has **not** been advised that:

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

SECTION 10.7 (5) DETAILS

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

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

RESOLUTION TO PREPARE PLANNING PROPOSAL

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

LAND STABILITY

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

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

FLOOD AND DRAINAGE

1 Flood Affected - Classification of flood risk precinct under review

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

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

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

2 Estimated Flood Levels

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

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

ACID SULFATE SOILS

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

CONTAMINATED LAND

No advice provided.

STATE SIGNIFICANT DEVELOPMENT

Nil

BUILDING LINES

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

OTHER HERITAGE MATTERS KNOWN TO COUNCIL

Aboriginal Heritage

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

DEVELOPMENT HISTORY

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

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

LOOSE-FILL ASBESTOS

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

Contact NSW Fair Trading for further information.

OTHER INFORMATION

Illawarra Shoalhaven Regional Plan

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

Bushfire

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

GENERAL INFORMATION

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

1. Tree Management Policy

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

The Tree Management Policy applies to any tree that:

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

Please note that:

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

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

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

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

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

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

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

Development Consents may contain restrictions relating to trees.

Further information regarding Council's Tree Management Policy including how to lodge an application can be made by contacting Council's Customer Service on telephone 4227 7111. Alternatively information can be obtained from Council's website via the following link <http://www.wollongong.nsw.gov.au/services/household/trees/Pages/Lodgeatmp.aspx>.

2. Termite Management for Buildings

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

3. Lead Paint and Building Renovations

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

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

4. Sewage Management Systems

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

5. Asbestos

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

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

6. Loose-Fill Asbestos Insulation

Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

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

Contact NSW Fair Trading for further information.

7. Building Product Use Ban

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

Construction Code and subject to certain exceptions. The ban commenced operation on Wednesday 15 August 2018.

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

This document is authorised by:

LIS Information Officer - Section 10.7 Planning Certificates

Wollongong City Council

Telephone (02) 42277111

Lotsearch Pty Ltd
Level 25
100 Mount Street
North Sydney NSW 2060

REFERENCE	CERT-2023/2510
Issued	15-May-2023
Certificate Type	Section 10.7(2) & (5)
Your Reference	LS043389
Council Property Reference	326481

PLANNING CERTIFICATE

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

PROPERTY DETAILS	Legal Description	Lot 10 DP 19109
	Location	4 Murphys Avenue GWYNNEVILLE NSW 2500

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

SECTION 10.7 (2) DETAILS

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

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS

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

Wollongong Local Environment Plan 2009

Wollongong Development Control Plan 2009

State Environmental Planning Policies

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Industry and Employment) 2021

State Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Precincts - Regional) 2021

State Environmental Planning Policy (Exempt and Complying) 2008

State Environmental Planning Policy (Building Sustainability Index BASIX) 2004

State Environmental Planning Policy No. 65 - Design of Residential Apartment Development 2002

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

Explanation of Intended Effect Employment Zones Reform Implementation

Draft Development Control Plan 2009 Review

The Wollongong Development Control Plan 2009 came into force on 3 March 2010. The following draft chapters are available for public exhibition:

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

D16 Draft Neighbourhood Plan – Elm Park

D16 Draft Neighbourhood Plan - Marshall Vale/Duck Ck

D16 Draft Neighbourhood Plan – Iowna

C1 Advertising Signage and Structure

E12 Bush Fire Management

Former Port Kembla School site

E17 Preservation and Management of Trees and Vegetation

E18 Native Biodiversity Impact Assessment

B6 Development in the Illawarra Escarpment

Appendix 4 Definitions

B4 Centres and Peripheral Centres

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

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

(4) In this section –

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

2. ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS

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

Wollongong Local Environment Plan 2009

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

(a) the identity of the zone (see below)

(b) the purposes for which development in the zone (see below) -

- i. may be carried out without development consent
- ii. may not be carried out except with development consent
- iii. is prohibited

R2 Low Density Residential

1. Objectives of zone

- To provide for the housing needs of the community within a low density residential environment,
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2. Permitted without consent

Home occupations.

3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home based child care; Home businesses, Home industries, Hospitals; Hostels; Information and education facilities; Jetties; Manor houses, Multi dwelling housing; Neighbourhood shops; Oyster aquaculture, Places of public worship; Pond-based aquaculture, Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Tank-based aquaculture, Veterinary hospitals

4. Prohibited

Any development not specified in item 2 or 3

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

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

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

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

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

Nil

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

Refer to State Environmental Planning Policy applying to this land.

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

Nil

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

Nil

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

Nil

3. CONTRIBUTION PLANS

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

Contributions Plan

Wollongong City Wide Development Contributions Plan (2022)

This plan levies contributions under Section 7.12 of the *Environmental Planning and Assessment Act 1979 (NSW)*. The contribution is calculated based on the proposed cost of carrying out development and the applicable percentage rate. Where applicable, the requirement to pay contributions will be included in any development consent or complying development certificate issued. Further information is available from Council's website.

Draft Contributions Plan

Nil

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

Nil

4. COMPLYING DEVELOPMENT

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

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

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

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

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

5. EXEMPT DEVELOPMENT

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

Lot 10 DP 19109

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

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

Part 2 - Exempt Development Code

6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

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

- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section -

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

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

Nil.

7. LAND RESERVED FOR AQUISITION

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

Nil

8. ROAD WIDENING AND ROAD REALIGNMENT

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

- (a) the Roads Act 1993, Part 3, Division 2, or**
- (b) an environmental planning instrument, or**
- (c) a resolution of the council**

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

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

9. FLOOD RELATED DEVELOPMENT CONTROLS

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

Lot 10 DP 19109

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

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

Lot 10 DP 19109

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

(3) In this clause -

Flood Planning Area has the same meaning as in the Floodplain Development Manual.

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

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

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

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

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

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding -
- Council has adopted Clause 7.10 of Wollongong Local Environmental Plan 2009 – Development in Areas subject to airport noise.
 - Council has adopted Chapter E20 of Wollongong Development Control Plan 2009 – Contaminated Land Management.
 - Council has adopted “Wollongong Development Control Plan 2009 – Chapter E12 Geotechnical Assessment”.
 - Council has adopted Acid Sulfate Maps, Wollongong Local Environmental Plan 2009 – Clause 7.5 Acid Sulfate Soils.
 - Council has adopted “Wollongong Development Control Plan 2009 – Chapter E16 Bushfire Management”. The Rural Fire Service has endorsed the Bush Fire Prone Land map.
 - Unhealthy Building Land Policy, adopted by the Environmental Protection Authority.
 - Council has adopted Wollongong City Council Coastal Zone Study (Cardno, Lawson, Treloar 2010).
- (2) In this section - adopted policy means a policy adopted –
- (a) by the council, or
 - (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. BUSH FIRE PRONE LAND

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

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

12. LOOSE-FILL ASBESTOS INSULATION

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

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

Nil

13. MINE SUBSIDENCE

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

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

14. PAPER SUBDIVISION INFORMATION

(1) The name of a development plan adopted by a relevant authority that—

- (a) applies to the land, or
- (b) is proposed to be subject to a ballot.

Nil

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

Not Applicable.

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

15. PROPERTY VEGETATION PLANS

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

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

16. BIODIVERSITY STEWARDSHIP SITES

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

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

Nil

17. BIODIVERSITY CERTIFIED LAND

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

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

Nil

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

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

Council has not been notified of an order.

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

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

(2) In this section -

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

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

Nil

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

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

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

Not Applicable.

21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

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

Nil

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

- (1) Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate -
 - a) the period for which the certificate is current, and
 - b) that a copy may be obtained from the Department.
- (2) If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).
- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).
- (4) In this section— **former site compatibility certificate** means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*

Nil

CONTAMINATED LAND MANAGEMENT ACT 1997

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

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

Council has **not** been advised that:

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

SECTION 10.7 (5) DETAILS

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

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

RESOLUTION TO PREPARE PLANNING PROPOSAL

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

LAND STABILITY

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

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

FLOOD AND DRAINAGE

1 Flood Affected - Classification of flood risk precinct under review

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

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

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

2 Estimated Flood Levels

Council is aware that it may hold estimated and/or historical flood levels in the vicinity of this property. In order to pursue this matter further, please complete a Flood Level Information Advice form or apply online which are both available on Council website or at Customer Service front counter of the

Administration Building. A cost is involved for this service. Payment must be made prior to information being provided.

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

ACID SULFATE SOILS

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

CONTAMINATED LAND

No advice provided.

STATE SIGNIFICANT DEVELOPMENT

Nil

BUILDING LINES

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

OTHER HERITAGE MATTERS KNOWN TO COUNCIL

Aboriginal Heritage

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

DEVELOPMENT HISTORY

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

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

LOOSE-FILL ASBESTOS

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

Contact NSW Fair Trading for further information.

OTHER INFORMATION

Illawarra Shoalhaven Regional Plan

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

Bushfire

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

GENERAL INFORMATION

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

1. Tree Management Policy

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

The Tree Management Policy applies to any tree that:

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

Please note that:

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

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

Common Name	Botanical Name
African fern pine, Yellowwood	<i>Afrocarpus falcatus</i> (Syn. <i>Nageia falcatus</i>)
African Olive	<i>Olea europaea</i> subsp. <i>cuspidata</i>
Alder	<i>Alnus</i> species
Black Locust	<i>Robinia pseudoacacia</i>

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

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

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

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

Development Consents may contain restrictions relating to trees.

Further information regarding Council's Tree Management Policy including how to lodge an application can be made by contacting Council's Customer Service on telephone 4227 7111. Alternatively information can be obtained from Council's website via the following link <http://www.wollongong.nsw.gov.au/services/household/trees/Pages/Lodgeatmp.aspx>.

2. Termite Management for Buildings

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

3. Lead Paint and Building Renovations

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

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

4. Sewage Management Systems

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

5. Asbestos

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

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

6. Loose-Fill Asbestos Insulation

Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

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

Contact NSW Fair Trading for further information.

7. Building Product Use Ban

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

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

This document is authorised by:

LIS Information Officer - Section 10.7 Planning Certificates

Wollongong City Council

Telephone (02) 42277111

APPENDIX D

Lotsearch Report



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 09 May 2023 09:38:29

Reference: LS043279 EP

Address: 10 Irvine Street, Gwynneville, NSW 2500

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	14/02/2023	14/02/2023	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	02/05/2023	11/04/2023	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	04/05/2023	04/05/2023	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	06/12/2022	14/07/2021	Quarterly	1000m	0	0	1
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	13/07/2012	Annually	1000m	0	0	1
EPA PFAS Investigation Program	Environment Protection Authority	02/05/2023	23/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	14/02/2023	14/02/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	14/02/2023	14/02/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	30/03/2023	30/03/2023	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2022	02/09/2022	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	04/05/2023	04/05/2023	Monthly	1000m	0	0	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	04/05/2023	04/05/2023	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	04/05/2023	04/05/2023	Monthly	1000m	3	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	10	10	12
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	5
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	7
Points of Interest	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	1	1	68
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	2
Major Easements	NSW Department of Customer Service - Spatial Services	16/02/2023	16/02/2023	Quarterly	1000m	0	0	6
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	As required	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	28/03/2022	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	0	36

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	3	3	7
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	1
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	1	4
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	1	2	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	28/02/2023	02/12/2022	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	14/02/2023	14/02/2023	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	13/02/2023	13/02/2023	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	13/02/2023	13/02/2023	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	13/02/2023	13/02/2023	Monthly	1000m	8	8	8
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	15/11/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	15/12/2022	02/12/2022	Monthly	1000m	2	5	64
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	18/10/2022	01/07/2022	Quarterly	1000m	0	0	1
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	28/02/2023	17/02/2023	Monthly	1000m	0	0	9
Bush Fire Prone Land	NSW Rural Fire Service	08/05/2023	25/10/2022	Weekly	1000m	0	0	3
Native Vegetation of the Illawarra Escarpment & Coastal Plain	NSW Office of Environment & Heritage	20/05/2015	04/08/2011	Annually	1000m	1	1	20
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	28/03/2022	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	5
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	08/05/2023	08/05/2023	Weekly	10000m	-	-	-

Site Diagram

10 Irvine Street, Gwynneville, NSW 2500



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 119863m²

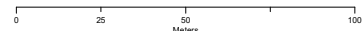
Total Perimeter: 1.38km

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale:



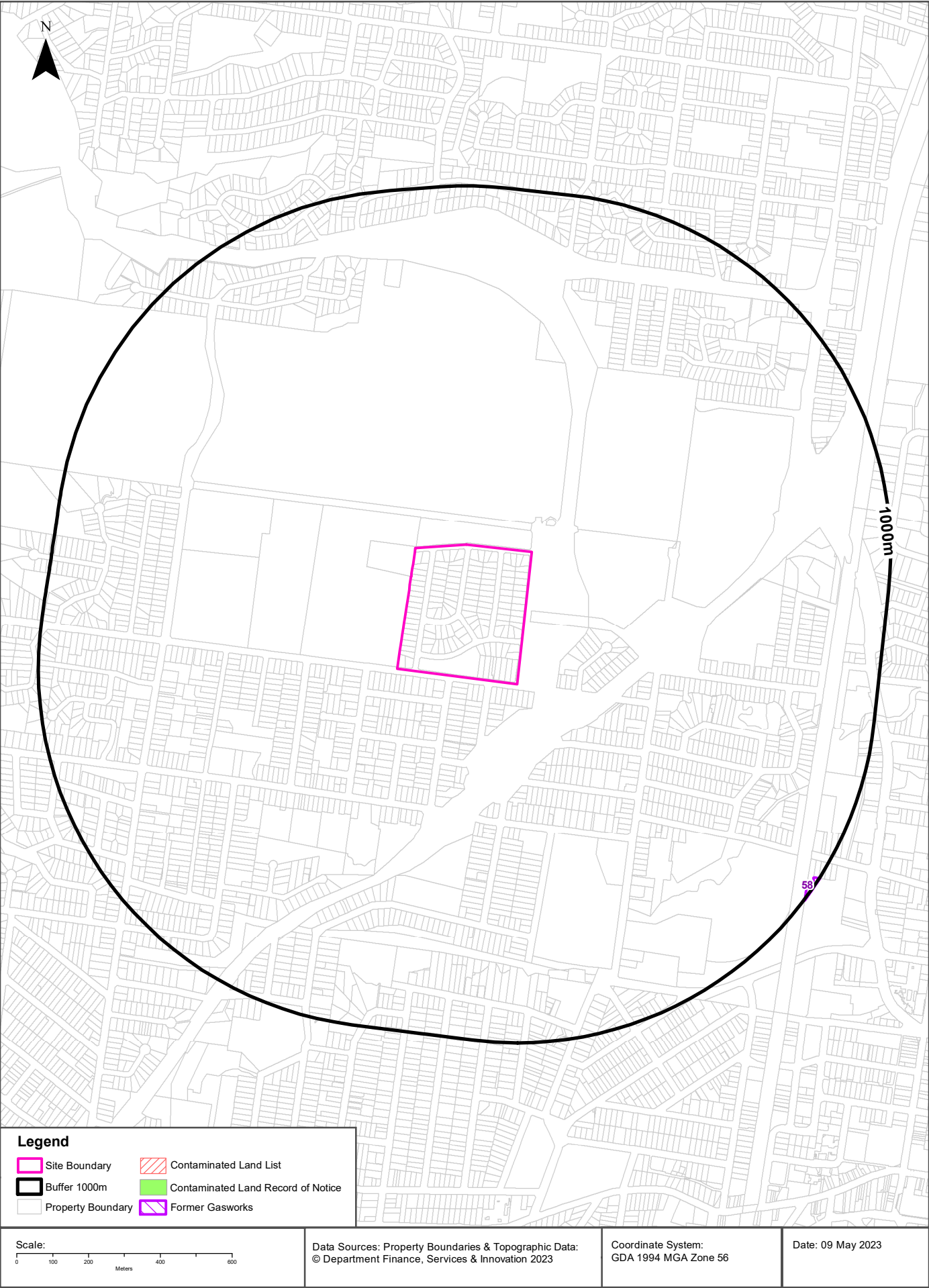
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 09 May 2023

Contaminated Land

10 Irvine Street, Gwynneville, NSW 2500



Contaminated Land

10 Irvine Street, Gwynneville, NSW 2500

List of NSW contaminated sites notified to EPA

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

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

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

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

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

Contaminated Land

10 Irvine Street, Gwynneville, NSW 2500

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

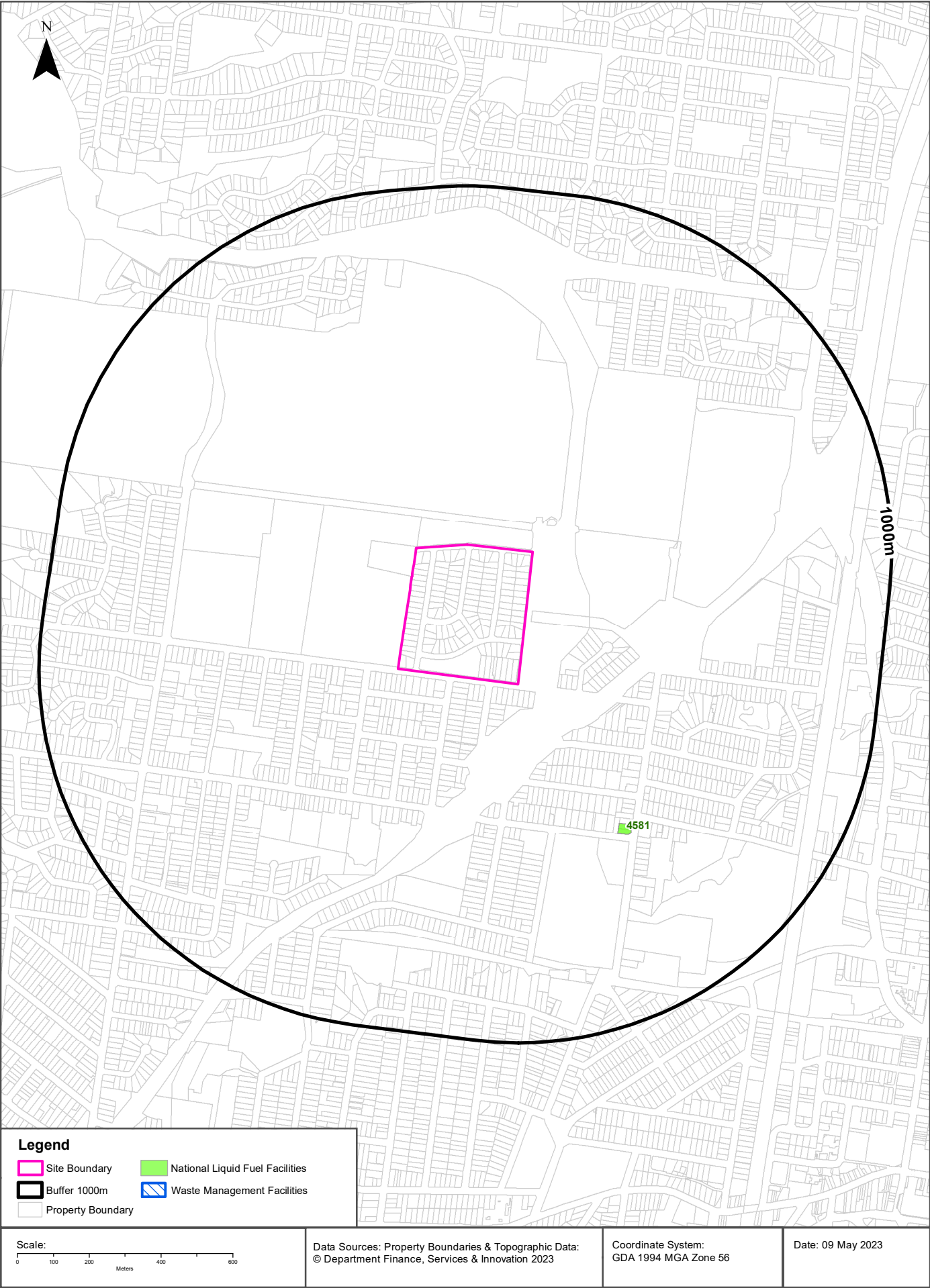
Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
58	Finders Street, Wollongong	Wollongong City Council	Contact council	Premise Match	977m	South East

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

10 Irvine Street, Gwynneville, NSW 2500



Waste Management & Liquid Fuel Facilities

10 Irvine Street, Gwynneville, NSW 2500

National Waste Management Site Database

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

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

Waste Management Facilities Data Source: Geoscience Australia

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National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4581	Caltex	Caltex Gwynneville	36 Foley Street	Gwynneville	Petrol Station	Operational		25/07/2011	Premise Match	476m	South East

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

10 Irvine Street, Gwynneville, NSW 2500

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

10 Irvine Street, Gwynneville, NSW 2500

Defence 3 Year Regional Contamination Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

10 Irvine Street, Gwynneville, NSW 2500

EPA Other Sites with Contamination Issues

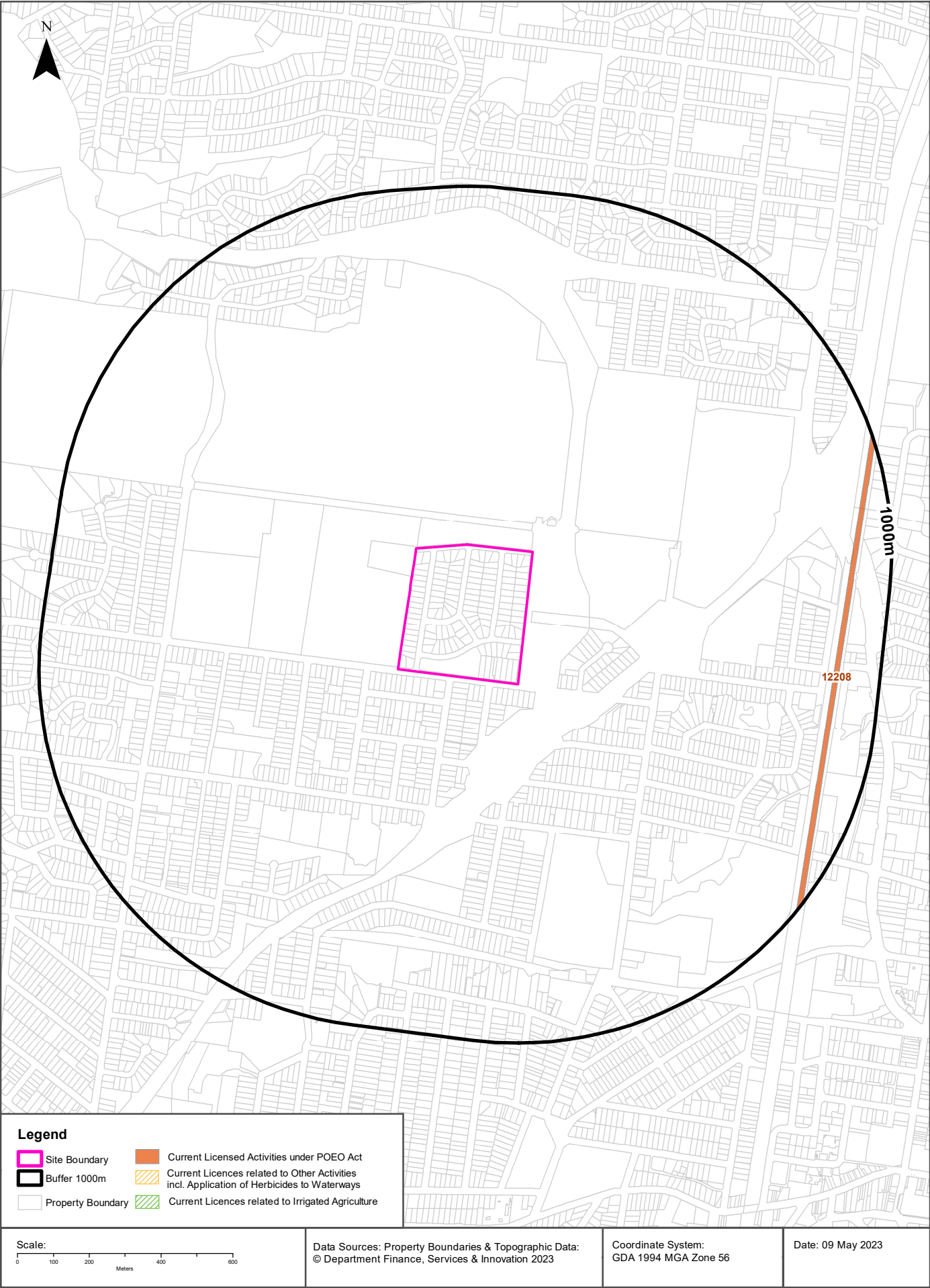
This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

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

Sites within the dataset buffer:

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

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



EPA Activities

10 Irvine Street, Gwynneville, NSW 2500

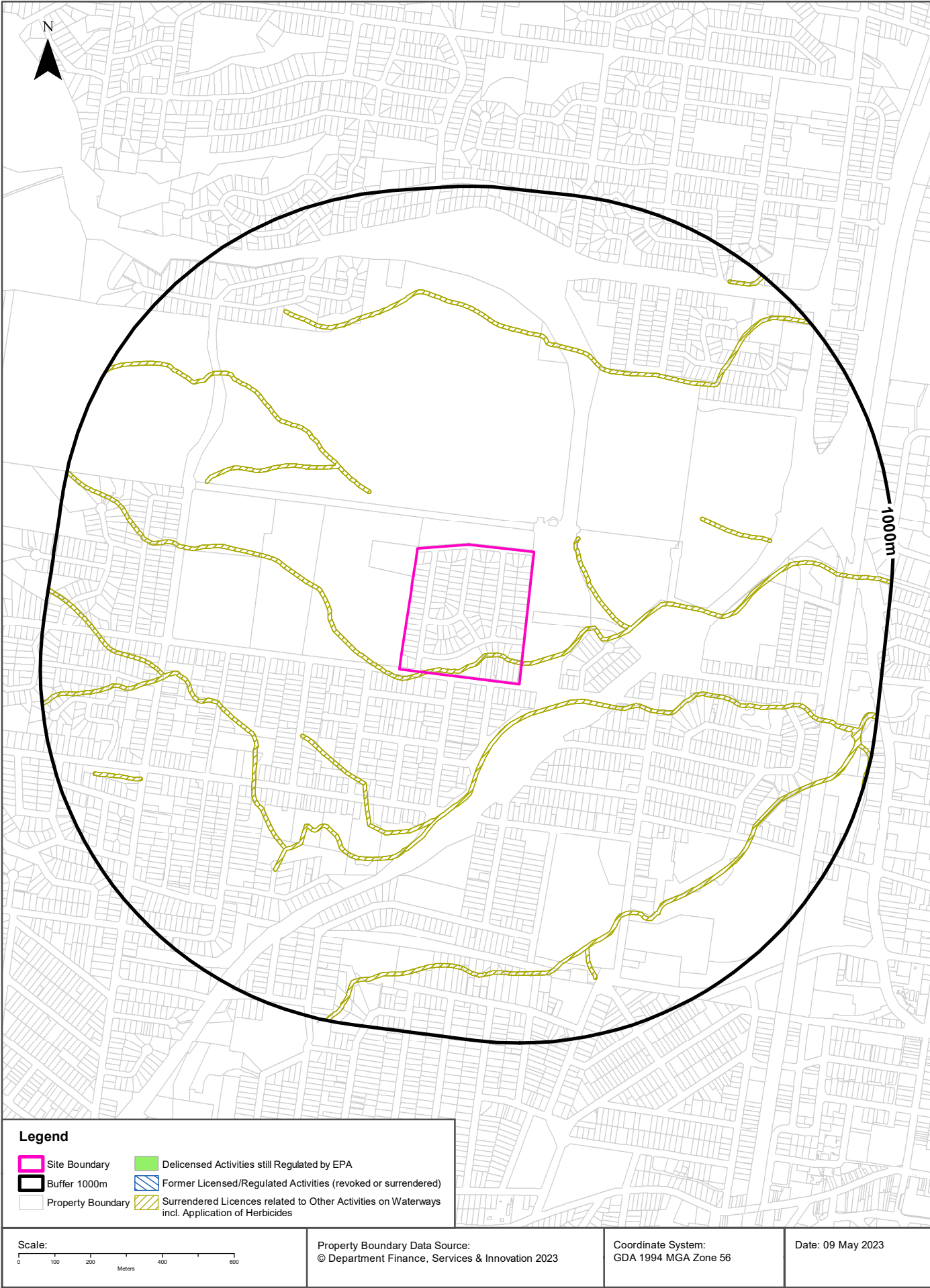
Licensed Activities under the POEO Act 1997

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

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	861m	East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

10 Irvine Street, Gwynneville, NSW 2500

Delicensed Activities still regulated by the EPA

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

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

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

10 Irvine Street, Gwynneville, NSW 2500



Historical Business Directories

10 Irvine Street, Gwynneville, NSW 2500

Business Directory Records 1950-1991 Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	JOINERY MANUFACTURERS &/OR MERCHANTS.	Jm Joinery., 5 Madolme St Gwynneville	103053	1991	Premise Match	0m	On-site
2	PLASTERING CONTRACTORS.	Purss D., 22 Hoskins St Gwynneville	100065	1991	Premise Match	0m	On-site
	PLASTERING CONTRACTORS	Purss. D., 22 Hoskins St., Gwynneville 2500	144090	1982	Premise Match	0m	On-site
3	BUTCHERS-WHOLESALE.	South Coast Wholesale Meats., 4 Murphys Av Gwynneville	99678	1991	Premise Match	0m	On-site
	BUTCHERS - WHOLESALE	South Coast Wholesale Meats, 4 Murphys Ave., Gwynneville 2500	139579	1982	Premise Match	0m	On-site
	BUTCHERS-RETAIL	South Coast Wholesale Meats, 4 Murphys Ave., Gwynneville 2500	139552	1982	Premise Match	0m	On-site
	MIXED BUSINESSES	Davis, E. A., 4 Murphys Ave., Gwynneville	564944	1970	Premise Match	0m	On-site
	BUTCHERS-RETAIL	Parrish, J., 4 Murphys Ave., Gwynneville	560891	1970	Premise Match	0m	On-site
	BUTCHERS-RETAIL	Partridge, J., 4 Murphys Ave., Gwynneville	560893	1970	Premise Match	0m	On-site
4	MIXED BUSINESSES	Patmore, E., 10 Murphys Ave., Gwynneville	565043	1970	Premise Match	0m	On-site
5	SCHOOLS &/OR COLLEGES - PRIVATE &/OR PUBLIC	Wollongong Institute Of Education., Northfields Av North Wollongong	103781	1991	Premise Match	138m	North East
	SCHOOLS &/OR COLLEGES - PRIVATE &/OR PUBLIC	Wollongong Institute of Education, Northfields Ave., Wollongong North 2500	144732	1982	Premise Match	138m	North East

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Business Directory Records 1950-1991 Road or Area Matches

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

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

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Dry Cleaners, Motor Garages & Service Stations

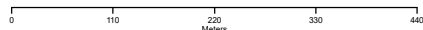
10 Irvine Street, Gwynneville, NSW 2500



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 09 May 2023

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Historical Business Directories

10 Irvine Street, Gwynneville, NSW 2500

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	DRY CLEANERS & PRESSERS.	Ryans Dry Cleaning & Laundry Pty Ltd., 22 Foleys Rd Gwynneville	100437	1991	Premise Match	382m	South East
	DRY CLEANERS & PRESSERS	Ryans Dry Cleaning & Laundry (W'gong) Pty. Ltd., 22 Foleys Rd., Gwynneville 2500	140482	1982	Premise Match	382m	South East
2	MOTOR GARAGES & SERVICE STATIONS.	Esso Service Station., 270 Gipps Rd., Keiraville	102441	1991	Premise Match	388m	South West
3	MOTOR GARAGES &/OR ENGINEERS	Moore, B., Cnr. Gipps & Foleys Rds., Gwynneville	239392	1961	Premise Match	476m	South East
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Moore, R., Cnr. Gipps Rd., & Foley St., Gwynneville	239593	1961	Premise Match	476m	South East

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS	BP Keiraville Service Station, Gipps Rd., Keiraville 2500	143239	1982	Road Match	362m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS	Esso Service Station, Gipps Rd., Keiraville 2500	143266	1982	Road Match	362m
	MOTOR GARAGES &/OR ENGINEERS	Mulder L., Gipps Rd., Keiraville	565566	1970	Road Match	362m
5	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS	Boxall D. C., Gipps Rd., Gwynneville 2500	143228	1982	Road Match	365m
	MOTOR GARAGES &/OR ENGINEERS &/OR SERVICE STATIONS	Gwynneville Auto Centre, 125 Gipps Rd., Gwynneville 2500	143287	1982	Road Match	365m
6	MOTOR GARAGES &/OR ENGINEERS	Gwynneville Auto Centre, Foleys Rd., Gwynneville	565535	1970	Road Match	370m
7	MOTOR SERVICE STATIONS-PETROL, OILS, Etc.	Wiseman Park Service Station, Gipps St., Gwynneville	565803	1970	Road Match	496m

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Legend

Site Boundary

Buffer 150m

Scale:

0 40 80 120 160

Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 09 May 2023





Legend

- Site Boundary
- Buffer 150m

Scale:
 0 40 80 120 160
 Meters

Data Source Aerial Imagery:
 © Aerometrex Pty Ltd

Coordinate System:
 GDA 1994 MGA Zone 56

Date: 09 May 2023



<p>Scale:</p> <p>0 40 80 120 160</p> <p>Meters</p>	<p>Data Source Aerial Imagery: © 2023 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 08 May 2023</p>
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Scale: 0 40 80 120 160 Meters	Data Source Aerial Imagery: © 2023 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 May 2023
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Aerial Imagery 1998

10 Irvine Street, Gwynneville, NSW 2500



Aerial Imagery 1994

10 Irvine Street, Gwynneville, NSW 2500



<p>Scale:</p> <p>0 40 80 120 160</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© NSW Department of Customer Service</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 08 May 2023</p>
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Aerial Imagery 1984

10 Irvine Street, Gwynneville, NSW 2500



<p>Scale:</p> <p>0 40 80 120 160</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© NSW Department of Customer Service</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 08 May 2023</p>
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Aerial Imagery 1974

10 Irvine Street, Gwynneville, NSW 2500



<p>Scale:</p> <p>0 40 80 120 160</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© NSW Department of Customer Service</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 08 May 2023</p>
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Aerial Imagery 1970

10 Irvine Street, Gwynneville, NSW 2500



- Legend**
- Site Boundary
 - Buffer 150m

<p>Scale:</p> <p>0 40 80 120 160</p> <p>Meters</p>	<p>Data Source Aerial Imagery:</p> <p>© NSW Department of Customer Service</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 56</p>	<p>Date: 08 May 2023</p>
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Aerial Imagery 1951

10 Irvine Street, Gwynneville, NSW 2500



Aerial Imagery 1948

10 Irvine Street, Gwynneville, NSW 2500



Aerial Imagery 1941

10 Irvine Street, Gwynneville, NSW 2500



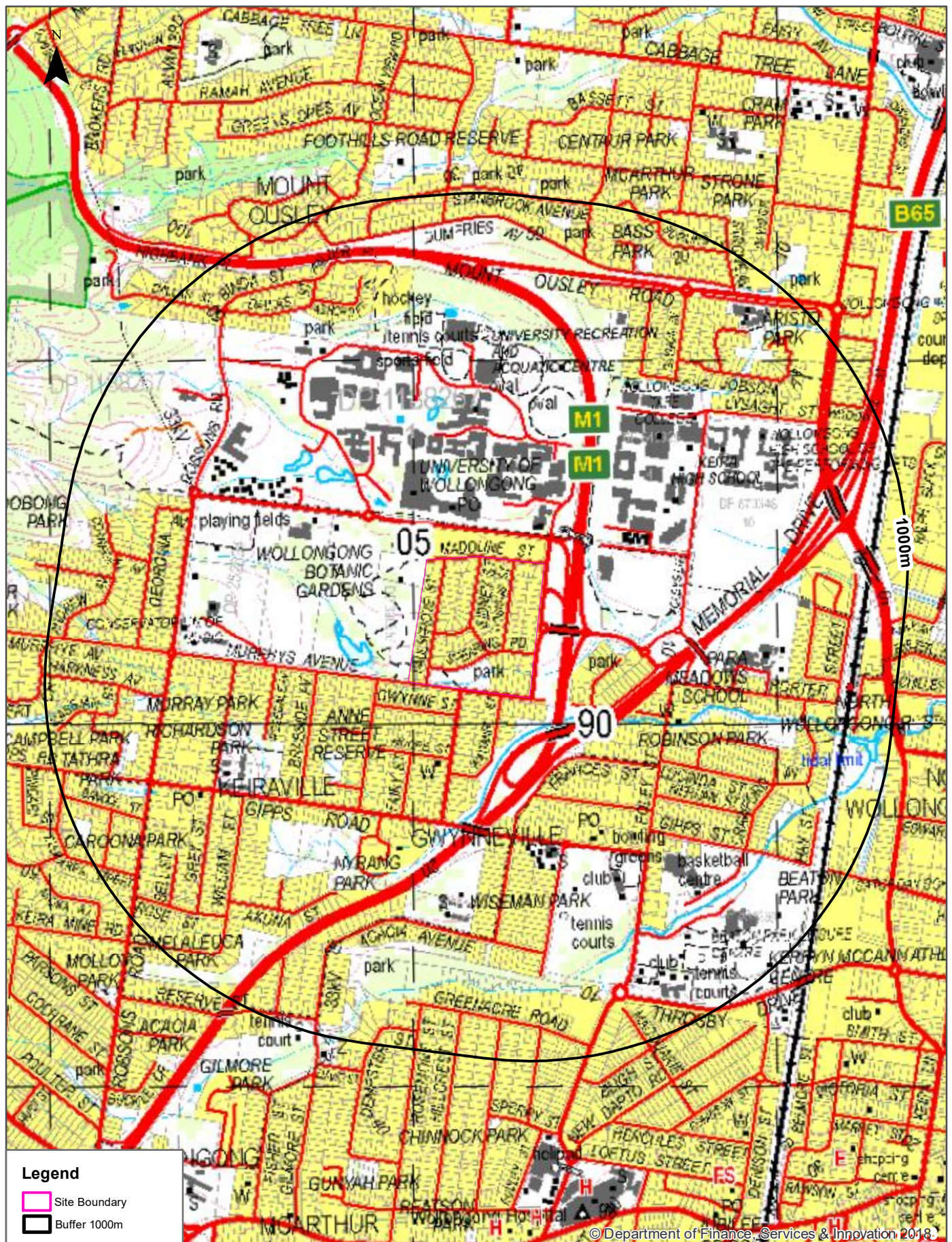
Aerial Imagery 1938

10 Irvine Street, Gwynneville, NSW 2500



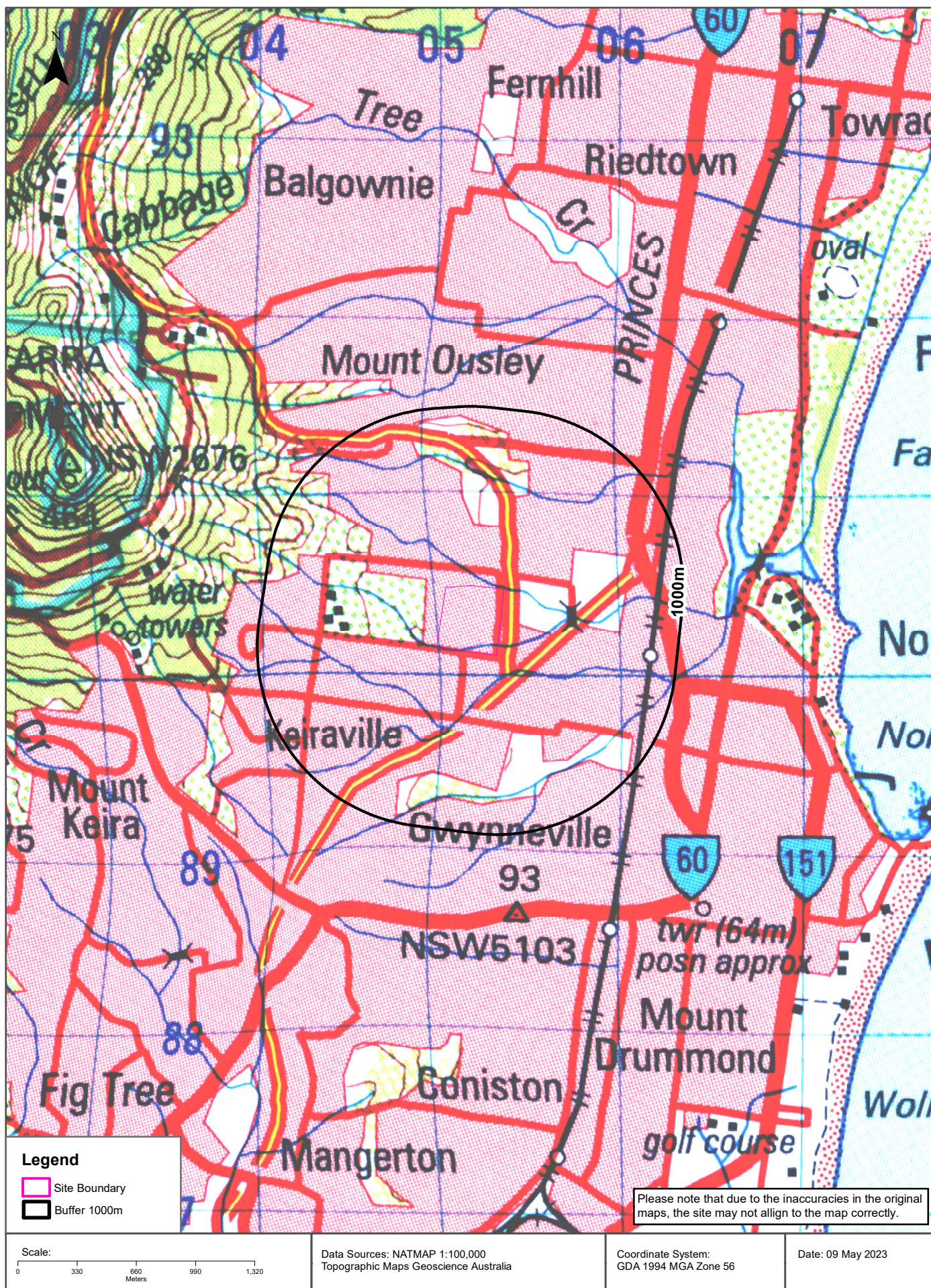
Topographic Map 2015

10 Irvine Street, Gwynneville, NSW 2500



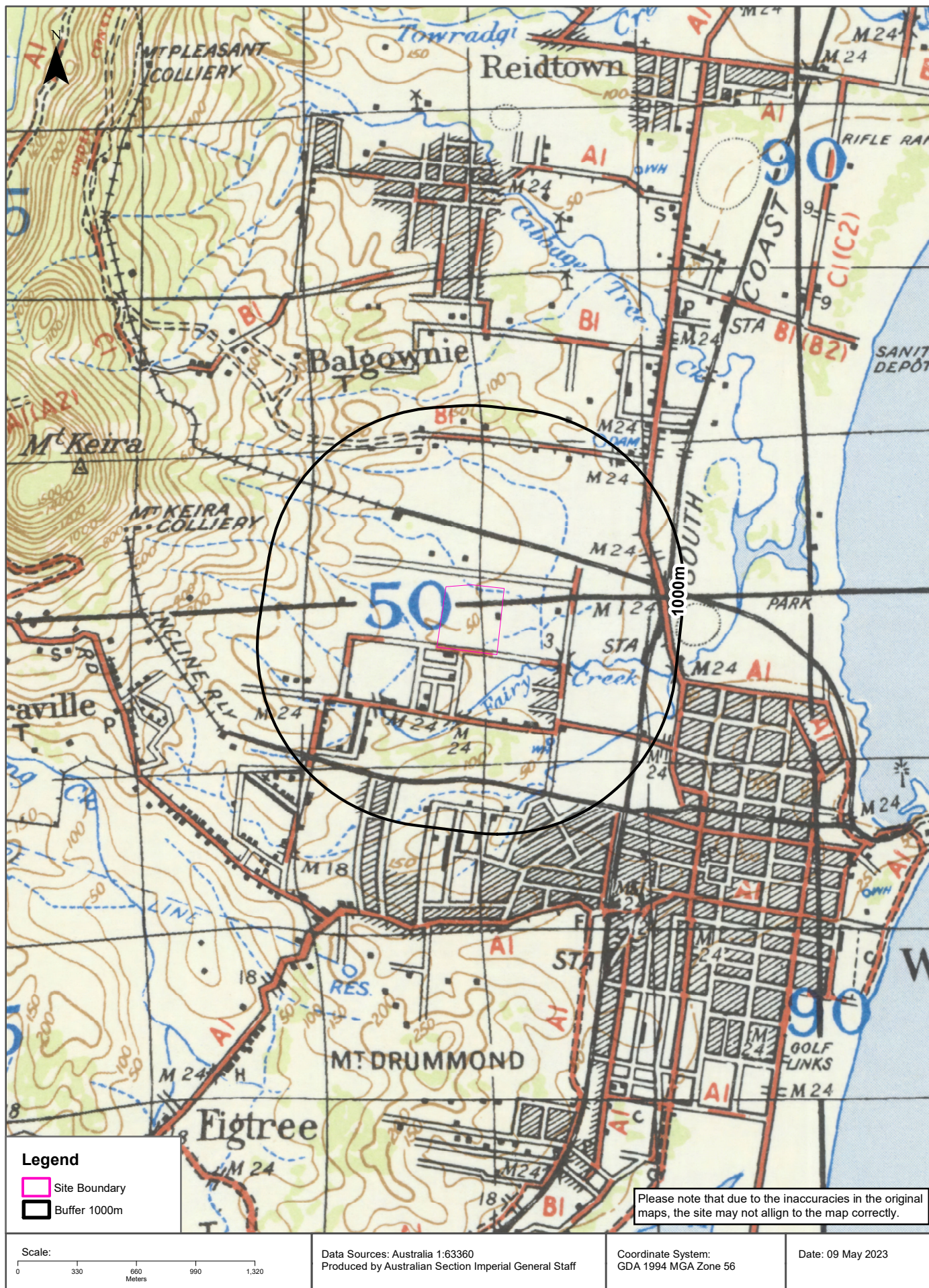
Historical Map 1998

10 Irvine Street, Gwynneville, NSW 2500



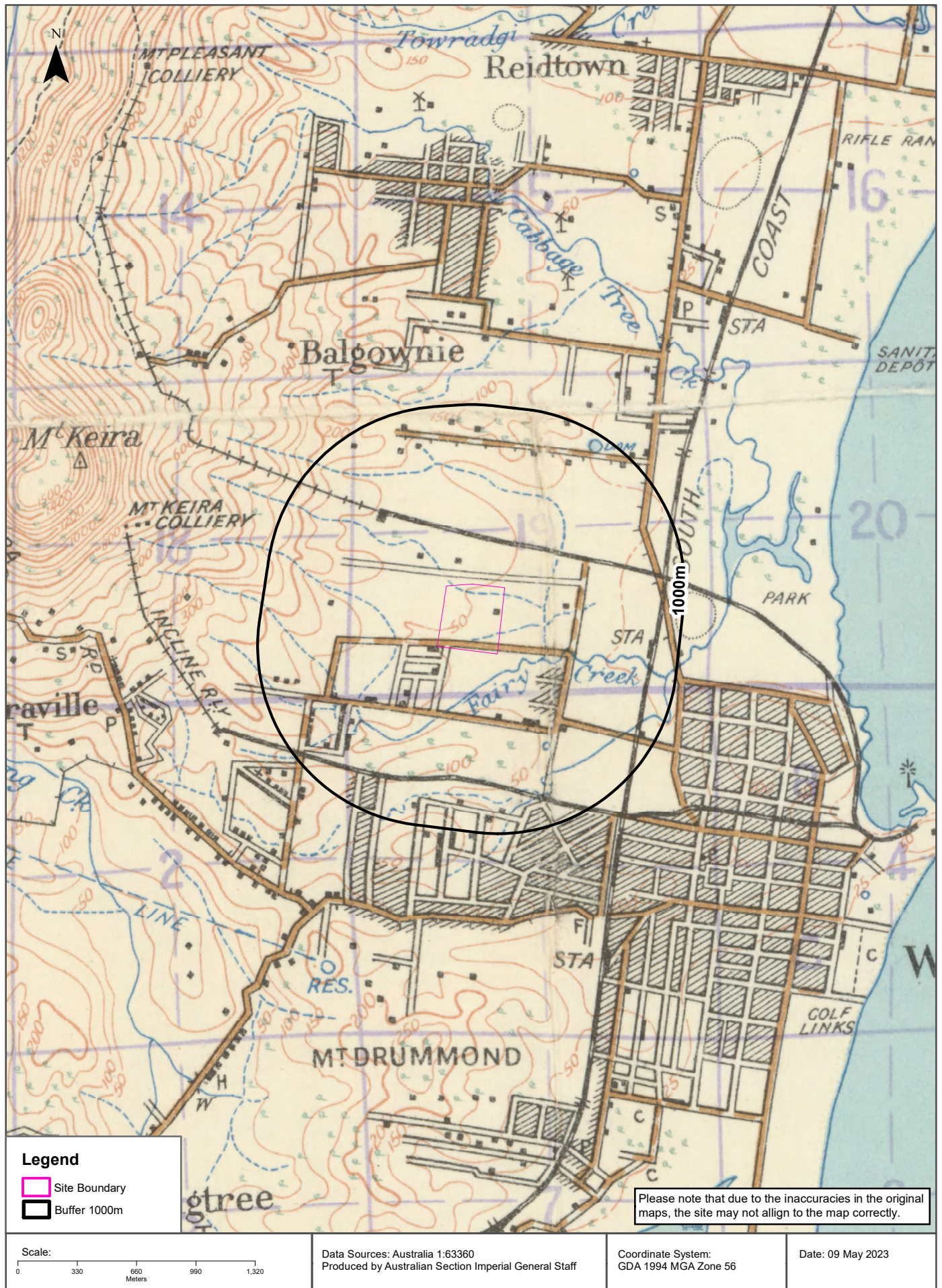
Historical Map c.1942

10 Irvine Street, Gwynneville, NSW 2500



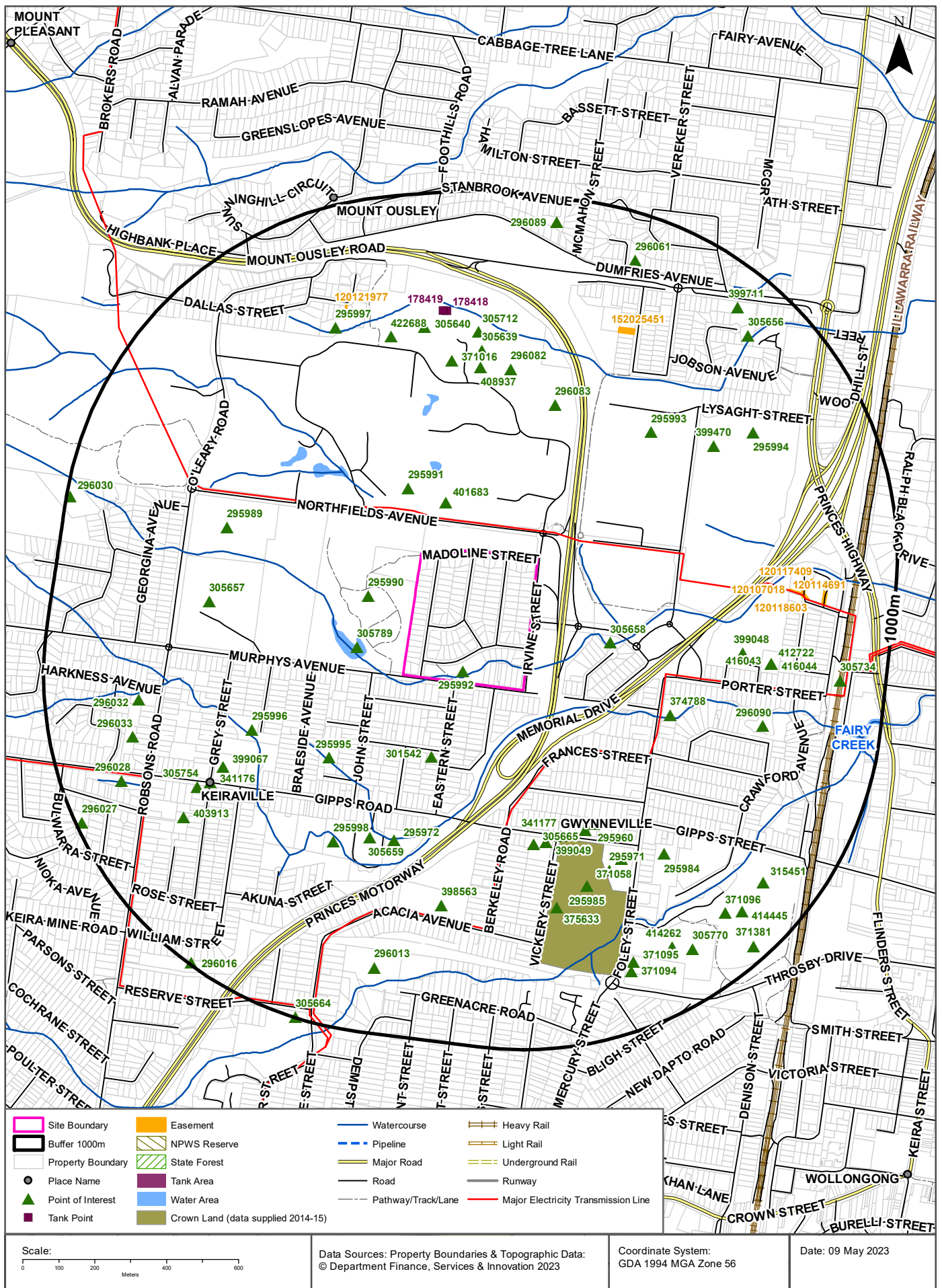
Historical Map c.1927

10 Irvine Street, Gwynneville, NSW 2500



Topographic Features

10 Irvine Street, Gwynneville, NSW 2500



Topographic Features

10 Irvine Street, Gwynneville, NSW 2500

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
295992	Park	SPEARING RESERVE	0m	On-site
295990	Park	WOLLONGONG BOTANIC GARDENS	129m	West
401683	Post Office	WOLLONGONG UNIVERSITY POST OFFICE	137m	North
305789	Wharf	Wharf	138m	West
295991	University	UNIVERSITY OF WOLLONGONG	186m	North West
301542	Place Of Worship	ST JOHNS ANGLICAN CHURCH	215m	South
305658	Park	Park	226m	East
295995	Park	ANNE STREET RESERVE	309m	South West
374788	Place Of Worship	OMAR MOSQUE	413m	South East
341177	Suburb	GWYNNEVILLE	418m	South
295960	Post Office	GWYNNEVILLE POST OFFICE	420m	South East
301562	Community Facility	WOLLONGONG SENIOR CITIZENS CENTRE	425m	South East
399049	Primary School	ST BRIGIDS CATHOLIC PRIMARY SCHOOL	426m	South
296083	Sports Field	OVAL	427m	North
305665	Place Of Worship	ST BRIGIDS	428m	South
295996	Park	RICHARDSON PARK	447m	South West
295972	Community Facility	POLISH ASSOCIATION IN WOLLONGONG	459m	South
305659	Retirement Village	IRT BRAESIDE	461m	South West
295993	TAFE College	WOLLONGONG TAFE COLLEGE	470m	North East
295998	Park	NYRANG PARK	502m	South West
408937	Sports Centre	UNIVERSITY RECREATION AND ACQUATIC CENTRE	511m	North
296082	Sports Field	OVAL	513m	North
371016	Sports Field	Sports Field	531m	North
371058	Sports Field	BOWLING GREENS	543m	South East
295989	Sports Field	PLAYING FIELDS	546m	West
295971	Club	WISEMAN PARK WOLLONGONG CITY BOWLING CLUB	555m	South East
305639	Swimming Pool Facility	UNIVERSITY POOL	557m	North
399067	Primary School	KEIRAVILLE PUBLIC SCHOOL	562m	South West
305657	Academy	CONSERVATORIUM OF MUSIC	563m	West
295985	Park	WISEMAN PARK	572m	South East
399470	High School	KEIRA HIGH SCHOOL	579m	North East

Map Id	Feature Type	Label	Distance	Direction
399048	Special School	PARA MEADOWS SCHOOL	596m	East
295984	Sports Centre	BASKETBALL CENTRE	600m	South East
305712	Sports Court	TENNIS COURTS	609m	North
375633	Sports Court	TENNIS COURTS	611m	South
422688	Parking Area	Parking Area	611m	North
341176	Suburb	KEIRAVILLE	615m	South West
398563	Primary School	GWYNNEVILLE PUBLIC SCHOOL	623m	South
305640	Sports Field	HOCKEY FIELD	630m	North
305754	Post Office	KEIRAVILLE POST OFFICE	652m	South West
296090	Park	ROBINSON PARK	672m	East
295997	Park	Park	674m	North West
416043	Community Medical Centre	CHILD AND FAMILY AUDIOLOGY NORTH WOLLONGONG	678m	East
412722	Community Medical Centre	PORTER STREET CENTRE	678m	East
416044	Community Medical Centre	WOLLONGONG OUT OF HOME CARE	678m	East
295994	High School	WOLLONGONG HIGH SCHOOL OF THE PERFORMING ARTS	692m	North East
403913	Retirement Village	IRT KEIRAVIEW	728m	South West
296032	Park	MURRAY PARK	739m	West
296033	Park	CAMPBELL PARK	771m	West
371095	Community Facility	GWYNNEVILLE SCOUTS	816m	South East
296013	Park	Park	817m	South
414262	Club	WOLLONGONG TENNIS CLUB (CITY OF)	825m	South East
371094	Community Facility	GWYNNEVILLE GIRL GUIDES	836m	South East
371096	Sports Centre	BEATON PARK LEISURE CENTRE	836m	South East
296028	Park	TATHRA PARK	837m	South West
305656	Park	ARISTO PARK	851m	North East
315451	Park	BEATON PARK	855m	South East
305770	Sports Court	TENNIS COURTS	860m	South East
414445	Swimming Pool Facility	BEATON PARK POOL	865m	South East
296061	Park	BASS PARK	870m	North East
305734	Railway Station	NORTH WOLLONGONG RAILWAY STATION	873m	East
399711	Combined Primary-Secondary School	ELONERA MONTESSORI SCHOOL	891m	North East
296089	Park	Park	934m	North
371381	Athletics Track	KERRYNN MCCANN ATHLETIC CENTRE	957m	South East
296027	Park	CAROONA PARK	984m	South West
296030	Park	KOOLOOBONG PARK	990m	West
296016	Park	MELALEUCA PARK	993m	South West
305664	Sports Court	TENNIS COURT	997m	South West

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

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Topographic Features

10 Irvine Street, Gwynneville, NSW 2500

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

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

Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
178418	Water	Operational		01/01/2012	669m	North
178419	Water	Operational		01/01/2012	671m	North

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

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Major Easements

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
152025451	Primary	Right of way	14.28 m	666m	North East
120121977	Primary	Undefined		688m	North
120107018	Primary	Undefined		705m	East
120114691	Primary	Undefined		740m	East
120117409	Primary	Undefined		740m	East
120118603	Primary	Undefined		748m	East

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

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Topographic Features

10 Irvine Street, Gwynneville, NSW 2500

State Forest

What State Forest exist within the dataset buffer?

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

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)

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Hydrogeology & Groundwater

10 Irvine Street, Gwynneville, NSW 2500

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

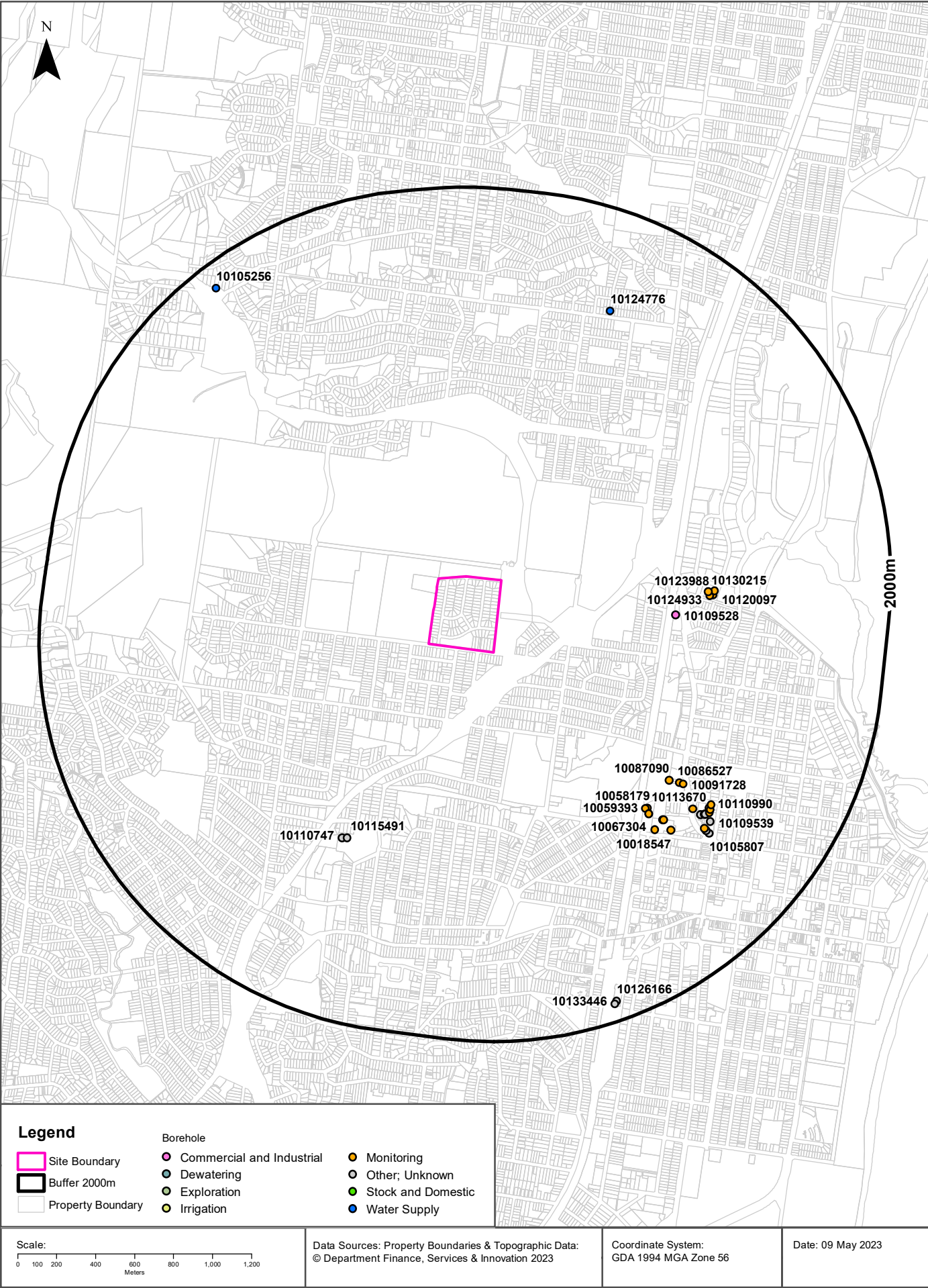
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

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

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

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



Hydrogeology & Groundwater

10 Irvine Street, Gwynneville, NSW 2500

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10109528	GW024238	Commercial and Industrial	Functioning	01/01/1966	6.00		AHD	V. Salty			910m	East
10130215	GW114326	Monitoring	Functional	20/07/2011	4.00		AHD				1064m	East
10124933	GW114325	Monitoring	Functional	20/07/2011	4.00		AHD				1074m	East
10115491	GW048564	Unknown	Functioning	01/01/1966	30.50		AHD				1080m	South West
10110747	GW048563	Unknown	Functioning	01/01/1966	30.50		AHD	501-1000 ppm			1090m	South West
10120097	GW114324	Monitoring	Unknown	20/07/2011	4.00		AHD				1092m	East
10123988	GW114323	Monitoring	Functional	20/07/2011	4.00		AHD				1098m	East
10087090	GW110518	Monitoring	Unknown	15/12/2004	6.00		AHD			4.00	1117m	South East
10059393	GW114648	Monitoring	Functional	09/05/2013	8.60		AHD			5.00	1121m	South East
10058179	GW114645	Monitoring	Functional	09/05/2013	6.00		AHD			3.10	1126m	South East
10067304	GW114646	Monitoring	Functional	09/05/2013	5.70		AHD			2.20	1152m	South East
10068615	GW114647	Monitoring	Functional	09/05/2013	11.00		AHD			2.20	1152m	South East
10086527	GW110517	Monitoring	Unknown	15/12/2004	5.00		AHD			4.00	1168m	South East
10091728	GW110516	Monitoring	Unknown	15/12/2004	6.00		AHD			2.50	1187m	South East
10019810	GW114627	Monitoring	Functional	08/05/2013	16.00		AHD				1223m	South East
10024824	GW114626	Monitoring	Functional	16/10/2014	5.60		AHD			1.90	1228m	South East
10022948	GW114624	Monitoring	Functional	08/05/2013	6.00		AHD			2.80	1233m	South East
10018547	GW114625	Monitoring	Functional	08/05/2013	3.70		AHD			2.20	1291m	South East
10149798	GW115121	Monitoring	Functional	21/03/2012	5.10		AHD			1.80	1303m	South East
10106082	GW115196	Unknown	Unknown				AHD				1353m	South East
10110257	GW115188	Unknown	Unknown				AHD				1366m	South East
10110990	GW115191	Unknown	Unknown				AHD				1367m	South East
10113670	GW115187	Unknown	Unknown				AHD				1367m	South East
10150338	GW115117	Monitoring	Functional	20/03/2012	5.40		AHD			2.40	1367m	South East
10107074	GW115189	Unknown	Unknown				AHD				1369m	South East
10112603	GW115190	Unknown	Unknown				AHD				1370m	South East
10149797	GW115118	Monitoring	Functional	20/03/2012	5.00		AHD			2.60	1378m	South East
10148175	GW115119	Monitoring	Functional	20/03/2012	5.10		AHD			3.20	1381m	South East
10148646	GW115120	Monitoring	Functional	21/03/2012	10.00		AHD			9.80	1412m	South East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10109539	GW115195	Unknown	Unknown				AHD				1414m	South East
10109316	GW115193	Unknown	Unknown				AHD				1425m	South East
10105807	GW115194	Unknown	Unknown				AHD				1447m	South East
10124776	GW111955	Water Supply	Functioning	25/01/2013	2.50		AHD		0.500	1.00	1490m	North East
10105256	GW013965	Water Supply	Functioning	01/02/1959	38.10		AHD		0.950	28.60	1875m	North West
10126166	GW108392	Unknown	Unknown	28/09/2007	6.00		AHD			5.83	1901m	South
10133446	GW108391	Unknown	Unknown	28/09/2007	6.20		AHD				1913m	South

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

Hydrogeology & Groundwater

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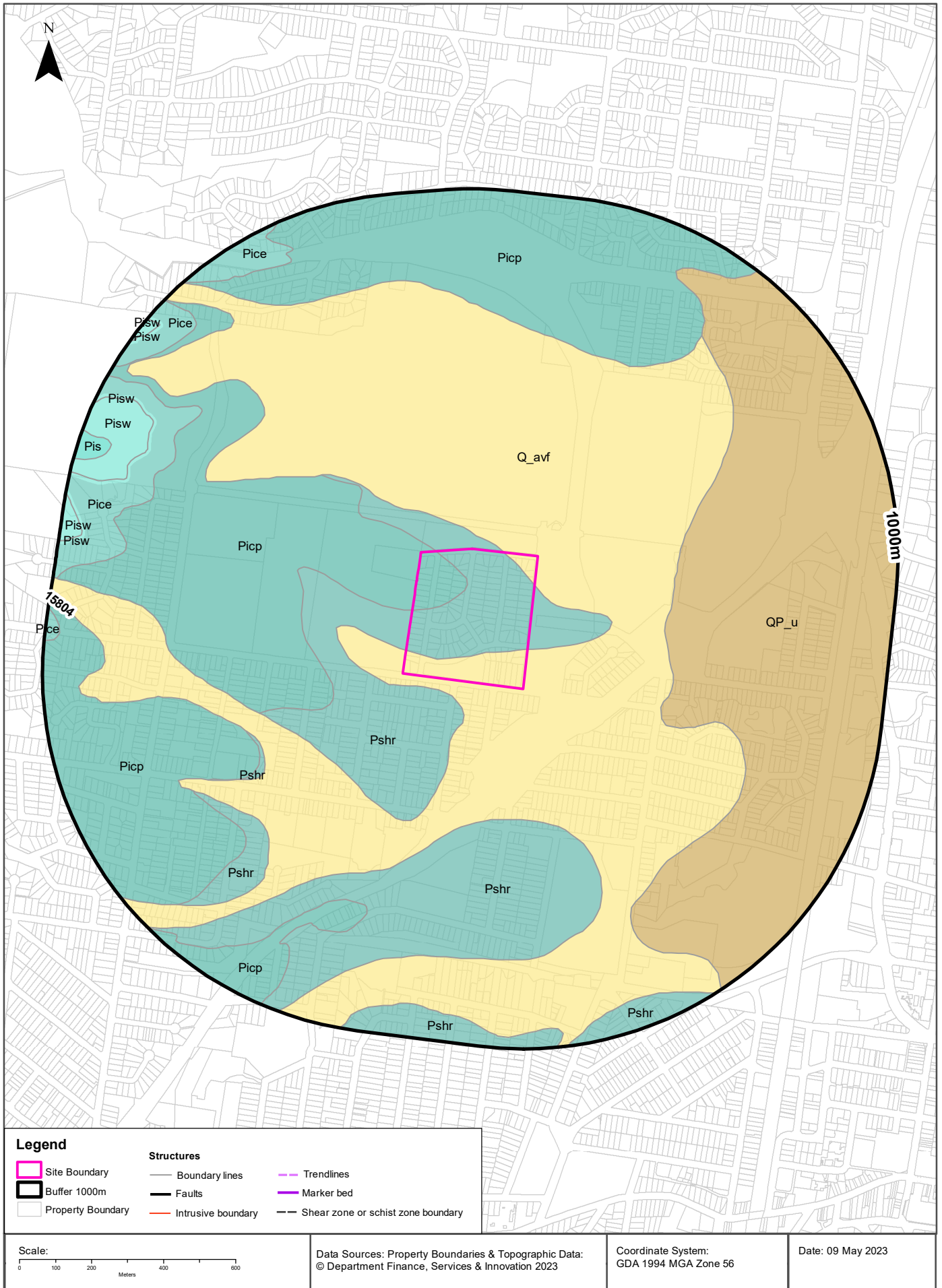
Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10059393	0.00m-1.00m TOPSOIL,SILTY CLAY BROWN TO DARK 1.00m-4.00m SANDY GRAVELLY CLAY DARK BROWN 4.00m-4.90m CLAY,DARK GREY TO BLACK,MINOR SAND AND GRAVELS 4.90m-7.50m CLAY YELLOW BROWN MINOR SILT 7.50m-8.60m CLAY YELLOW BROWN SOFT,MOIST	1121m	South East
10058179	0.00m-0.10m OLD BITUMEN,BARE GROUND AND GRASS 0.10m-3.00m CLAY M/PLASTICITY,BLACK STRONG ORGANIC 3.00m-4.00m CLAY,LOW TO MED.PLASTICITY,ORANGE AND RED MOTTLE 4.00m-6.00m CLAY LOW TO MED.PLASTICITY YELLOW TO YELLOW BROWN	1126m	South East
10067304	0.00m-1.50m GRAVELLY CLAY,DARK BROWN,M/PLASTICITY 1.50m-3.00m CLAY,BLACK MEDIUM PLASTICITY,FIRM,MOIST 3.00m-5.00m BECOMING MOIST 5.00m-5.70m GRAVELLY CLAY,BROWN ORANGE GREY,DRY	1152m	South East
10068615	0.00m-1.50m GRAVELLY CLAY,DARK BROWN,M/PLASTICITY 1.50m-3.00m CLAY BLACK M/PLASTICITY FIRM,MOIST 3.00m-5.00m CLAY BECOMING MOIST 5.00m-5.60m GRAVELLY CLAY BROWN/ORANGE/GREY 5.60m-11.00m SHALE,HIGHLY WEATHERED ,GREY	1152m	South East
10019810	0.00m-0.12m BITUMEN 0.12m-0.60m ROADBASE CONCRETE CRUSHED 0.60m-1.40m GRAVELLY CLAY HIGH PLASTICITY,BROWN FINE TO MED. GRAINED GRAVEL 1.40m-5.50m CLAY MED TO HIGH PLASTICITY 5.50m-16.00m SANDSTONE GREY,SIGHTLY WEATHERED,HARD	1223m	South East
10024824	0.00m-0.10m BITUMEN 0.10m-0.60m ROADBASE,CONCRETE CRUSHED 0.60m-1.40m GRAVELLY CLAY HIGH PLASTICITY,BROWN 1.40m-5.60m CLAY,GREY WEATHERED STRONG HYDROCARBON ODOUR	1228m	South East
10022948	0.00m-0.20m GRASS, TOPSOIL SILTY CLAY 0.20m-3.50m SILTY GRAVEL DARK BROWN TO BROWN 3.50m-6.00m SANDSTONE BROWN TO YELLOW	1233m	South East
10018547	0.00m-2.00m ROADBASE,SILTY GRAVEL,GREY,BROWN SILT 2.00m-3.70m CLAY,HIGH PLASTICITY,GREY,SOFT,MOIST	1291m	South East
10149798	0.00m-0.10m CONCRETE 0.10m-0.30m FILL, SAND 0.30m-5.10m SANDSTONE GREY FINE GRAINED	1303m	South East
10150338	0.00m-0.10m CONCRETE 0.10m-0.30m SANDY GRAVEL 0.30m-1.25m FILL SANDY GRAVEL PALE YELLOW 1.25m-4.00m SANDY CLAY 4.00m-5.40m SANDSTONE WHITE	1367m	South East
10149797	0.00m-0.20m SANDY GRAVEL 0.20m-2.80m CLAY 2.80m-3.45m CLAYEY SAND 3.45m-5.00m SANDSTONE	1378m	South East
10148175	0.00m-0.05m ASPHALT PAVEMENT 0.05m-0.30m GRAVELLY SAND 0.30m-2.70m CLAY 2.70m-3.25m SANDSTONE WEATHERED 3.25m-5.10m SANDSTONE	1381m	South East
10148646	0.00m-0.05m CONCRETE 0.05m-0.25m GRAVELLY CLAY 0.25m-0.50m CLAY 0.50m-0.90m SANDY CLAY 0.90m-10.00m SANDSTONE FINE GRAINED	1412m	South East

NGIS Bore ID	Drillers Log	Distance	Direction
10105256	0.00m-0.30m Soil 0.30m-11.27m Decomposed 11.27m-11.88m Mud Shale Clay Grey 11.88m-14.93m Stones Decomposed 14.93m-15.54m Coal 15.54m-21.64m Shale Grey 21.64m-22.55m Coal 22.55m-25.90m Shale Light Grey 25.90m-26.51m Shale Hard 26.51m-28.95m Shale Dark Grey 28.95m-31.69m Shale Light Grey 31.69m-32.30m Shale Very Hard 32.30m-33.52m Shale Dark 33.52m-34.74m Shale 34.74m-35.05m Shale Hard Water Supply 35.05m-36.57m Shale Very Hard 36.57m-38.10m Shale Grey	1875m	North West
10126166	0.00m-0.30m FILL, GRAVEL 0.30m-1.00m FILL. SAND 1.00m-1.90m CLAY BROWN 1.90m-6.00m CLAY DARK, BROWN	1901m	South
10133446	0.00m-0.40m FILL , GRAVEL 0.40m-1.50m FILL SAND 1.50m-2.50m CLAY 2.50m-6.20m CLAY	1913m	South

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



Geology

10 Irvine Street, Gwynneville, NSW 2500

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Pshr	Broughton Formation	Red-brown or green-grey, lithic to feldspathic sandstone (sporadically quartzose) with minor interbedded siltstone and polymictic pebble conglomerate, sporadic shelly fossils, varying degrees of bioturbation.	/Shoalhaven Group/Broughton Formation//	Wuchiapingian (base) to Wuchiapingian (top)	Sandstone	0m
Q_avf	Alluvial fan deposits	Fluvially-deposited quartz-lithic sand, silt, gravel, clay.	/Alluvium//Alluvial valley deposits//Alluvial fan deposits/	Quaternary (base) to Now (top)	Clastic sediment	0m
Picp	Pheasants Nest Formation	Shale, siltstone, sandstone with lenticular coal seams; sporadic thin cherty tuff(s) and syenite intrusives (in the southwest).	/Illawarra Coal Measures/Cumberland Subgroup/Pheasants Nest Formation//	Lopingian (base) to Lopingian (top)	Shale	0m
QP_u	Pleistocene undifferentiated regolith	Clay, silt, fluvial and marine sand.	/Pleistocene undifferentiated regolith///	Pleistocene (base) to Now (top)	Clastic sediment	373m
Pice	Erins Vale Formation	Fine- to medium-grained lithic sandstone, matrix is carbonaceous with secondary calcite, sporadically bioturbated, minor quartz pebble conglomerate up sequence.	/Illawarra Coal Measures/Cumberland Subgroup/Erins Vale Formation//	Lopingian (base) to Lopingian (top)	Sandstone	723m
Pisw	Wilton Formation	Dark claystone and dark siltstone, interbedded with sandstone; bioturbation, sideritic concretions, plant fossils.	/Illawarra Coal Measures/Sydney Subgroup/Wilton Formation//	Lopingian (base) to Lopingian (top)	Mudstone	801m
Pis	Sydney Subgroup	Quartz-lithic sandstone, siltstone, mudstone, claystone, tuffaceous claystone, carbonaceous claystone, coal, torbanite, minor conglomerate.	/Illawarra Coal Measures/Sydney Subgroup///	Lopingian (base) to Permian (top)	Sandstone	910m

Linear Geological Structures

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

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

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

Map ID	Boundary Type	Description	Map Sheet Name	Distance
15804	Faulted boundary	Fault showing relative displacement: down,up	Wollongong 1:50,000 Geological Sheet	958m

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW
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Naturally Occurring Asbestos Potential

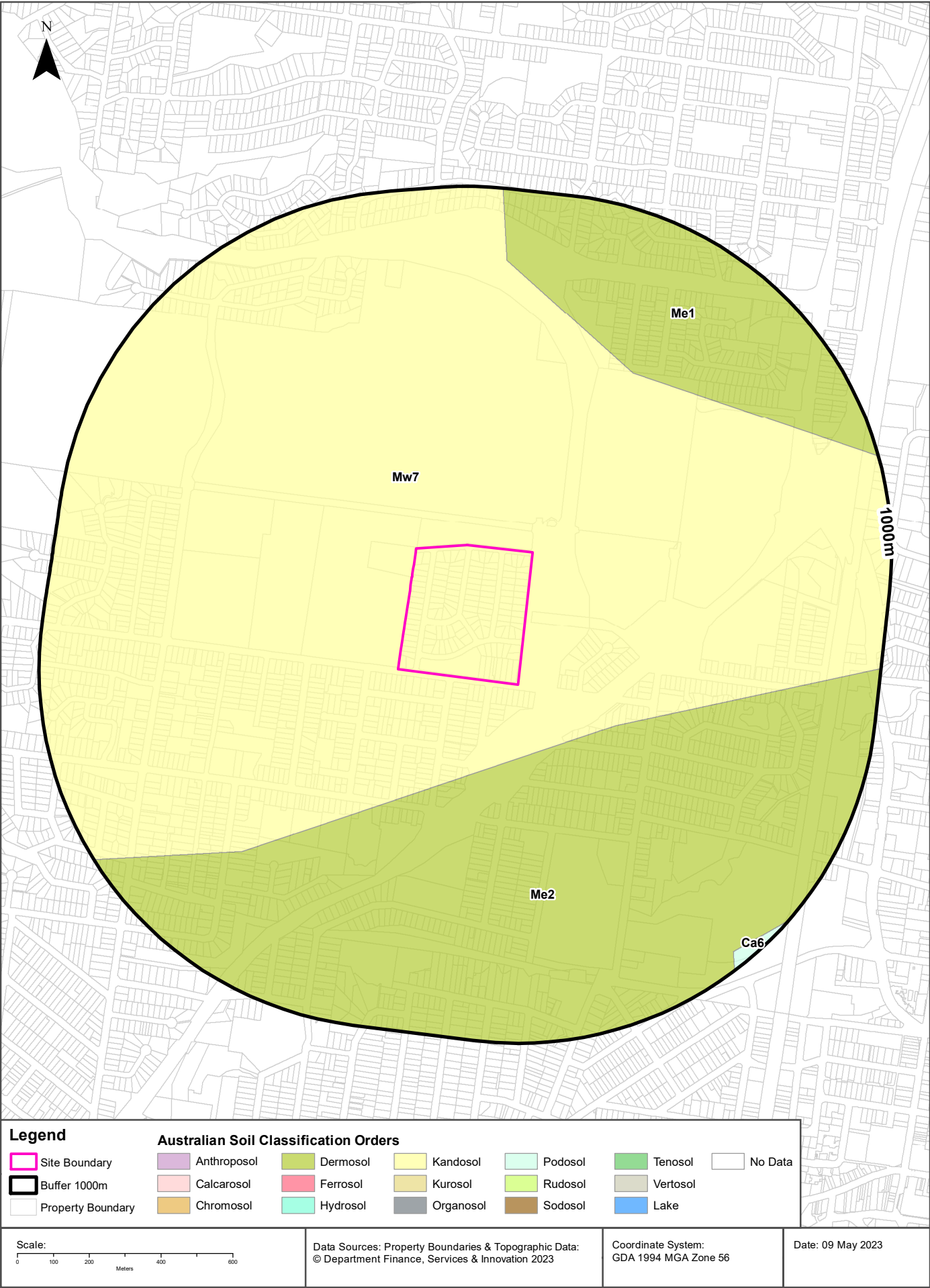
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Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

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

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



Soils

10 Irvine Street, Gwynneville, NSW 2500

Atlas of Australian Soils

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

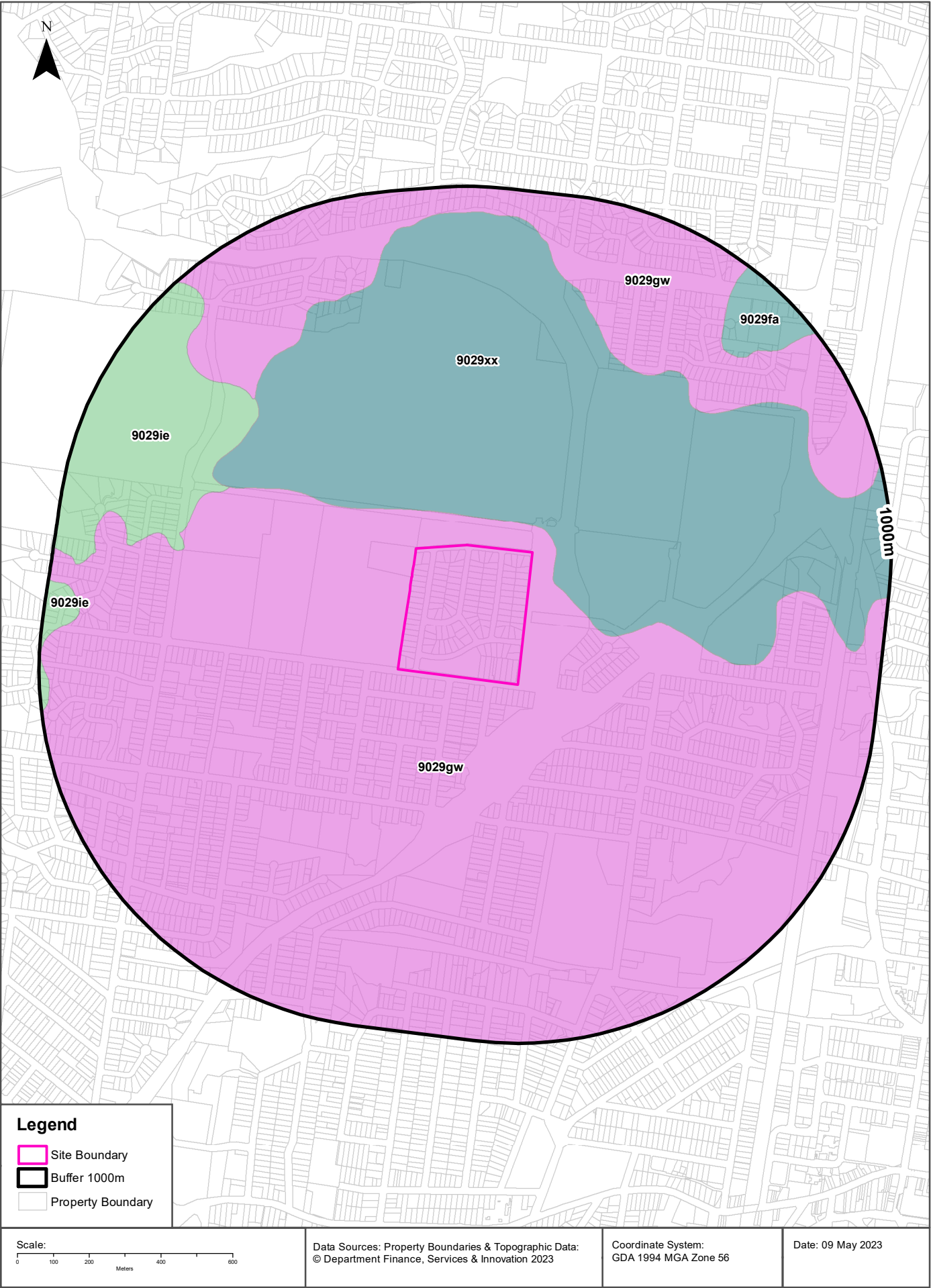
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Mw7	Kandosol	Steep colluvial slump slopes beneath the sandstone scarp: chief soils are acid leached red earths (Gn2.14). Associated are a variety of soils including (Gn2.44) and (Gn3.21).	0m	On-site
Me2	Dermosol	Steep hilly to mountainous with incised stream valleys: steep but more or less rounded hill slopes of brown friable earths (Gn3.21 and Gn3.22) and possibly some (Gn4) soils, in association with: at the higher altitudes, steep hill slopes of sandy soils (Uc4.2), loamy soils having an A2 horizon (Um4.2) with yellow-brown earths (Gn2.44), and possibly (Uc6.11) and (Um5.41) soils; and at the lower altitudes, moderate to steep slopes of hard acidic yellow mottled soils (Dy3.21 and Dy3.41), hard acidic red soils (Dr2.21), and yellow leached friable earths (Gn3.54); and narrow incised stream valleys of various soils including (Um6.11) and (Dy) soils. This unit is a broad one. In some areas the (Um4.2) and (Gn2.44) soils and in others the (Dy) and (Dr) soils rather than the (Gn3) soils could be dominant.	195m	South
Me1	Dermosol	Hilly with some steep slopes and small graded valleys: moderately steep rounded hills of brown and red friable earths (Gn3.21 and Gn3.22 and Gn3.11 and Gn3.12) in association with less rounded hill slopes of hard acidic yellow mottled soils (Dy3.41), hard acidic red soils (Dr2.21), and yellow leached earths (Gn3.54), and also other hill slopes of loamy soils having an A2 horizon (Um4.2) with yellow-brown earths (Gn2.44); stream valleys of various soils including (Dy4.41), (Dy5.41), and (Um6.11).	572m	North East
Ca6	Podosol	Dunes of leached sands (Uc2.2) with some areas of (Uc2.3) soils in low-lying situations, also (Dy5.41) soils in some localities, and flanked by some dunes of calcareous sands (Uc1.11) along the coast.	954m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

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Soils

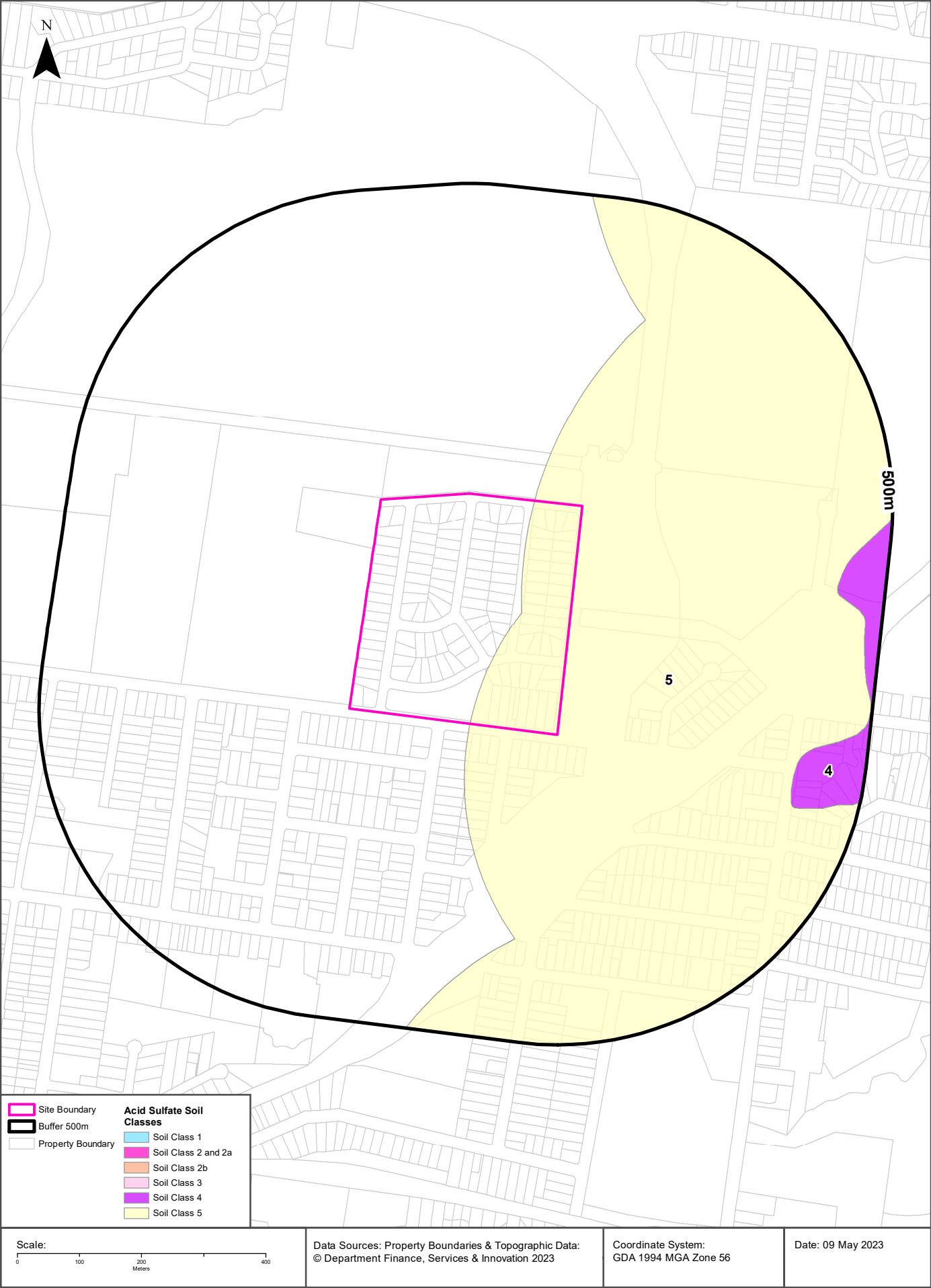
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Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9029gw	Gwynneville	0m	On-site
9029xx	Disturbed Terrain	63m	North East
9029ie	Illawarra Escarpment	548m	North West
9029fa	Fairy Meadow	776m	North East

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

10 Irvine Street, Gwynneville, NSW 2500

Environmental Planning Instrument - Acid Sulfate Soils

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

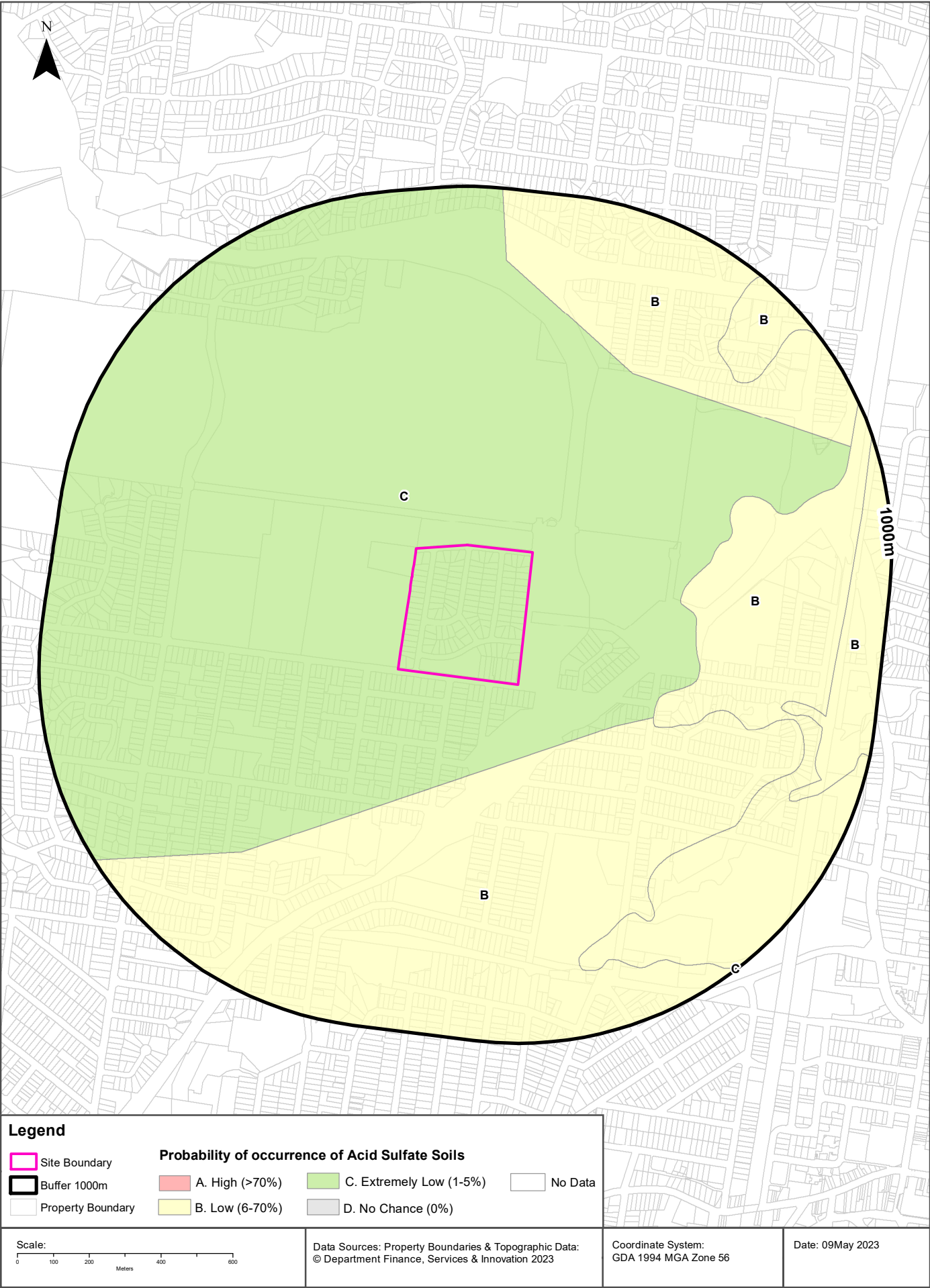
Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Wollongong Local Environmental Plan 2009

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

Soil Class	Description	EPI Name	Distance	Direction
4	Works more than 2 metres below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 2 metres below natural ground surface, present an environmental risk	Wollongong Local Environmental Plan 2009	385m	East

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Acid Sulfate Soils

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Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	195m	South

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

10 Irvine Street, Gwynneville, NSW 2500

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

Any persons using this information do so at their own risk.

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

Mining

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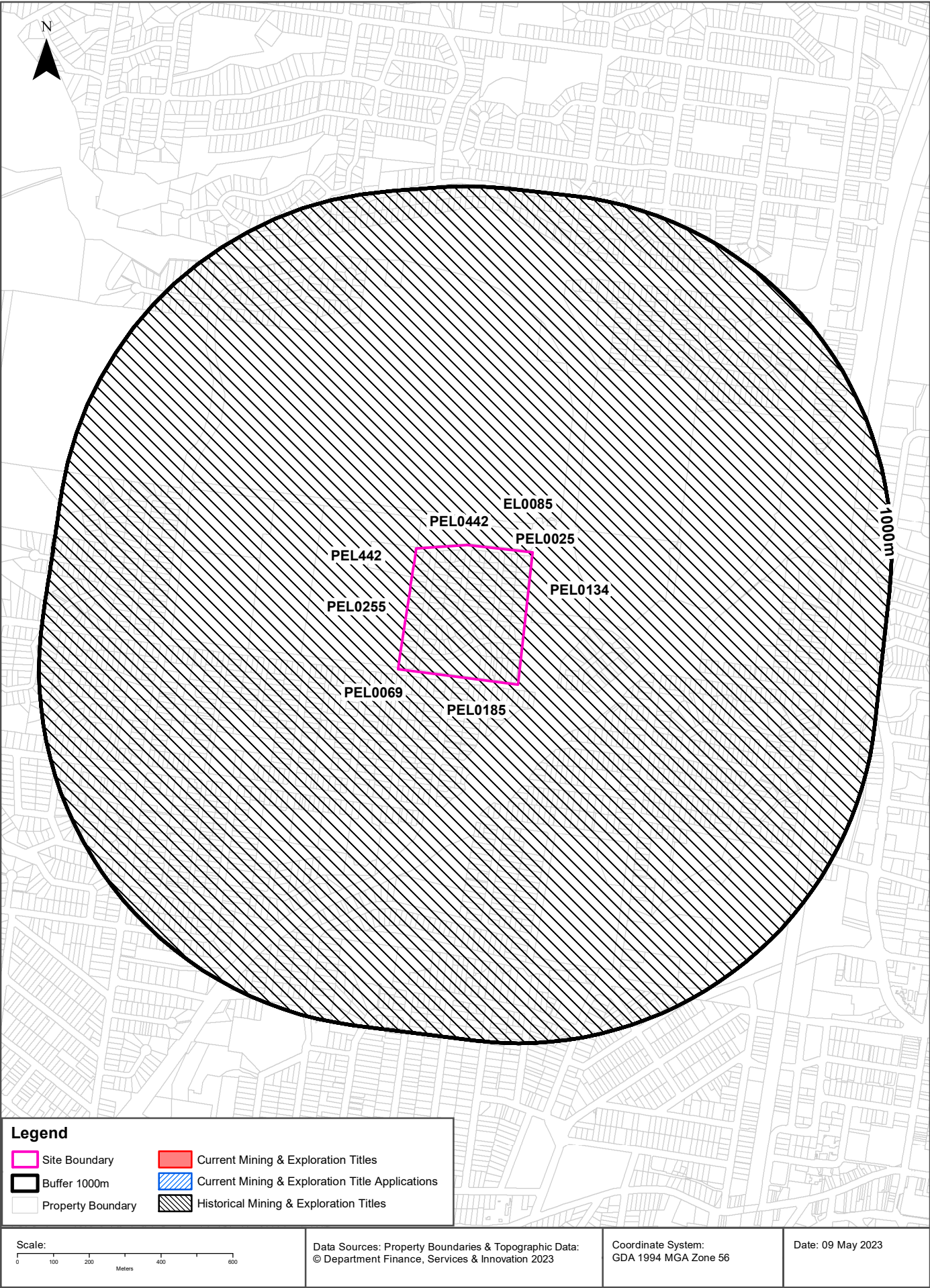
Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

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

Mining Subsidence District Data Source: © Land and Property Information (2016)

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Mining

10 Irvine Street, Gwynneville, NSW 2500

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

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

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

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

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

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

Mining

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Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL0085	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL0025	AUSTRALIAN IRON AND STEEL LTD			PETROLEUM	Petroleum	0m	On-site
PEL0255	AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT COMPANY	19800312	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0185	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0069	ALLIANCE OIL DEVELOPMENT AUSTRALIA NL, OIL DEVELOPMENT NL			PETROLEUM	Petroleum	0m	On-site
PEL0134	CANADIAN AUSTRALIAN PETROLEUM NL			PETROLEUM	Petroleum	0m	On-site
PEL0442	APEX ENERGY NL	20040302	20160403	PETROLEUM	Petroleum	0m	On-site
PEL442	APEX ENERGY NL, SYDNEY BASIN CBM PTY LTD	20020227	20070613	MINERALS		0m	On-site

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

State Environmental Planning Policy

10 Irvine Street, Gwynneville, NSW 2500

State Significant Precincts

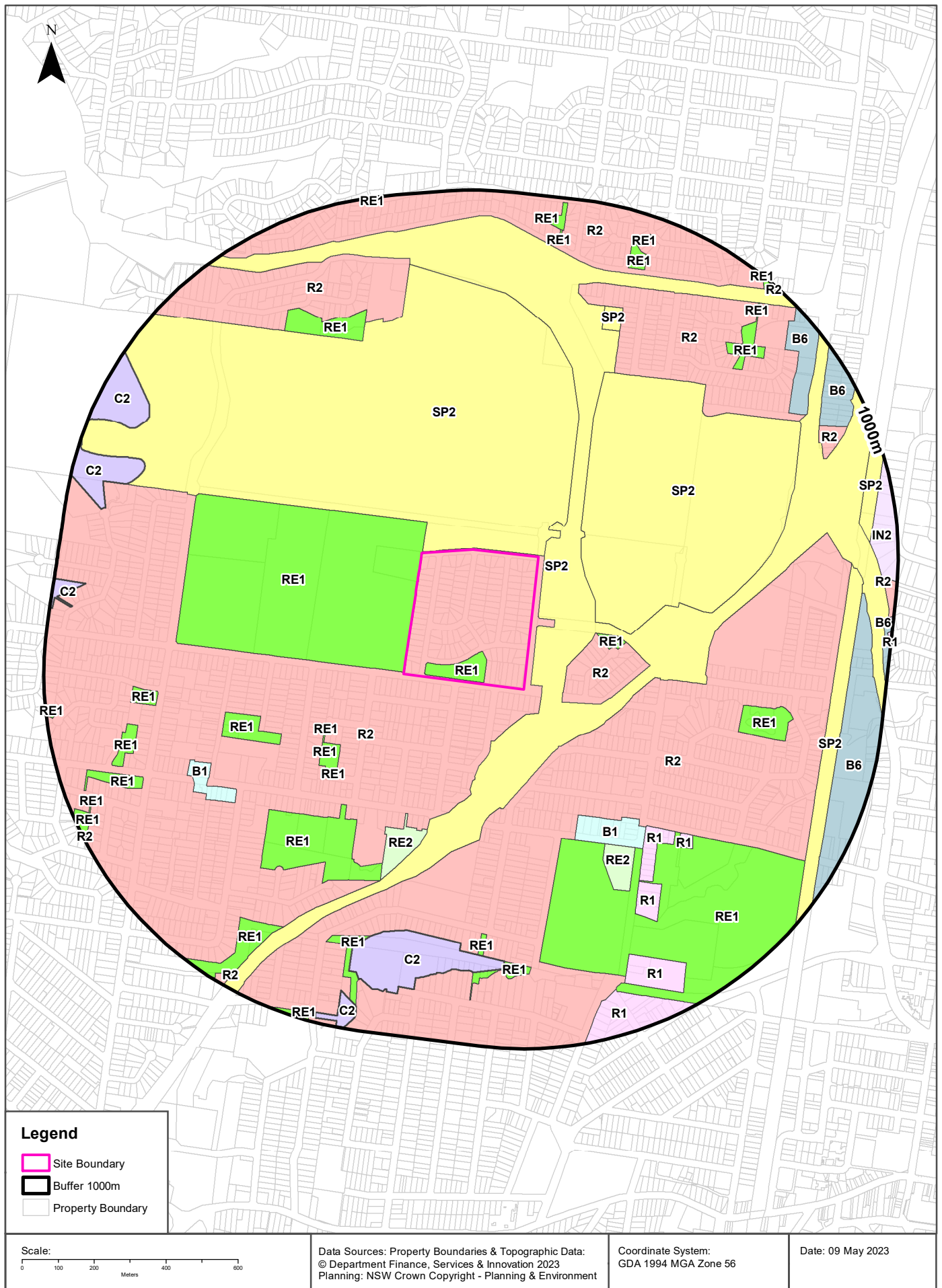
What SEPP State Significant Precincts exist within the dataset buffer?

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

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

10 Irvine Street, Gwynneville, NSW 2500



Environmental Planning Instrument

10 Irvine Street, Gwynneville, NSW 2500

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	08/11/2013	08/11/2013	19/08/2022	Amendment No 14	0m	On-site
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		0m	On-site
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		0m	West
SP2	Infrastructure	Educational Establishment	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		4m	North West
SP2	Infrastructure	Road	Wollongong Local Environmental Plan 2009	08/07/2022	08/07/2022	19/08/2022	State Environmental Planning Policy (Transport and Infrastructure) Amendment (Three Ports) 2022	15m	North East
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		107m	South East
SP2	Infrastructure	Educational Establishment	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		117m	North East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		181m	East
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		184m	South East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	08/11/2013	08/11/2013	19/08/2022	Amendment No 14	256m	South West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		264m	South West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	08/11/2013	08/11/2013	19/08/2022	Amendment No 14	306m	South West
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	08/11/2013	08/11/2013	19/08/2022	Amendment No 14	337m	South West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		378m	South West
B1	Neighbourhood Centre		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		379m	South East
RE2	Private Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		383m	South
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		397m	South West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		425m	South East
RE2	Private Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		483m	South East
R1	General Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		509m	South East
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		553m	North East
B1	Neighbourhood Centre		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		566m	South West
R1	General Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		590m	South East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		605m	East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		613m	North West
R1	General Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		621m	South East

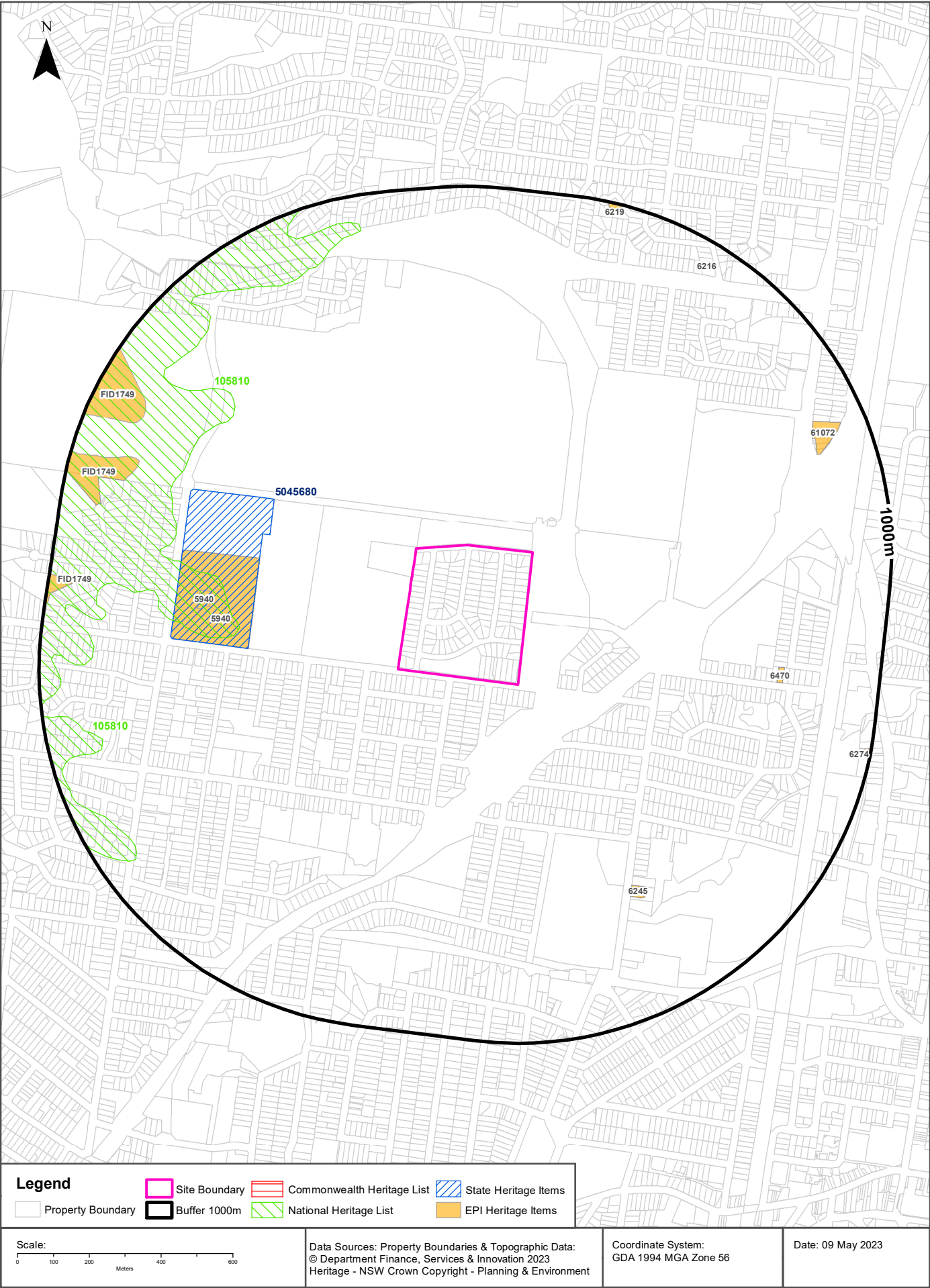
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		652m	North West
SP2	Infrastructure	Public Utility Undertaking	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		657m	North East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		685m	West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		688m	South
C2	Environmental Conservation		Wollongong Local Environmental Plan 2009	05/11/2021	01/12/2021	19/08/2022	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	705m	South
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		734m	South
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		751m	North East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		752m	West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		758m	South
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		779m	South West
R1	General Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		791m	South East
B6	Enterprise Corridor		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		802m	North East
C2	Environmental Conservation		Wollongong Local Environmental Plan 2009	05/11/2021	01/12/2021	19/08/2022	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	807m	North West
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	12/03/2021	12/03/2021	19/08/2022	Amendment No 42	818m	North
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		836m	North East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		842m	North East
SP2	Infrastructure	Railway	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		844m	East
B6	Enterprise Corridor		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		860m	North East
R1	General Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		870m	South
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	10/07/2015	10/07/2015	19/08/2022	Amendment No 21	870m	North
B6	Enterprise Corridor		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		885m	East
SP2	Infrastructure	Railway	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		894m	East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	10/07/2015	10/07/2015	19/08/2022	Amendment No 21	895m	North East
C2	Environmental Conservation		Wollongong Local Environmental Plan 2009	05/11/2021	01/12/2021	19/08/2022	Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021	896m	South
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		908m	North
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	10/07/2015	10/07/2015	19/08/2022	Amendment No 21	908m	North East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
IN2	Light Industrial		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		920m	East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	08/11/2013	08/11/2013	19/08/2022	Amendment No 14	935m	South West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		954m	South West
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		955m	East
B6	Enterprise Corridor		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		968m	East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		973m	West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		973m	North East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		976m	South West
R2	Low Density Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		982m	North East
R1	General Residential		Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	19/08/2022		983m	East
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	08/11/2013	08/11/2013	19/08/2022	Amendment No 14	988m	South West
RE1	Public Recreation		Wollongong Local Environmental Plan 2009	08/11/2013	08/11/2013	19/08/2022	Amendment No 14	989m	North

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Heritage Items

10 Irvine Street, Gwynneville, NSW 2500



Heritage

10 Irvine Street, Gwynneville, NSW 2500

Commonwealth Heritage List

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

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

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

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

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
105810	Wara-n'hayara Plateau Area - part	Mount Kiera Rd, Wollongong NSW	1/11/092/0064	Indigenous	Place not included in NHL		453m	West

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045680	Gleniffer Brae	Murphys Avenue, Keiraville	WOLLONGONG	02/04/1999	00557	1183	409m	West

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

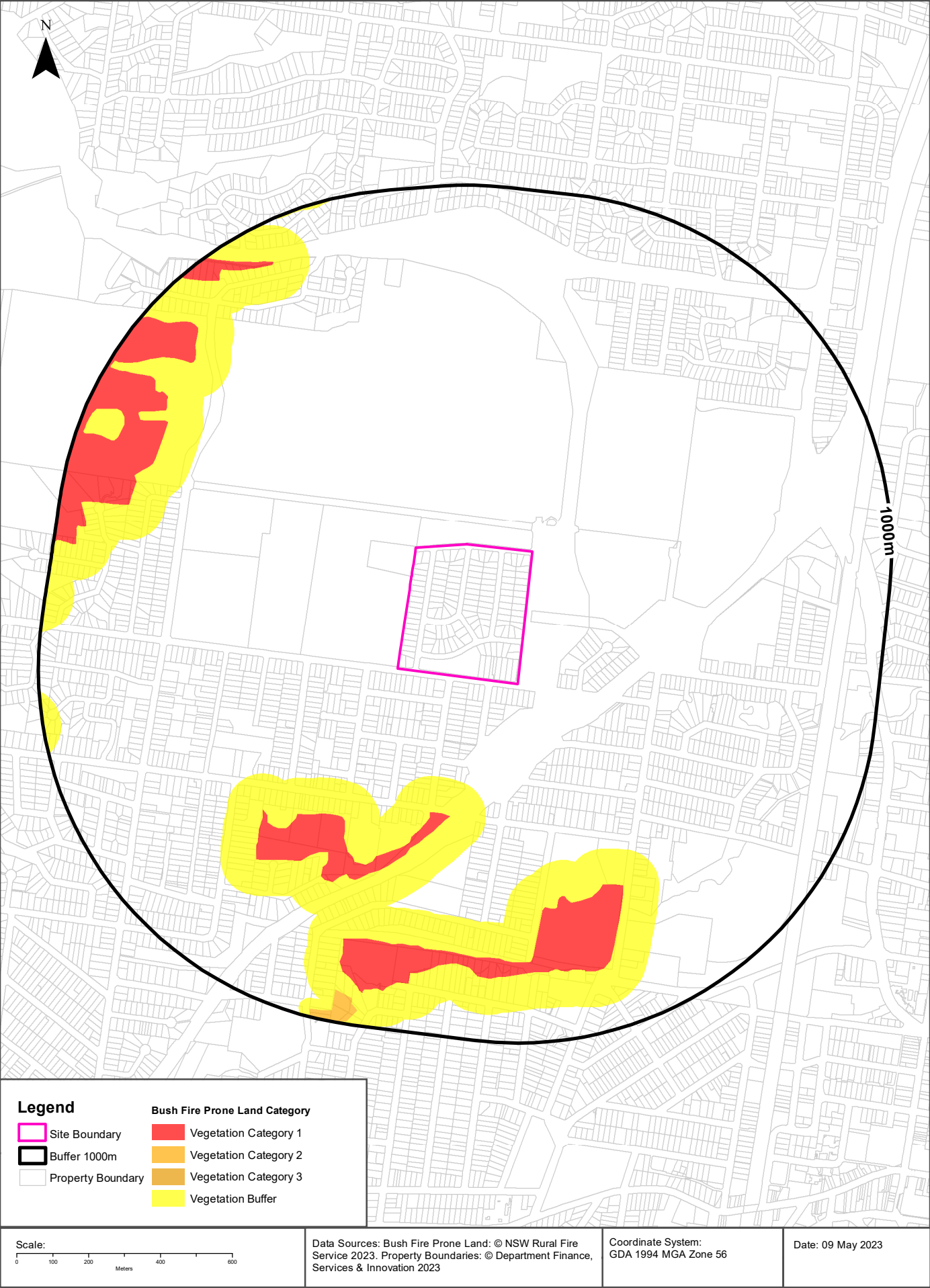
What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
5940	"Gleniffer Brae" and surrounding Sorenson Garden	Item - Landscape	State	Wollongong Local Environmental Plan 2009	23/04/2021	23/04/2021	12/08/2022	422m	West
5940	"Gleniffer Brae" and surrounding Sorenson Garden	Item - General	State	Wollongong Local Environmental Plan 2009	23/04/2021	23/04/2021	12/08/2022	546m	West
6245	Weatherboard House	Item - General	Local	Wollongong Local Environmental Plan 2009	23/04/2021	23/04/2021	12/08/2022	641m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
6470	Victorian House	Item - General	Local	Wollongong Local Environmental Plan 2009	23/04/2021	23/04/2021	12/08/2022	713m	East
FID1749	Illawarra Escarpment Landscape Area	Conservation Area - Landscape	Local	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	12/08/2022	810m	North West
61072	House "warrenda"	Item - General	Local	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	12/08/2022	836m	North East
6216	House	Item - General	Local	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	12/08/2022	921m	North East
6274	Former Coach House	Item - General	Local	Wollongong Local Environmental Plan 2009	23/04/2021	23/04/2021	12/08/2022	966m	East
6219	House	Item - General	Local	Wollongong Local Environmental Plan 2009	26/02/2010	26/02/2010	12/08/2022	966m	North

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Natural Hazards

10 Irvine Street, Gwynneville, NSW 2500

Bush Fire Prone Land

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

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	283m	South
Vegetation Category 1	383m	South West
Vegetation Category 2	909m	South

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



Ecological Constraints

10 Irvine Street, Gwynneville, NSW 2500

Native Vegetation of the Illawarra Escarpment & Coastal Plain

What Native Vegetation of the Illawarra Escarpment & Coastal Plain exists within the dataset buffer?

Veg Code	Vegetation Community	Disturbance Class	Disturbance Type	Understorey	Broad Vegetation Type	Endangered Ecological Community	Distance	Direction
MU56c	Weeds and Exotics	Weeds and Exotics			Weeds and Exotics		0m	On-site
MU57a	Artificial Wetlands	Unassessed			Wetlands		111m	West
MU8	Escarpment Moist Blue Gum Forest	High Disturbance	Weeds	Taller Dense Rainforest Canopy	Native Vegetation		259m	West
MU23	Coastal Grassy Red Gum Forest	High Disturbance	Weeds	Grassy	Native Vegetation	Illawarra Coastal Grassy Woodlands	428m	South
MU16	Escarpment Blackbutt Forest	High Disturbance	Weeds	Grassy	Native Vegetation		443m	South
MU16	Escarpment Blackbutt Forest	High Disturbance	Regrowth	Drier Shrubs Dominant	Native Vegetation		537m	North East
MU23	Coastal Grassy Red Gum Forest	High Disturbance	Weeds	Mesic/Rainforest Shrub Layer	Native Vegetation	Illawarra Coastal Grassy Woodlands	538m	South West
MU16	Escarpment Blackbutt Forest	Scattered Trees			Scattered Trees		546m	North East
MU23	Coastal Grassy Red Gum Forest	Moderate Disturbance		Melaleuca Dominant	Native Vegetation	Illawarra Coastal Grassy Woodlands	599m	South
MU23	Coastal Grassy Red Gum Forest	High Disturbance	Weeds	Weeds	Native Vegetation	Illawarra Coastal Grassy Woodlands	670m	South East
MU8	Escarpment Moist Blue Gum Forest	High Disturbance			Native Vegetation		696m	North
MU23	Coastal Grassy Red Gum Forest	Scattered Trees			Scattered Trees	Illawarra Coastal Grassy Woodlands	710m	South
MU23	Coastal Grassy Red Gum Forest	Moderate Disturbance	Weeds	Mesic/Rainforest Shrub Layer	Native Vegetation	Illawarra Coastal Grassy Woodlands	726m	South
MU16	Escarpment Blackbutt Forest	High Disturbance		Grassy	Native Vegetation		757m	South West
MU56a	Acacia Scrub	Acacia Scrub	Weeds	Lantana	Regenerating Vegetation		767m	North West
MU56a	Acacia Scrub	Acacia Scrub			Regenerating Vegetation		884m	North West
MU23	Coastal Grassy Red Gum Forest	High Disturbance	Weeds	Lantana	Native Vegetation	Illawarra Coastal Grassy Woodlands	908m	South
MU16	Escarpment Blackbutt Forest	Moderate Disturbance		Mesic/Rainforest Shrub Layer	Native Vegetation		932m	West
MU35	Alluvial Swamp Mahogany Forest	Scattered Trees			Scattered Trees	Sydney Coastal Estuary Swamp Complex	963m	South
MU57f	Fig Trees	Scattered Trees			Scattered Trees		993m	South East

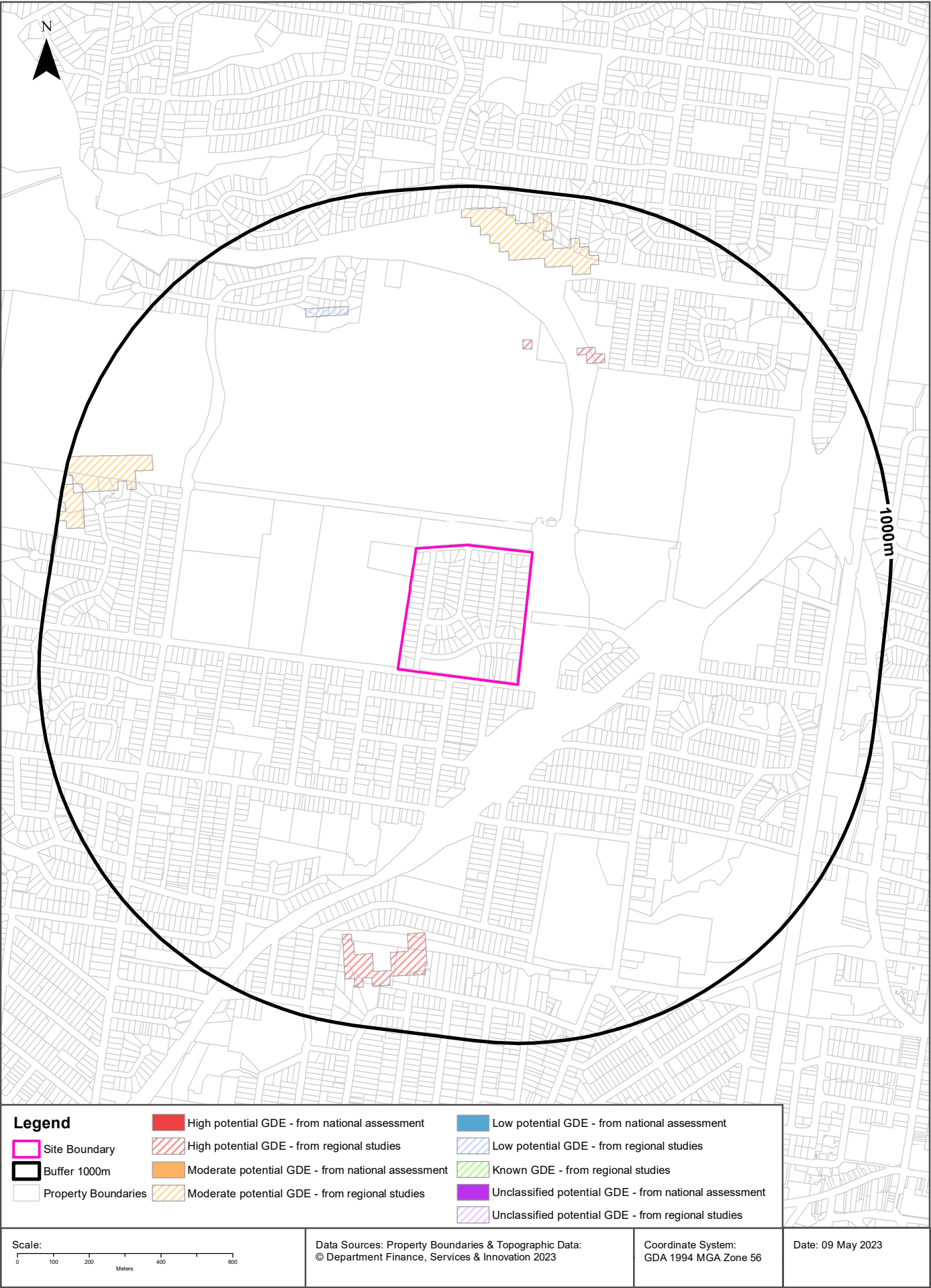
Native Vegetation of the Illawarra Escarpment & Coastal Plain : NSW Office of Environment and Heritage
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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

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

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



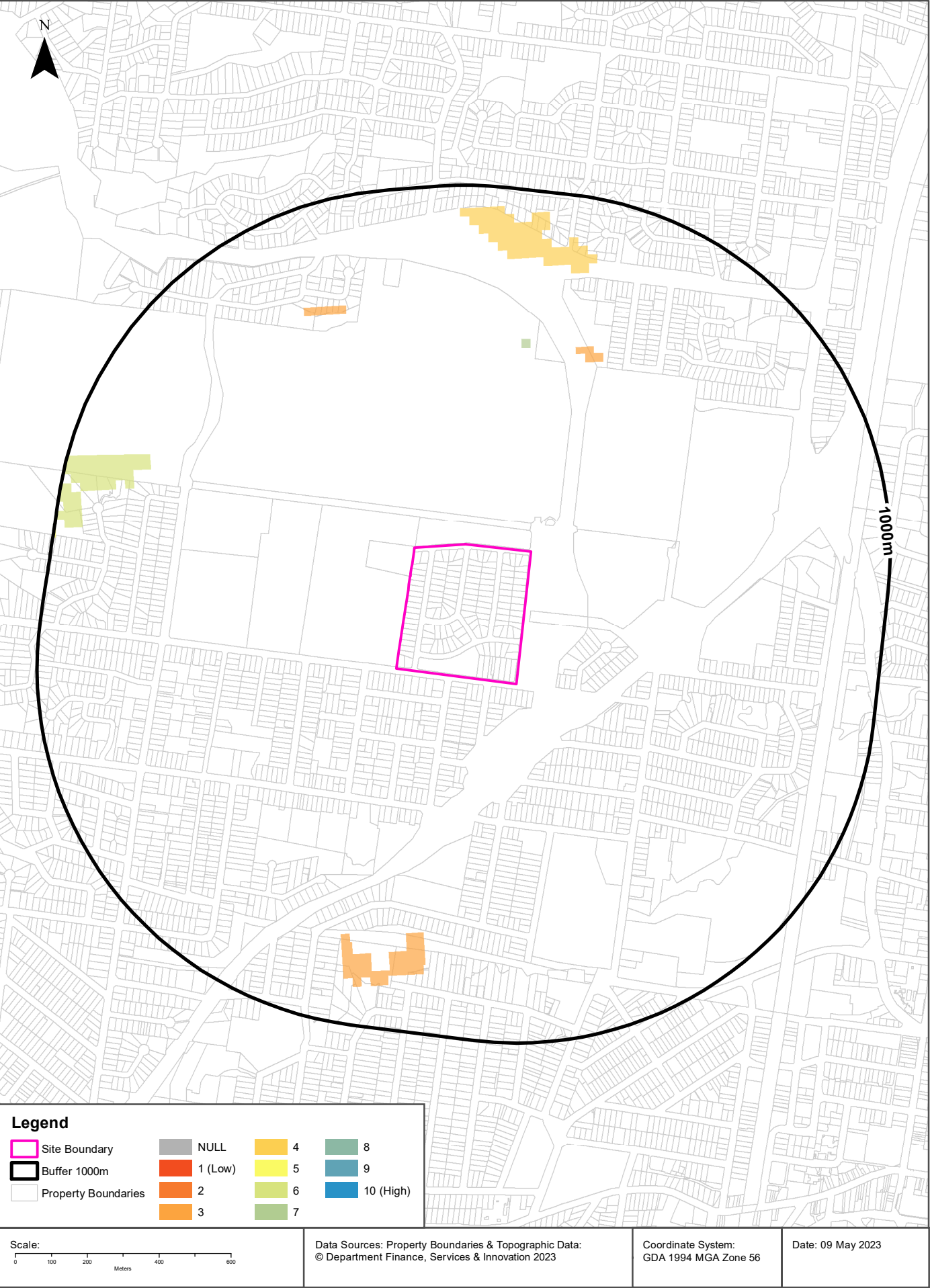
Ecological Constraints

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Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	High potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		547m	North East
Terrestrial	Low potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		680m	North West
Terrestrial	Moderate potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		766m	West

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

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Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	3	Deeply dissected sandstone plateaus.	Vegetation		547m	North East
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation		560m	North
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation		766m	West
Terrestrial	4	Deeply dissected sandstone plateaus.	Vegetation		782m	North
Terrestrial	5	Deeply dissected sandstone plateaus.	Vegetation		991m	West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

10 Irvine Street, Gwynneville, NSW 2500

NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria littlejohni	Littlejohn's Tree Frog	Endangered	Not Sensitive	Endangered	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna grisea	Sooty Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Vulnerable	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calonectris leucomelas	Streaked Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calyptrorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptrorhynchus lathamii	Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Coracina lineata	Barred Cuckoo-shrike	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Dasyornis brachypterus	Eastern Bristlebird	Endangered	Category 2	Endangered	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Diomedea gibsoni	Gibson's Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Fregata ariel	Lesser Frigatebird	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Gygis alba	White Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needle-tail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limicola falcinellus	Broad-billed Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Macronectes halli	Northern Giant-Petrel	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Oceanites oceanicus	Wilson's Storm-Petrel	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Onychoprion anaethetus	Bridled Tern	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pachycephala olivacea	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phoebastria fusca	Sooty Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis anthopeplus monarchoides	Regent Parrot (eastern subspecies)	Endangered	Category 3	Vulnerable	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pycnophilus floccosus	Pilotbird	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	Rhipidura fuliginosa	New Zealand Fantail (Lord Howe Is. subsp.)	Extinct	Not Sensitive	Extinct	
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Sula leucogaster	Brown Booby	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Thalassarche bulleri	Buller's Albatross	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	Thalassarche cauta	Shy Albatross	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Thalassarche impavida	Campbell Albatross	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	Thalassarche melanophrys	Black-browed Albatross	Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Thalassarche salvini	Salvin's Albatross	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto longimembris	Eastern Grass Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebrosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Dasyurus viverrinus	Eastern Quoll	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Dugong dugon	Dugong	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Southern Greater Glider	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolkensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Pseudomys delicatulus	Delicate Mouse	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Aspidites ramsayi	Woma	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	<i>Dermochelys coriacea</i>	Leatherback Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	<i>Eretmochelys imbricata</i>	Hawksbill Turtle	Not Listed	Not Sensitive	Vulnerable	
Animalia	Reptilia	<i>Hoplocephalus bungaroides</i>	Broad-headed Snake	Endangered	Category 2	Vulnerable	
Animalia	Reptilia	<i>Uvidicolus sphyrurus</i>	Border Thick-tailed Gecko	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	<i>Varanus rosenbergi</i>	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Acacia baueri</i> subsp. <i>aspera</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Amperea xiphoclada</i> var. <i>pedicellata</i>		Presumed Extinct	Not Sensitive	Extinct	
Plantae	Flora	<i>Arthropteris palisotii</i>	Lesser Creeping Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Cynanchum elegans</i>	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Epacris purpurascens</i> var. <i>purpurascens</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Eucalyptus largeana</i>	Craven Grey Box	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Eucalyptus scoparia</i>	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Gossia acmenoides</i>	Scrub Ironwood	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Persoonia glaucescens</i>	Mittagong Geebung	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Persoonia hirsuta</i>	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	<i>Pultenaea aristata</i>	Prickly Bush-pea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	<i>Senna acclinis</i>	Rainforest Cassia	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Solanum celatum</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Zieria granulata</i>	Illawarra Zieria	Endangered	Not Sensitive	Endangered	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Location Confidences

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

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

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APPENDIX E

Land Title Documentation



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Re: - 10 Murphys Avenue, Gwynneville, NSW 2500

Description: - Lot 1 D.P. 1269437 and Lot 10 D.P. 19109

As regards Lot 1 D.P. 1269437

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.07.1895 (1895 to 1938)	Murty James Farraher (Farmer)	Book 561 No. 480
03.12.1938 (1938 to 1941)	Sunnybank (Wollongong) Pty Limited	Book 1833 No. 515 Noe Volume 5116 Folio 205
19.07.1941 (1941 to 1957)	Francis Norman Bryant (Hardware Man) Jessica Elizabeth Bryant (Married Woman)	Volume 5116 Folio 205 Now Volume 5259 Folio 171
04.04.1957 (1957 to 2014)	Jessica Elizabeth Bryant (Widow)	Volume 5259 Folio 171 Now 13/19109
10.03.2014 (2014 to 2015)	Lindsay Bryant Thomas Donna Elizabeth Thomas Bronwyn Lea Barnes (Re the Estate of Jessica Elizabeth Bryant)	13/19109
06.05.2015 (2015 to 2018)	Cara Jane Pincombe	13/19109
02.01.2018 (2018 to date)	# Murphys Avenue Pty Ltd	13/19109 Now 1/1269437

Denotes current registered proprietor

Leases: - NIL

Easements: -

- 10.03.2021 (D.P. 1269437) Right of Carriageway variable width.
- 10.03.2021 (D.P. 1269437) Easement for Services variable width.
- 10.03.2021 (D.P. 1269437) Easement for Support and Shelter 0.2 metres wide.



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards Lot 10 D.P. 19109

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.07.1895 (1895 to 1938)	Murty James Farraher (Farmer)	Book 561 No. 480
03.12.1938 (1938 to 1941)	Sunnybank (Wollongong) Pty Limited	Book 1833 No. 515 Noe Volume 5116 Folio 205
19.07.1941 (1941 to 1949)	Francis Norman Bryant (Hardware Man) Jessica Elizabeth Bryant (Married Woman)	Volume 5116 Folio 205 Then Volume 5259 Folio 171 Now Volume 5421 Folio 200
13.05.1949 (1949 to 1953)	Thelma Randall (Married Woman)	Volume 5421 Folio 200 Now Volume 6069 Folio 221
22.08.1953 (1953 to 1962)	Keith Strachan (Builder)	Volume 6069 Folio 221
19.02.1962 (1962 to 1981)	Raymond Morgan Davies (Bricklayer)	Volume 6069 Folio 221
28.10.1981 (1981 to 1990)	Domenico Ciocca (Mixed Business Proprietor) Maria Ciocca (Married Woman)	Volume 6069 Folio 221 Now 10/19109
23.01.1990 (1990 to 1998)	Raymond Ernest Hill (Butcher) Bett May Hill (Married Woman)	
27.08.1998 (1998 to 2013)	Peter Kotsopoulos Sale Kotsopoulos	10/19109
05.12.2013 (2013 to 2014)	Peter Kotsopoulos	10/19109
10.03.2014 (2014 to date)	# Vincenzo Conti # Arianna Gomez	10/19109

Denotes current registered proprietors

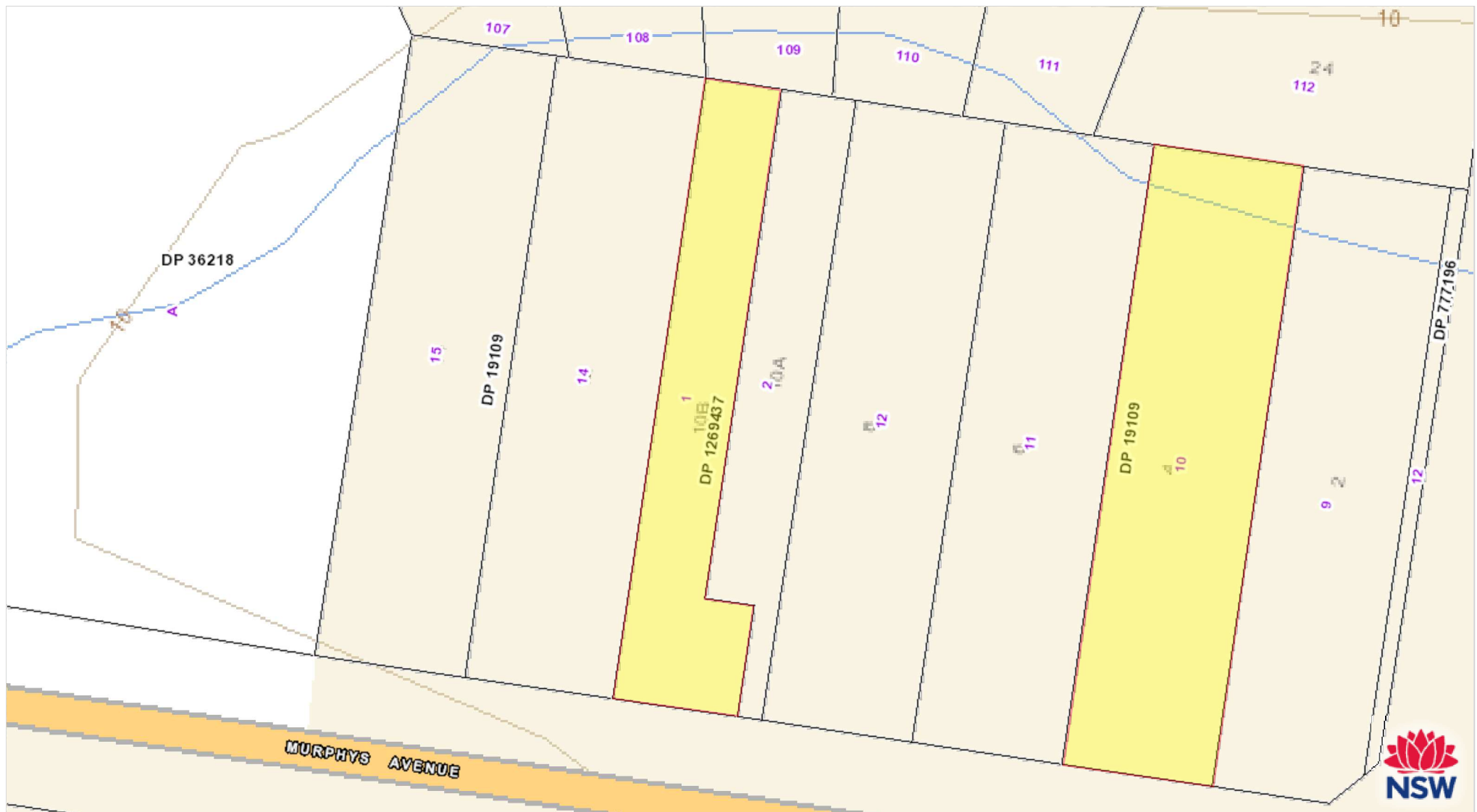
Easements: - NIL

Leases, excluding premises: -

- Various leases were found from 6th December 1989 that have since expired or have been surrendered – not investigated.

Yours Sincerely
Mark Groll
15 May 2023

six

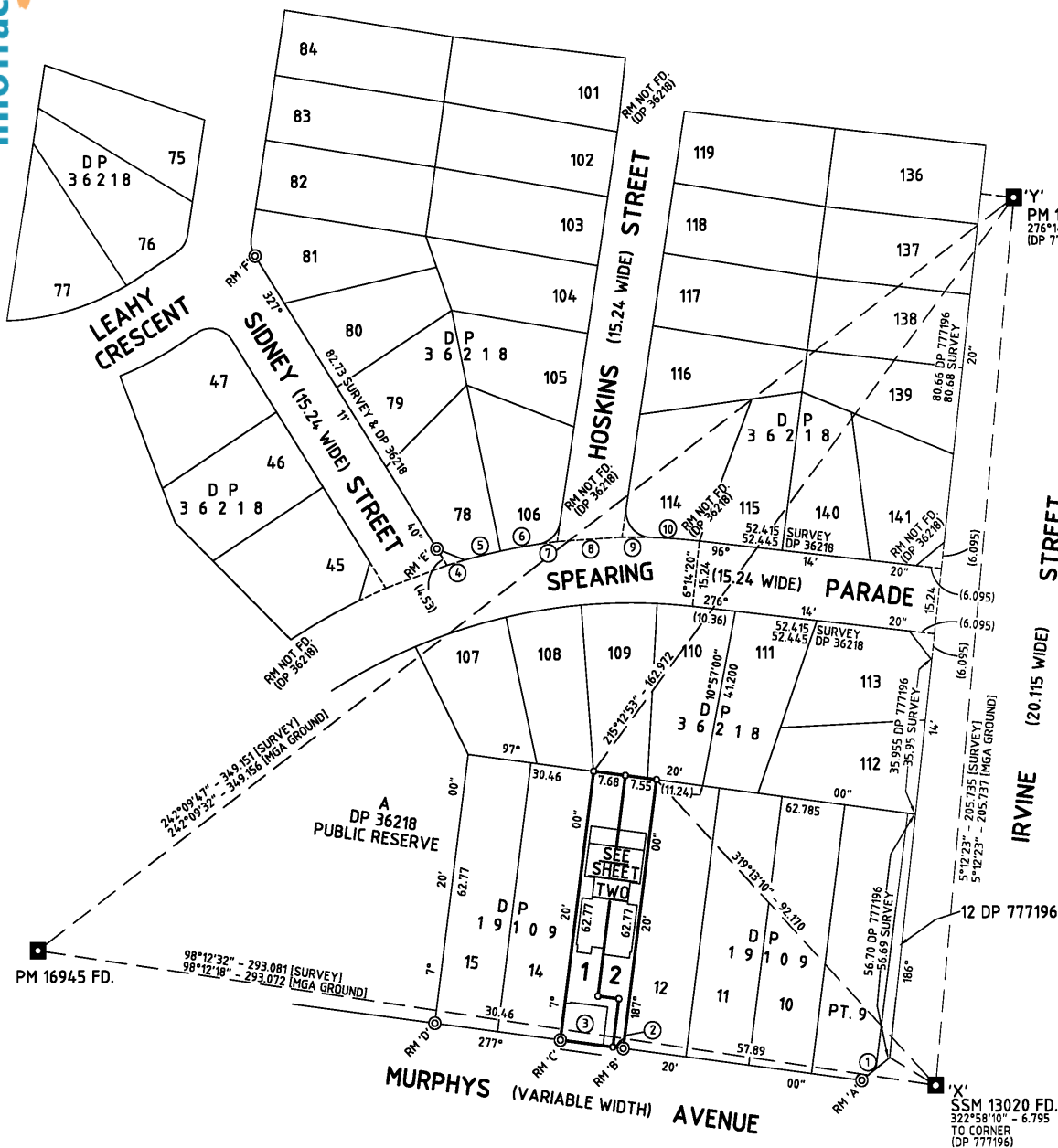


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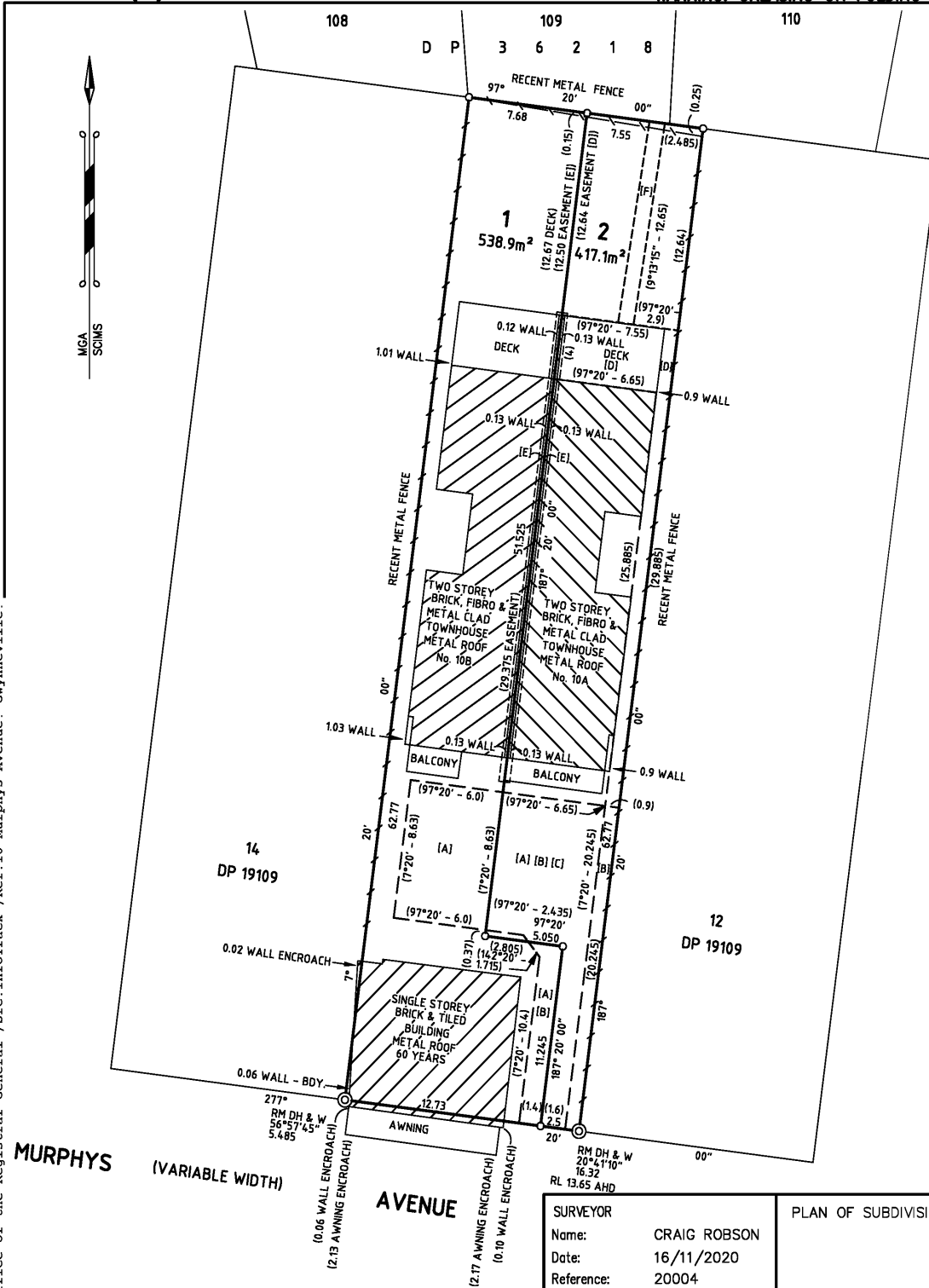
six



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Req:R562496 /Doc:DP 1269437 P /Rev:10-Mar-2021 /NSW LRS /Pgs:ALL /Prt:15-May-2023 13:37 /Seq:2 of 4
© Office of the Registrar-General /Src:InfoTrack /Ref:10 Murphys Avenue? Gwynneville?



- [A] RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- [B] EASEMENT FOR SERVICES VARIABLE WIDTH
- [C] EASEMENT TO DRAIN WATER VARIABLE WIDTH
- [D] EASEMENT FOR DRAINAGE AND DETENTION STORAGE VARIABLE WIDTH
- [E] EASEMENT FOR SUPPORT AND SHELTER 0.2 WIDE
- [F] EASEMENT TO DRAIN WATER 1 WIDE

MURPHYS
(VARIABLE WIDTH)

AVENUE

SURVEYOR
Name: CRAIG ROBSON
Date: 16/11/2020
Reference: 20004


PLAN OF SUBDIVISION OF LOT 13 DP 19109


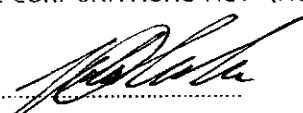
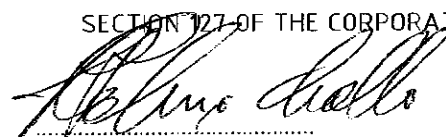
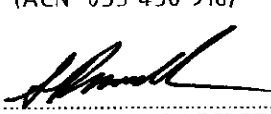
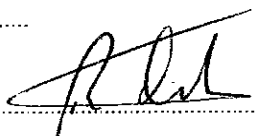
LGA: WOLLONGONG
Locality: GWYNNEVILLE
Subdivision No.
Lengths are in metres. Reduction Ratio 1: 200

REGISTERED
10/03/2021

DP1269437

WARNING: Creasing or folding will lead to rejection

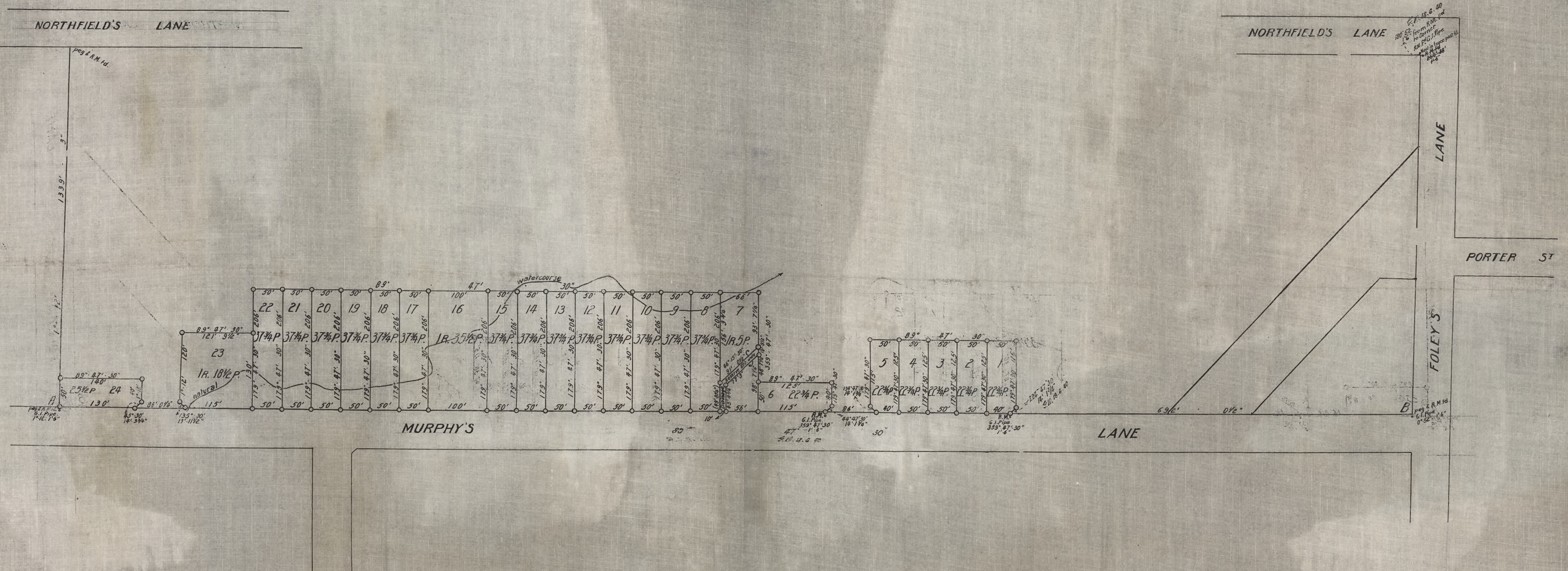
PLAN FORM 6 (2020)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheets
Registered:  10/03/2021 Title System: TORRENS		Office Use Only <div style="text-align: center; font-size: 2em; font-weight: bold;">DP1269437</div>	
PLAN OF SUBDIVISION OF LOT 13 DP 19109		LGA: WOLLONGONG Locality: GWYNNEVILLE Parish: WOLLONGONG County: CAMDEN	
Survey Certificate I, <u>CRAIG ROBSON</u> of <u>C. ROBSON & ASSOCIATES PTY LTD</u> <u>LEVEL 6, 85-87 SMITH STREET WOLLONGONG 2500</u> a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that : *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on <u>16/11/2020</u> *(b) The part of the land shown in the plan (being/excluding) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in the plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> Datum Line: <u>'X' - 'Y'</u> Type: <u>*Urban/*Rural</u> The terrain is <u>*Level-Undulating/*Steep Mountainous</u> . Signature: <u>C. Robson</u> Dated: <u>5/1/2021</u> Surveyor Identification No: <u>2282</u> Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> * Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, _____ (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: _____ Date: _____ File Number: _____ Office: _____	
Subdivision Certificate I, <u>NATHAN M. HART</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: <u>N. Hart</u> Registration number: _____ Consent Authority: <u>WOLLONGONG CITY COUNCIL</u> Date of Endorsement: <u>9.2.21</u> Subdivision Certificate number: <u>SC 2021/10</u> File number: <u>DA-2016/979/3</u> * Strike through if inapplicable.		Statements of intentions to dedicate public roads create public reserves and drainage reserves, acquire/resume land.	
Plans used in the preparation of survey/compilation DP 19109 DP 36218 DP 777196 If space is insufficient continue on PLAN FORM 6A		Signatures, seals and Section 88B Statements should appear on PLAN FORM 6A	
Surveyor's Reference: 20004			

PLAN FORM 6A (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 2 of 2 sheets															
<div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Registered:  10/03/2021</div><div style="width: 45%; text-align: center;">Office Use Only</div></div>		Office Use Only															
PLAN OF SUBDIVISION OF LOT 13 DP 19109		<h1 style="margin: 0;">DP1269437</h1> <p style="font-size: small; margin-top: 10px;">This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>Signatures and seals - see 195D <i>Conveyancing Act 1919</i>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.															
Subdivision Certificate No: SC 2021/10 Date of Endorsement: 9/2/2021																	
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none">1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH [A]2. EASEMENT FOR SERVICES VARIABLE WIDTH [B]3. EASEMENT TO DRAIN WATER VARIABLE WIDTH [C]4. EASEMENT FOR DRAINAGE AND DETENTION STORAGE VARIABLE WIDTH [D]5. EASEMENT FOR SUPPORT AND SHELTER 0.2 WIDE [E]6. EASEMENT TO DRAIN WATER 1 WIDE [F] <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 20px;"><thead><tr><th>LOT</th><th>STREET NUMBER</th><th>STREET NAME</th><th>STREET TYPE</th><th>LOCALITY</th></tr></thead><tbody><tr><td>1</td><td>10B</td><td>MURPHYS</td><td>AVENUE</td><td>GWYNNEVILLE</td></tr><tr><td>2</td><td>10A</td><td>MURPHYS</td><td>AVENUE</td><td>GWYNNEVILLE</td></tr></tbody></table> <div style="text-align: center; margin-top: 20px;"><p>EXECUTED BY MURPHYS AVENUE PTY LTD IN ACCORDANCE WITH SECTION 127 OF THE CORPORATIONS ACT (ACN 622 774 832)</p><div style="display: flex; align-items: center; justify-content: center; margin: 10px 0;"><div style="text-align: center; width: 150px;"> SIGNATURE OF SOLE DIRECTOR/SECRETARY JOHN MOLNAR</div></div><p>EXECUTED BY WINDLOCK PTY LTD IN ACCORDANCE WITH SECTION 127 OF THE CORPORATIONS ACT (ACN 053 430 916)</p><div style="display: flex; justify-content: space-around; margin-top: 10px;"><div style="text-align: center; width: 30%;"> SIGNATURE OF DIRECTOR TOM FOLINO GALLO</div><div style="text-align: center; width: 30%;"> SIGNATURE OF SECRETARY STEVEN FOLINO GALLO</div></div><div style="margin-top: 20px;"><p>WITNESS: </p><p>NAME OF WITNESS: ROBERT CHUMAZIZI</p><p>ADDRESS: 98 Kemble Street, Wollongong NSW 2500</p></div></div>			LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY	1	10B	MURPHYS	AVENUE	GWYNNEVILLE	2	10A	MURPHYS	AVENUE	GWYNNEVILLE
LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY													
1	10B	MURPHYS	AVENUE	GWYNNEVILLE													
2	10A	MURPHYS	AVENUE	GWYNNEVILLE													
If space is insufficient use additional annexure sheet																	
Surveyor's Reference: 20004																	

Municipality of North Illawarra
C899069 3.5.40

M.M.
PLAN
OF 1ST SUBDIVISION SUNNYBANK ESTATE
being part of the land comprised in Certificate of Title Vol. 5116 Fol. 205.
PARISH OF WOLLONGONG COUNTY OF CAMDEN
Scale 100 ft. to an Inch.

26th June 1910
By W. Harris



Approved by Council and covered by Council Clerk's Certificate.
No. 97 of 20th March 1940
Council Clerk, (Wollongong)
B. McKeon Mayor
The Company Ltd. of Wollongong
Subscribed and declared before me at Wollongong this 24th day of February A.D. 1940.
A. Wall, Secretary
For THE ENGLISH SCOTTISH AND AUSTRALIAN BANK, LIMITED.
24 APR 1940
S. Mayne

I, George Harris Jarjeant Dovers, of Crown St. Wollongong, a surveyor registered under the Surveyor's Act 1929, do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct (b) that all survey marks found, and relevant physical objects on or adjacent to the boundaries are correctly represented (c) that all physical objects indicated actually exist in the positions shown (d) that the whole of the material facts in relation to the land are correctly represented (e) that the survey represented in this plan has been made in accordance with the Survey Practice Regulations 1933 under my supervision, the character and extent of which was as required by the Survey Practice Regulations 1933, and was completed on the 23rd day of June 1939, and the reference marks have been placed as shown hereon.
And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act 1900.
George Harris Jarjeant Dovers
Surveyor registered under the Surveyor's Act 1929.

Datum Line of Azimuth A.B.

Date of Survey 29-6-39.



SEARCH DATE

15/5/2023 1:36PM

FOLIO: 13/19109

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

Prior Title(s): VOL 5259 FOL 171

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
18/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
22/12/1994	U892855	CAVEAT	
16/3/1995	U946465	REQUEST	
10/3/2014	AI429088	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
6/5/2015	AJ459449	TRANSFER	EDITION 2
14/8/2017	AM545163	TRANSFER GRANTING EASEMENT	
2/1/2018	AN18308	TRANSFER	
2/1/2018	AN18309	MORTGAGE	EDITION 3 CORD ISSUED
10/1/2020	AP818592	DISCHARGE OF MORTGAGE	
10/1/2020	AP818593	MORTGAGE	EDITION 4
12/11/2020	SP100868	WITHDRAWN - PROPOSED PLAN	
3/3/2021	AQ807593	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	
3/3/2021	AQ807594	POSITIVE COVENANT	
10/3/2021	DP1269437	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 03AE
Licence: 01-05-051
Licensee: LEAP Legal Software Pty Limited
Firm name: Dawson Lawyers

TRANSMISSION APPLICATION



AI429088N

by an Executor,
Administrator or Trustee
New South Wales
Section 93 Real Property Act 1900

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

(A) TORRENS TITLE	13/19109 CT SIGHTED CANC. & RET.		
(B) REGISTERED DEALING	NUMBER		TORRENS TITLE
(C) LODGED BY	DOCUMENT COLLECTION BOX 1W	NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY Dawson Lawyers. 42262467 P. Box 321, Wollongong 2520 REFERENCE: AB: 8576	CODE AE
(D) DECEASED REGISTERED PROPRIETOR	JESSIE ELIZABETH BRYANT		
(E) APPLICANT	LINDSAY BRYANT THOMAS, DONNA ELIZABETH THOMAS AND BRONWYN LEA BARNES		

(F) The abovementioned applicant, being entitled as executor of the will of the deceased registered proprietor (who died on 27/05/2013) pursuant to Probate No. 2013/00323269 granted on 17 February 2014 to Lindsay Bryant Thomas, Donna Elizabeth Thomas and Bronwyn Lea Barnes (a certified copy of which is lodged herewith) hereby applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE 22-12-2013

LINDSAY BRYANT THOMAS & BRONWYN LEA BARNES

(G) I certify that I am an eligible witness and that the applicant's signed this dealing in my presence. [See note* below]

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

Signature of witness:

Sharon Clowry 132552

Signature of applicant:

Lindsay Bryant Thomas

Name of witness:

SHARON CLOWRY

Address of witness:

11 THE KINGSWAY

BARRACK HEIGHTS 2528

I certify that I am an eligible witness and that the applicant signed this dealing in my presence.

Signature of witness

R Perkins

DONNA ELIZABETH THOMAS
signed this dealing in my presence.

Name: ROBYN PERKINS

Address: 55 CULGOA CRESCENT

KOOA WARRA 2523

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS. The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

[Handwritten signature]

Form: 01T
Release: 6-0

TRANSFER

New South Wales
Real Property Act 1900

AJ459449M

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue NSW Treasury	
Client No: 110755205	2842
Duty: \$10.00	Trans No: 809338
Asst details:	

(A) TORRENS TITLE

Folio Identifier 13/19109

(B) LODGED BY

Document Collection Box 1089X	Name, Address or DX, Telephone, and Customer Account Number J. J. RALPH & CO 123786S 1089X Reference: 1502115 ADEV CITY LEGAL SERVICES	CODES T TW
--------------------------------------	---	--------------------------

(C) TRANSFEROR

LINDSAY BRYANT THOMAS, DONNA ELIZABETH THOMAS and BRONWYN LEA BARNES

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 610,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) ENCUMBRANCES (if applicable):

(H) TRANSFeree

CARA JANE PINCOMBE

(I) TENANCY:

DATE 28 April 2015

- (J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness:

Signature of transferor:

Name of witness:

Jessica Dean

Address of witness:

6/363 Crown Street

Witness for Bronwyn Lea Barnes WALLONGONG.

Signature of Witness:

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

Name of Witness: Matthew Clowry

Address of Witness: 68 Bradman Ave

Witness for Donna Elizabeth Thomas

Signature of Witness:

Name of Witness: JOSHUA JONES

Address of Witness: 748 FERGUSON CT NGUNAWAL

Signature:

Signatory's name:
Signatory's capacity:

Heff
Angela Devitt
solicitor

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

eNOS ID No. 821040 Full name: Angela Devitt

Signature:

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



SEARCH DATE

15/5/2023 1:36PM

FOLIO: 1/1269437

First Title(s): OLD SYSTEM

Prior Title(s): 13/19109

Recorded	Number	Type of Instrument	C.T. Issue
10/3/2021	DP1269437	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/5/2021	AR70480	DISCHARGE OF MORTGAGE	
21/5/2021	AR70481	MORTGAGE	EDITION 2 CORD ISSUED

*** END OF SEARCH ***



FOLIO: 1/1269437

SEARCH DATE	TIME	EDITION NO	DATE
15/5/2023	1:35 PM	2	21/5/2021

LAND

LOT 1 IN DEPOSITED PLAN 1269437
AT GWYNNEVILLE
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP1269437

FIRST SCHEDULE

MURPHYS AVENUE PTY LTD

SECOND SCHEDULE (15 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D40099 COVENANT
- 3 AM545163 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE DESIGNATED (A) IN PLAN WITH AM545163
- 4 AQ807593 RESTRICTION(S) ON THE USE OF LAND
- 5 AQ807594 POSITIVE COVENANT
- 6 DP1269437 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1269437 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP1269437 EASEMENT FOR SERVICES VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1269437 EASEMENT FOR SERVICES VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP1269437 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 11 DP1269437 EASEMENT FOR DRAINAGE AND DETENTION STORAGE VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 12 DP1269437 EASEMENT FOR SUPPORT AND SHELTER 0.2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP1269437 EASEMENT FOR SUPPORT AND SHELTER 0.2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 14 DP1269437 EASEMENT TO DRAIN WATER 1 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 15 AR70481 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

END OF PAGE 1 - CONTINUED OVER

FOLIO: 1/1269437

PAGE 2

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

10 Murphys Avenue, Gwynneville,

PRINTED ON 15/5/2023

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



SEARCH DATE

15/5/2023 1:36PM

FOLIO: 10/19109

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

Prior Title(s): VOL 6069 FOL 221

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/8/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/12/1989	Y725209	LEASE	EDITION 1
23/1/1990	Y801918	TRANSFER	
23/1/1990	Y801919	MORTGAGE	EDITION 2
30/5/1996	2196498	LEASE	EDITION 3
7/5/1998	3969441	SURRENDER OF LEASE	
7/5/1998	3969442	LEASE	EDITION 4
27/8/1998	5225214	DISCHARGE OF MORTGAGE	
27/8/1998	5225215	LEASE	
27/8/1998	5225216	TRANSFER	
27/8/1998	5225217	MORTGAGE	EDITION 5
9/12/2002	9199131	SURRENDER OF LEASE	
9/12/2002	9199132	LEASE	EDITION 6
9/10/2003	AA51007	LEASE	EDITION 7
1/5/2006	AC271705	SURRENDER OF LEASE	
1/5/2006	AC271706	LEASE	EDITION 8
18/8/2008	AE156345	LEASE	EDITION 9
23/3/2010	AF388944	TRANSFER OF LEASE	
5/12/2013	AI211653	DISCHARGE OF MORTGAGE	
5/12/2013	AI211654	TRANSFER WITHOUT MONETARY CONSIDERATION	
5/12/2013	AI211655	MORTGAGE	EDITION 10
10/3/2014	AI431875	DISCHARGE OF MORTGAGE	
10/3/2014	AI431876	SURRENDER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

15/5/2023 1:36PM

FOLIO: 10/19109

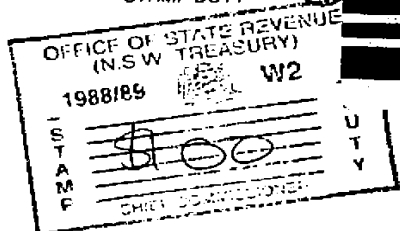
PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
10/3/2014	AI431877	LEASE	
10/3/2014	AI431878	LEASE	
10/3/2014	AI431879	TRANSFER	
10/3/2014	AI431880	MORTGAGE	EDITION 11
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 12 CORD ISSUED

*** END OF SEARCH ***

RP 13

STAMP DUTY



B



Y801918

TRANSFER

REAL PROPERTY ACT, 1900

T CB 1 of 2 R 1/2 \$ 44

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
<u>CERTIFICATE OF TITLE</u> <u>VOLUME 6069 FOLIO 221</u> NOW BEING 10/19109	<u>WHOLE</u>	<u>GWYNNEVILLE</u> <u>PARISH WOLLONGONG</u> <u>COUNTY CAMDEN</u>

TRANSFEROR
Note (b)

DOMENICO CIOCCA of 12 Field Street, Kanahooka, Mixed Business Proprietor
and MARIA CIOCCA of the same address, his wife

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 255,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

RAYMOND ERNEST HILL of 27 Meehan Drive, Kiama, Butcher and
BETTY MAY HILL of the same address, his wife

OFFICE USE ONLY

JT2

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. LEASES NOS 5 928797 & 4 725209
2. _____ 3. _____

DATE 10th December 1989

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

EXECUTION
Note (g)

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

Signature of Witness

MAXWELL STUART BISLEY
Name of Witness (BLOCK LETTERS)

Solicitor 132 Kew Street
Address and occupation of Witness

Wollongong

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

Maria Ciocca
D. Ciocca
Signature of Transferor

Note (g)

Alan Davis (ALAN DAVIS)
Solicitor for the Transferor

5/12/89

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

LODGED BY:
Australia and New Zealand Banking Group Limited
Address: 23 Market Street, Sydney, NSW
PHONE NO: 227-1811
FAX 227-1878
Dealing Box Number 205

LOCATION OF DOCUMENTS			
CT	OTHER		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Herewith.	
<input type="checkbox"/>	<input type="checkbox"/>	In L.T.O. with	
<input type="checkbox"/>	<input type="checkbox"/>	Produced by	
Secondary Directions			
Delivery Directions			

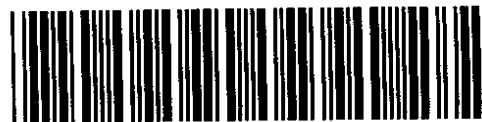
OFFICE USE ONLY

Checked Passed REGISTERED
EB5
Signed Extra Fee
23 JAN 1990

TRANSFER

5225216T

New South Wales
Real Property Act 1900



Office of State Revenue use only

00.25

30/03/0000 04 90030753/03
N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 10/19109

(B) LODGED BY

LTO Box

Name, Address or DX and Telephone

~~243B~~
45A

~~NATIONAL AUSTRALIA BANK~~
~~300/30 Street SYDNEY~~
1 237 4304

611

Reference (15 character max): ~~DEARW 21087~~ NJ4203

(C) TRANSFEROR

RAYMOND ERNEST HILL and BETTY MAY HILL

(D) acknowledges receipt of the consideration of \$382,800.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) TRANSFEE

T
TS
(s713 LGA)
TW
(Sheriff)

PETER KOTSOPOULOS and DALE KOTSOPOULOS

(G) **TENANCY:** Joint Tenants

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 2nd July 1998

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

Signature of Witness

GAIL LACEY
Name of Witness (BLOCK LETTERS)

96 Kembla Street Wollongong
Address of Witness

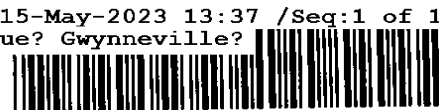
Signature of Transferor

Signature of DANNY LAGOPODIS
Solicitor for the Transferee

Form: . 011WC
Licence: 05-11-651
Licensee: Softdocs
GOOD LEGAL

TRANSFER

without monetary consideration
New South Wales
Real Property Act 1900



AI211654V

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

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
13-11-2013 0007357497-001
SECTION 68(1)-ORIGINAL -
NO DUTY PAYABLE

(A) TORRENS TITLE

Folio Identifier 10/19109 ✓

(B) LODGED BY

Document Collection Box 45A	Name, Address or DX, Telephone, and Customer Account Number if any Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 Reference (optional):	CODES TZ JT TW TJ
---------------------------------------	--	---------------------------------

(C) TRANSFEROR

PETER KOTSOPOULOS AND DALE KOTSOPOULOS

(D) CONSIDERATION Pursuant to order of the Family Court of Australia at Sydney dated 28/10/2013 ✓

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

PETER KOTSOPOULOS ✓

(I) TENANCY:

DATE

18 / 11 / 2013 ✓

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

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

Signature of witness:

Name of witness:

Address of witness:

Amy Lagopodis
AMY LAGOPODIS
1/288 Crown St
Wollongong 2500

I certify I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

Signature of transferor:

P. Kotsopoulos
P. KOTSOPOULOS

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

Signature of witness:

Name of witness:

Address of witness:

Amy Lagopodis
AMY LAGOPODIS
1/288 Crown St
Wollongong 2500

Signature of transferee:

P. Kotsopoulos

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. **517822** ✓ Full Name: **Danny Lagopodis** ✓ Signature: *Danny Lagopodis*

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



FOLIO: 10/19109

SEARCH DATE	TIME	EDITION NO	DATE
15/5/2023	1:35 PM	12	9/9/2018

LAND

LOT 10 IN DEPOSITED PLAN 19109
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP19109

FIRST SCHEDULE

VINCENZO CONTI
ARIANNA GOMEZ
AS JOINT TENANTS

(T AI431879)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 F25068 COVENANT
- 3 AI431877 LEASE TO BRYSON JOHN CRICK OF LOCK UP SHOP 2, 4 MURPHYS AVENUE, GWYNNEVILLE. EXPIRES: 13/12/2015.
- 4 AI431878 LEASE TO QIANG GUO OF LOCK UP SHOP 1, 4 MURPHYS AVENUE, GWYNNEVILLE. EXPIRES: 29/9/2016. OPTION OF RENEWAL: 3 YEARS AND 1 FURTHER OPTION OF 3 YEARS.
- 5 AI431880 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

10 Murphys Avenue, Gwynneville,

PRINTED ON 15/5/2023

PRELIMINARY SITE INVESTIGATION (PSI)

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APPENDIX F

Before You Dig, Australia, Search Results



Caller Details

Contact: Katelyn Elliott
Company: Stantec Australia
Address: 16 Burelli Street
Wollongong NSW 2500

Caller Id: 3335292
Phone: 0476 144 110
Email: katelyn.elliott@stantec.com

Dig Site and Enquiry Details

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



User Reference: Gwynneville
Working on Behalf of: Private
Enquiry Date: 26/04/2023
Start Date: 03/05/2023
End Date: 10/05/2023

Address:
17 Sidney Street
Gwynneville NSW 2500

Job Purpose:

Excavation

Onsite Activities:

Mechanical Excavation

Location of Workplace:

Private

Location in Road:

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

Notes/Description of Works:

Not supplied

Your Responsibilities and Duty of Care

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

Asset Owner Details

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

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

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

Seq. No.	Authority Name	Phone	Status
223854874	AARNet Pty Ltd Nsw	1300 275 662	NOTIFIED
223854876	Endeavour Energy	(02) 9853 4161	NOTIFIED
223854873	Jemena Gas South	1300 880 906	NOTIFIED
223854872	NBN Co NswAct	1800 687 626	NOTIFIED
223854871	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
223854875	Sydney Water	13 20 92	NOTIFIED
223854877	Telstra NSW Central	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Legend | Scale: 1:2845

- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

**BEFORE COMMENCING EXCAVATION YOU MUST READ AND UNDERSTAND ALL INFORMATION
PROVIDED IN THE BYDA RESPONSE AND LISTED BELOW**

BACKGROUND

Endeavour Energy is able to make available plans of its underground assets to persons who intend to undertake excavation works in Endeavour Energy's distribution area. Any plans provided to you are made available subject to the provisions set out below, in the provided plans, and in the Endeavour Energy BYDA response Cover Letter.

We have set out below important information regarding the recommended procedures that should be followed when using this service and also the extent of our responsibility in respect of any plans provided. It is very important that you read and understand all the information and disclaimers provided below before excavating.

Information Provided by Endeavour Energy:

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Underground assets may be congested at the approach to bridges and other structures. Typical asset depths and alignment may vary substantially, rising and falling sharply and at much shallower depths than elsewhere as they are channeled into shared allocated spaces on bridges and other structures. Additional precautions and underground asset location methods will be required in proximity to bridges and other structures.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

DISCLAIMER

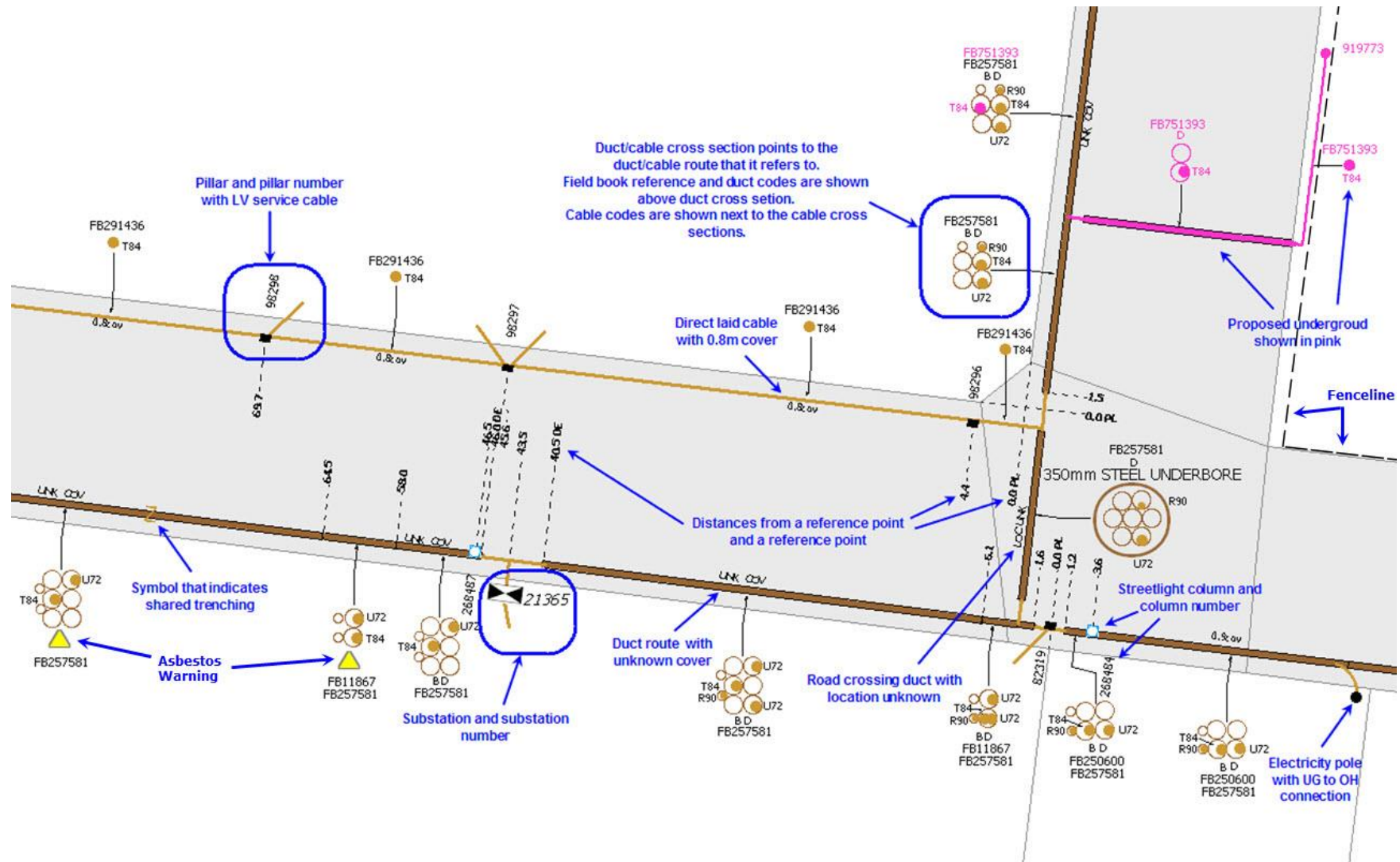
Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

CUSTOMER REQUESTS AND RESPONSIBILITIES

- Endeavour Energy expects to be able to provide relevant plans within 48 hours after a request is made.
- If the enquiry falls within the Transmission Mains area, additional notification requirements shall be complied with as per the instructions in the response Cover Letter.
- Endeavour Energy retains copyright over all plans and details provided in response to a customer's request.
- Persons excavating are expected to exercise all due care in the vicinity where underground assets are indicated and will be held responsible for any damage to any underground assets (including any Endeavour Energy property) or any other loss caused (including consequential losses) as a result of such excavations.
- All underground assets should be visually located by soft digging (pot holing) or hand digging.
- A person who undertakes excavation work is subject to duties and responsibilities under the [Work Health and Safety Act 2011](#) and [Work Health and Safety Regulation 2011](#). Please refer to the Work Cover NSW "[Work near underground assets: Guide](#)" and "[Excavation work: Code of practice](#)" which contain practical advice for working near underground utility services.
- Any damage to Endeavour Energy's assets must be immediately reported on **131 003**.
- In all cases of electric shock or suspected electric shock the victim shall immediately be transported to hospital or medical centre for treatment.
- If conduit material cannot be identified, it should be assumed to contain asbestos material.
- Endeavour Energy plans are frequently updated to record changes to underground assets. All plans are valid for **20** working days from the date of issue.

If further clarification is required, please contact:
Endeavour Energy
Phone: (02) 9853 4161 (8:00am-4:30pm Mon-Fri)
Emergency Phone Number: 131 003

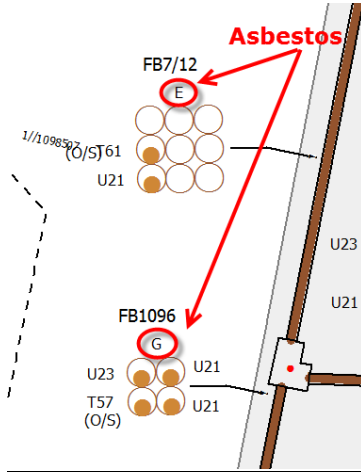
EXAMPLE OF HOW TO READ ENDEAVOUR ENERGY PLANS



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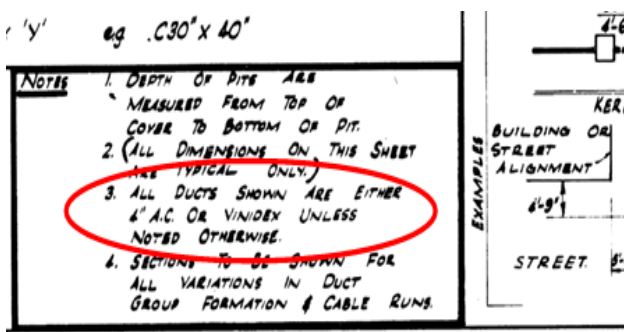
IDENTIFYING ASBESTOS DUCTS

1. Duct codes **E, F** and **G** identify Fibro Conduits

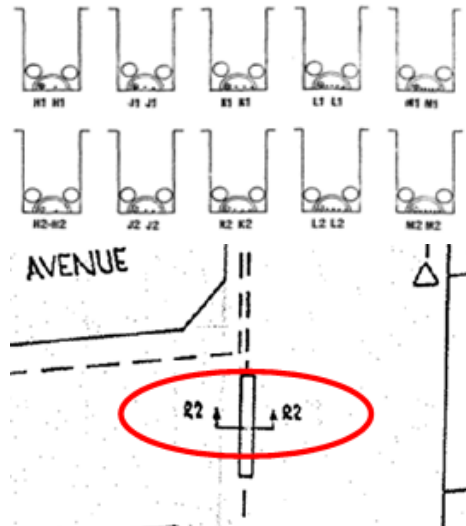
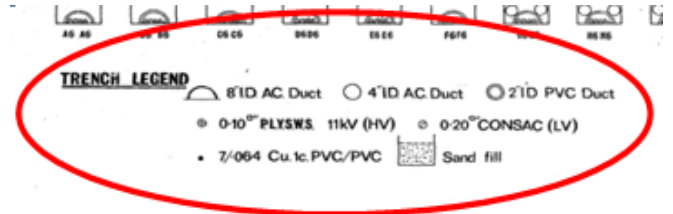


If underground details have not been captured and drawings are used, the method for identifying asbestos ducts and standards are different for the different utilities that amalgamated with Endeavour Energy. Using Reticulation Drawings, there are numerous ways to determine if a duct route has asbestos ducts, refer to following examples:

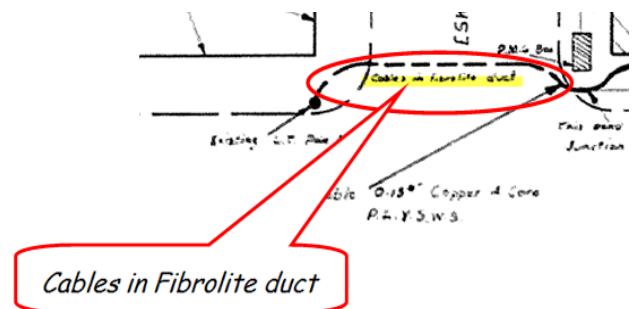
3. **AC** (Asbestos Cement) acronym



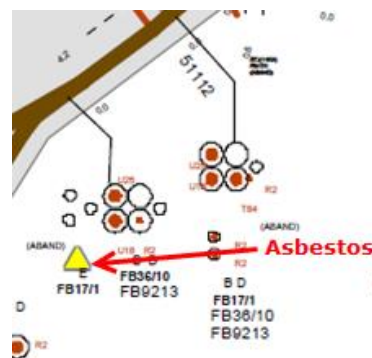
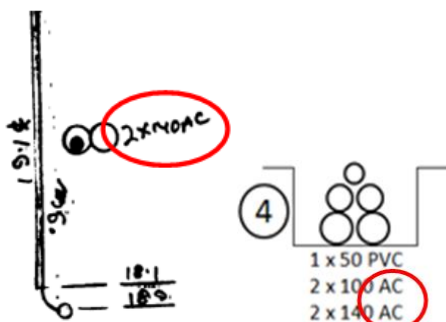
2. The duct codes **G,H,J,K,L,M Q,R,S,T,U,V,W & X** under each configuration are used on old Blue Mountains drawings to identify Asbestos



4. **Fibrolite** (asbestos) ducts



5. Yellow **triangle** identifies Fibro Conduits
















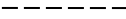

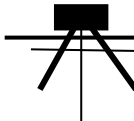


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Emergency Phone Number: 131 003

STANDARD UNDERGROUND SYMBOLS / LABELS

NOTE: *If symbology has not been provided on the plan use symbols as shown below.*

SYMBOLS & ACRONYMS

 or 	Street light column
	Padmount substation
 or 	Overground pillar (O.G.Box)
	Underground pit
	Duct run
	Cable run
	Typical duct section
	Typical underbore section
	Blocked duct
	Cable section
	Asbestos warning
	STJ, PBJ, TTJ
STJ	Straight through joint
PBJ	Parallel branch joint
TTJ	Transition through joint
	Underground to overhead pole
SL	Streetlight conductor
SC	Service cable
SE	Cable sealed end
SF	Service Feeder
OS	Out of Service
O.A.M.	Over awning main
U.A.M.	Under awning main
N.I.S.	Not in service
	Fence/dimensioning
	Shared trenching
	Service point of attachment

DUCT CODE LABELS

B	= 50 mm PVC
D	= 125mm PVC
E	= 100mm Fibro Conduit (Asbestos)
F	= 140mm Fibro Conduit (Asbestos)
G	= 150mm Fibro Conduit (Asbestos)

DEPTH & LOCATION LABELS

0.5- 0.7 COV	= 0.5m – 0.7m
0.9 COV	= 0.9m Depth
UNK COV	= Depth Unknown
LOC UNK	= Location Unknown
0.9 PL	= Located 0.9m from Property Line

WARNING

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- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
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- or ■ Street light column
- ▭ Padmount substation
- or ■ Overground pillar (O.G.Box)
- ⊠ Underground pit
- Duct run
- Cable run
- ⊙ Typical duct section
- ▲ Asbestos warning

**NOT TO SCALE**

BYDA Sequence No.: 223854876

Issued Date: 26/04/2023

Cadastre: © Land and Property Information 2015, 2016

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

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Street light column
- 


Padmount substation
-  or 

Overground pillar (O.G.Box)
- 

Underground pit
- 

Duct run
- 

Cable run
- 

Typical duct section
- 

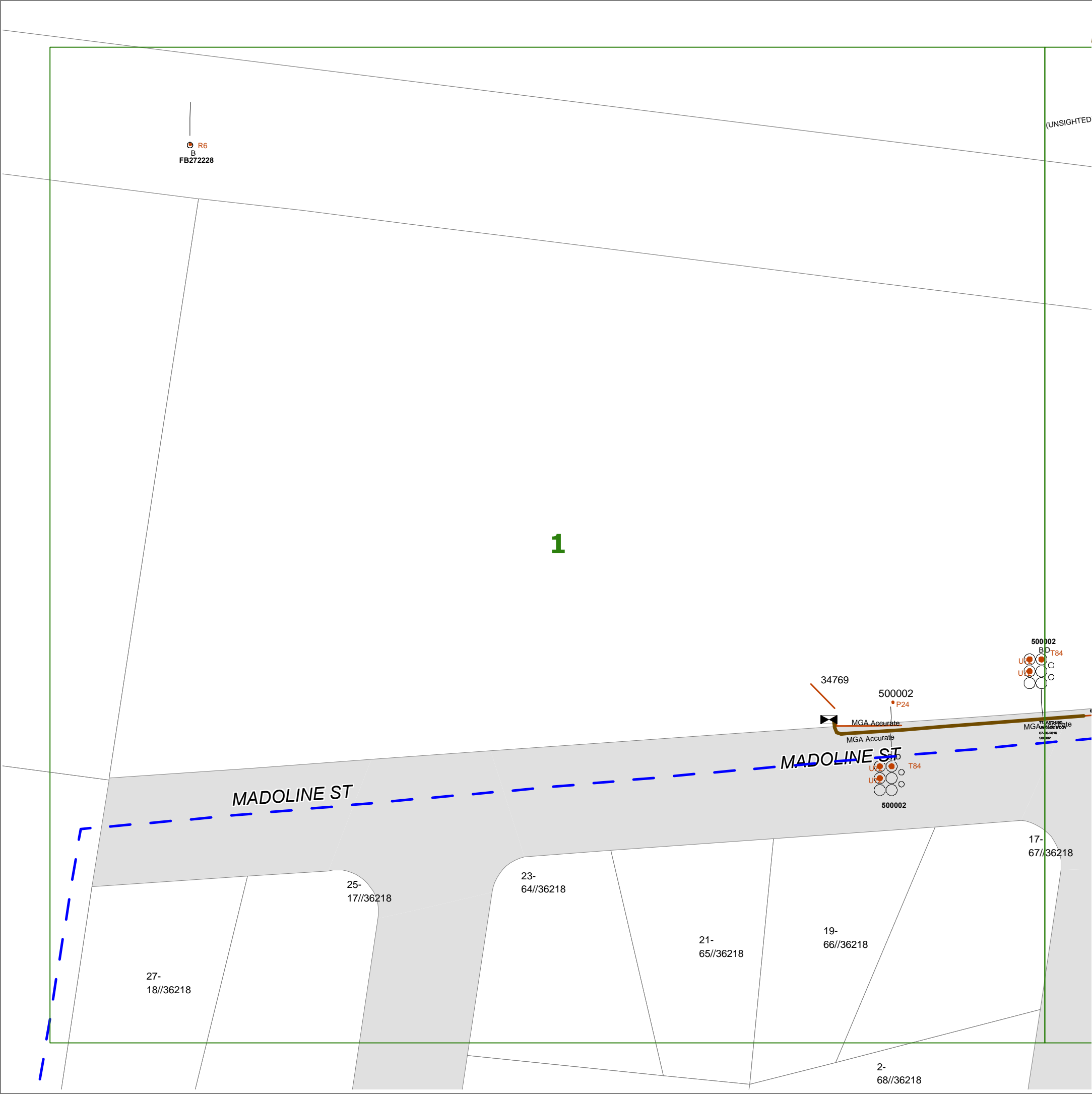
Asbestos warning

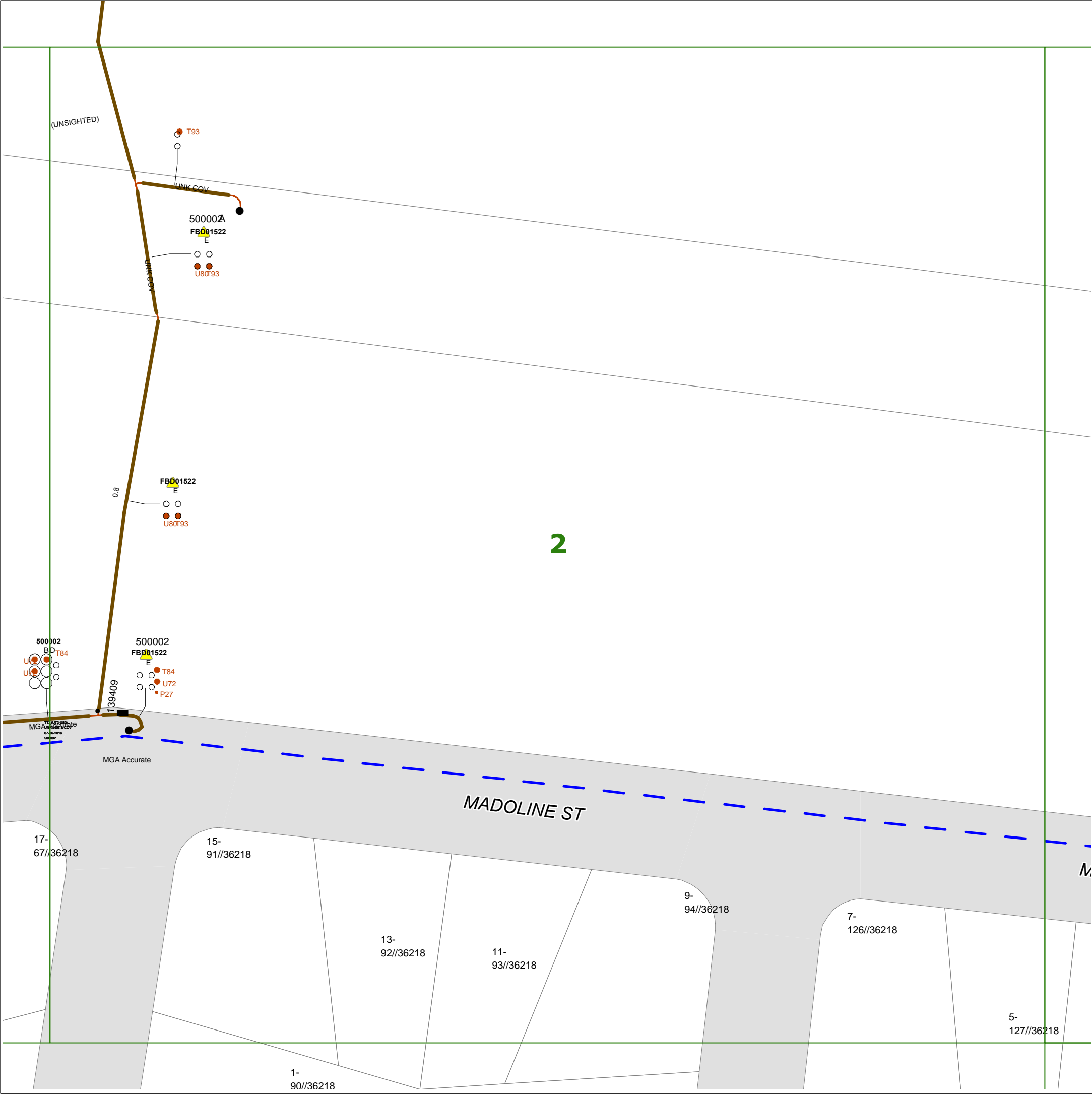


NOT TO SCALE

BYDA Sequence No.:	223854876
Issued Date:	26/04/2023

Cadastre: © Land and Property Information 2015, 2016





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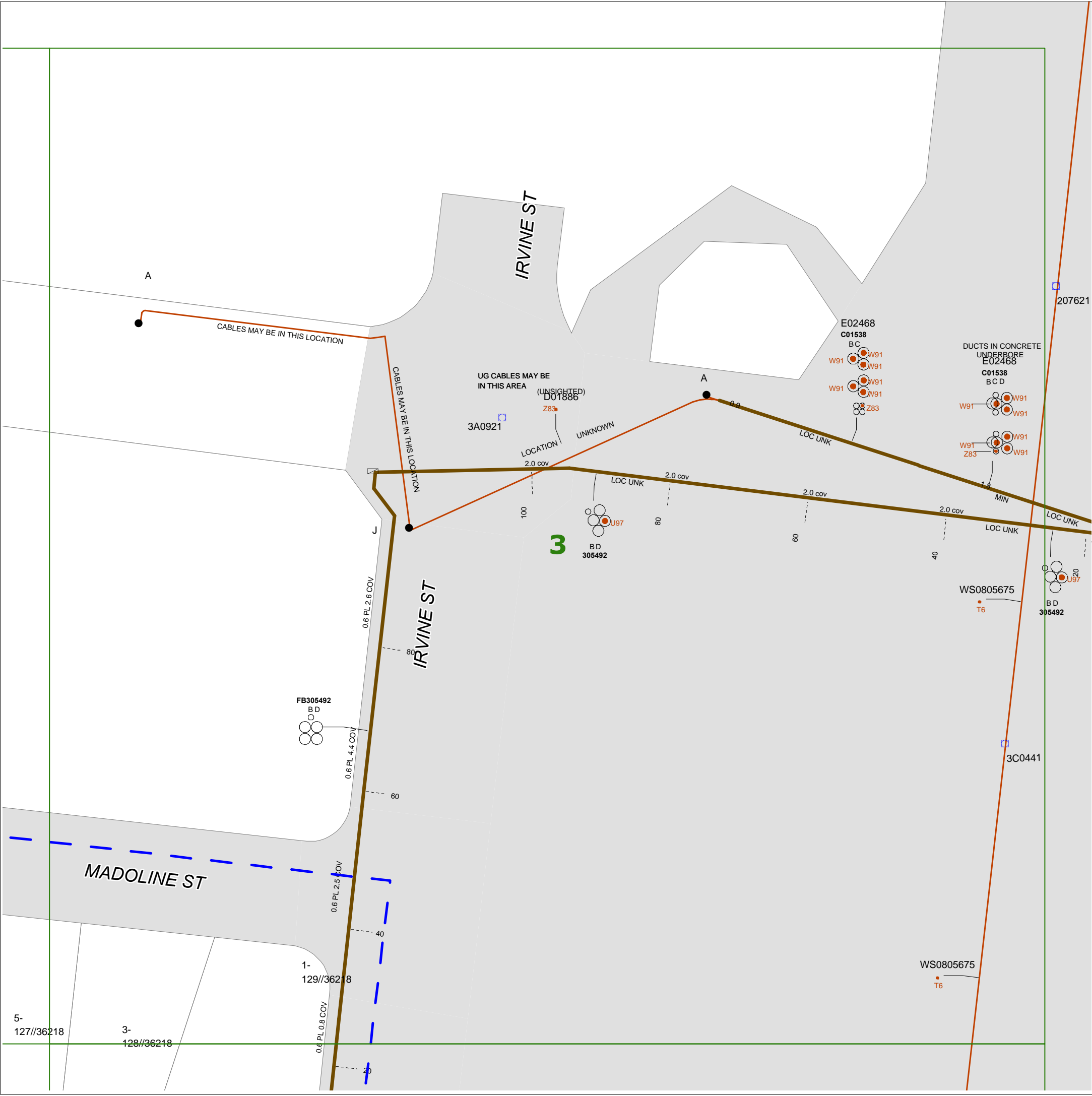
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 Underground pit
- 

 Duct run
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 Cable run
- 

 Typical duct section
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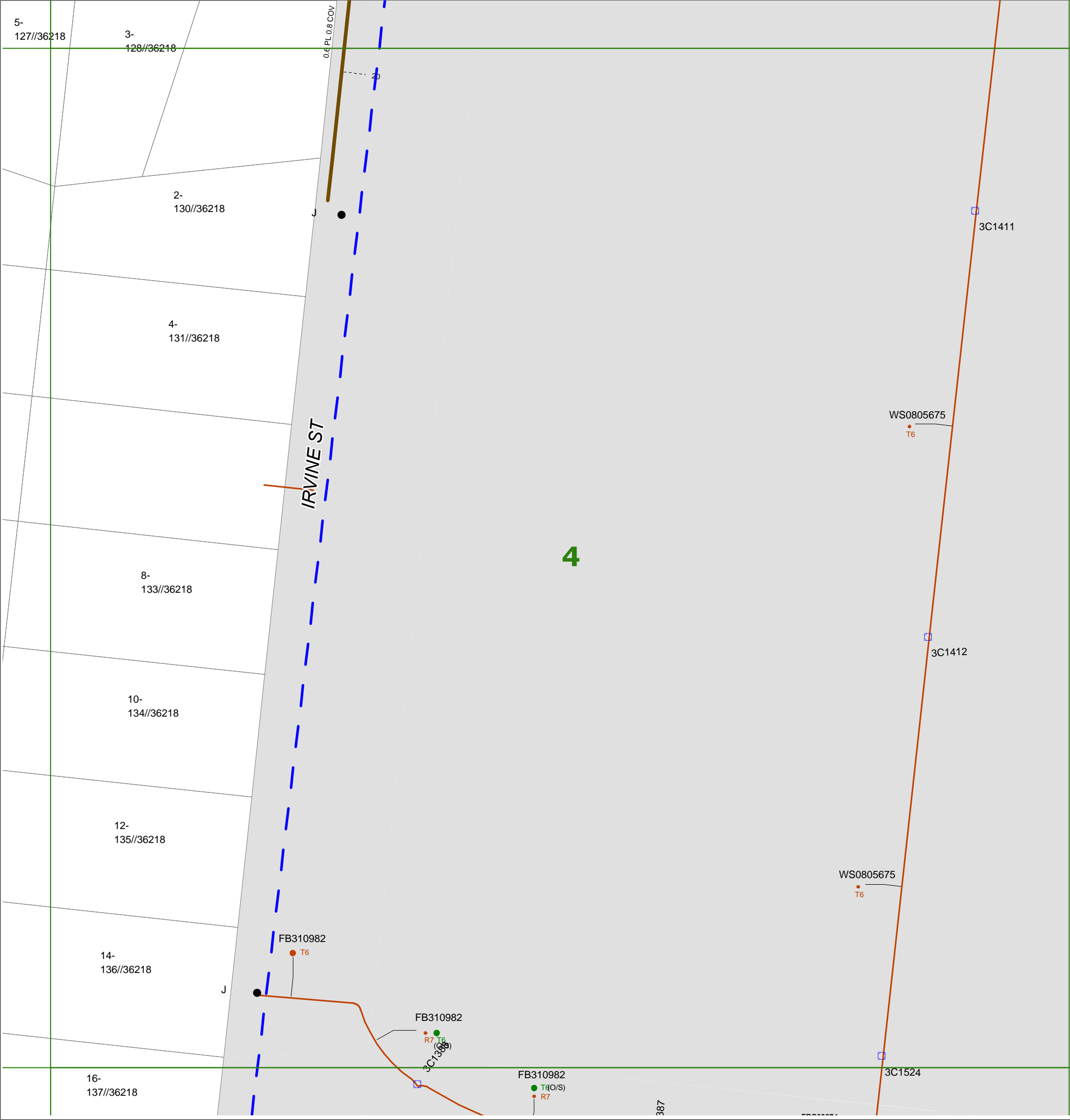
 Asbestos warning



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- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be made available at the worksite where excavation is to be undertaken in either printed or electronic format. If the plans are in an electronic format, they must be in a format visible on a screen size 10 inches or greater. Plans must be reviewed and understood by the crew on site prior to commencing excavation.
- Non-destructive water excavation must be operated at or below 2000PSI. Any operation exceeding 2000PSI must be classed and treated as a destructive excavation practice

INFORMATION PROVIDED BY ENDEAVOUR ENERGY

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

DISCLAIMER

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

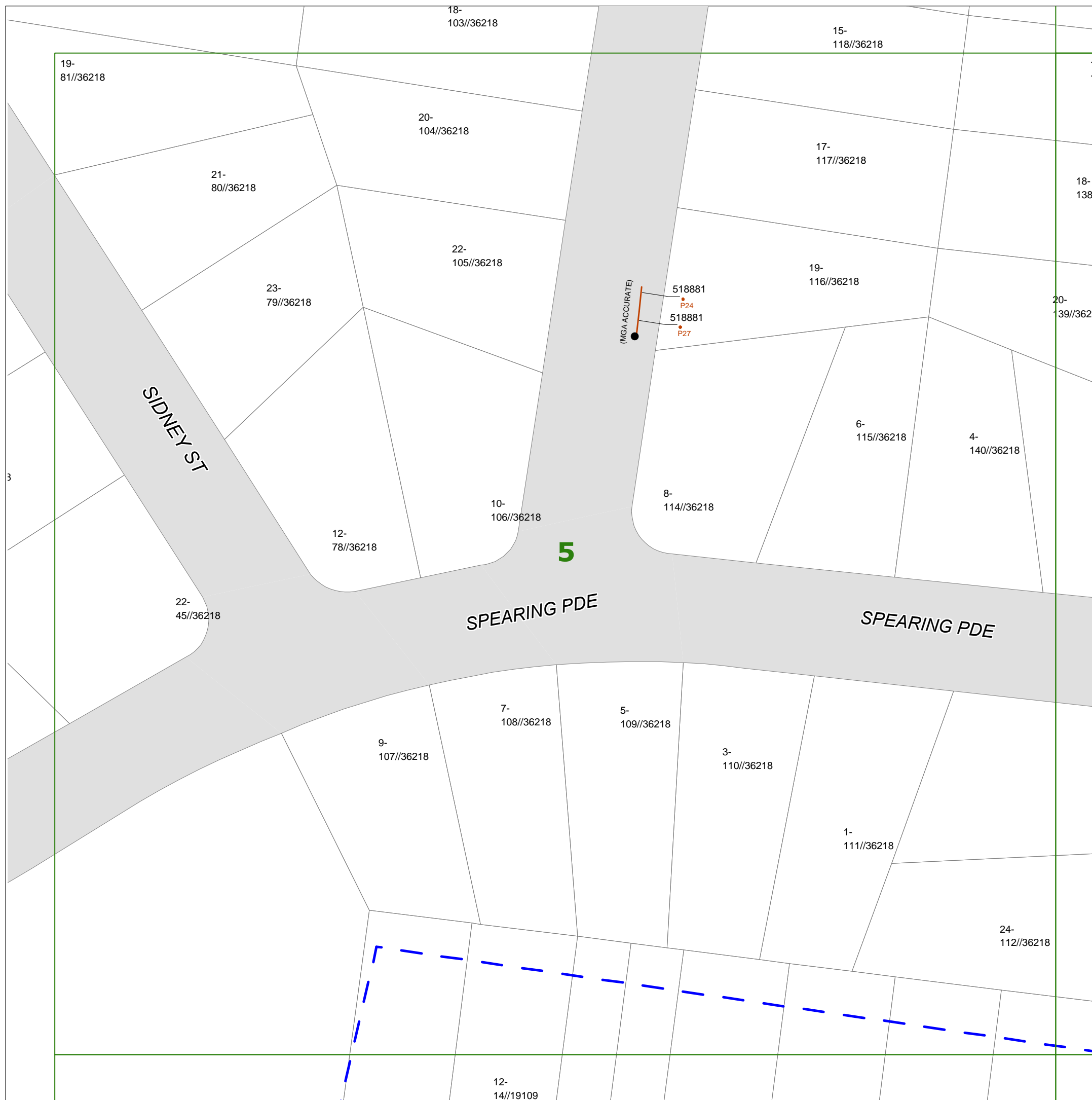
- ◻ or ◼ Street light column
- ▤ Padmount substation
- ◻ or ◼ Overground pillar (O.G.Box)
- ▤ Underground pit
- ▬ Duct run
- ▬ Cable run
- ⊙ Typical duct section
- ▲ Asbestos warning

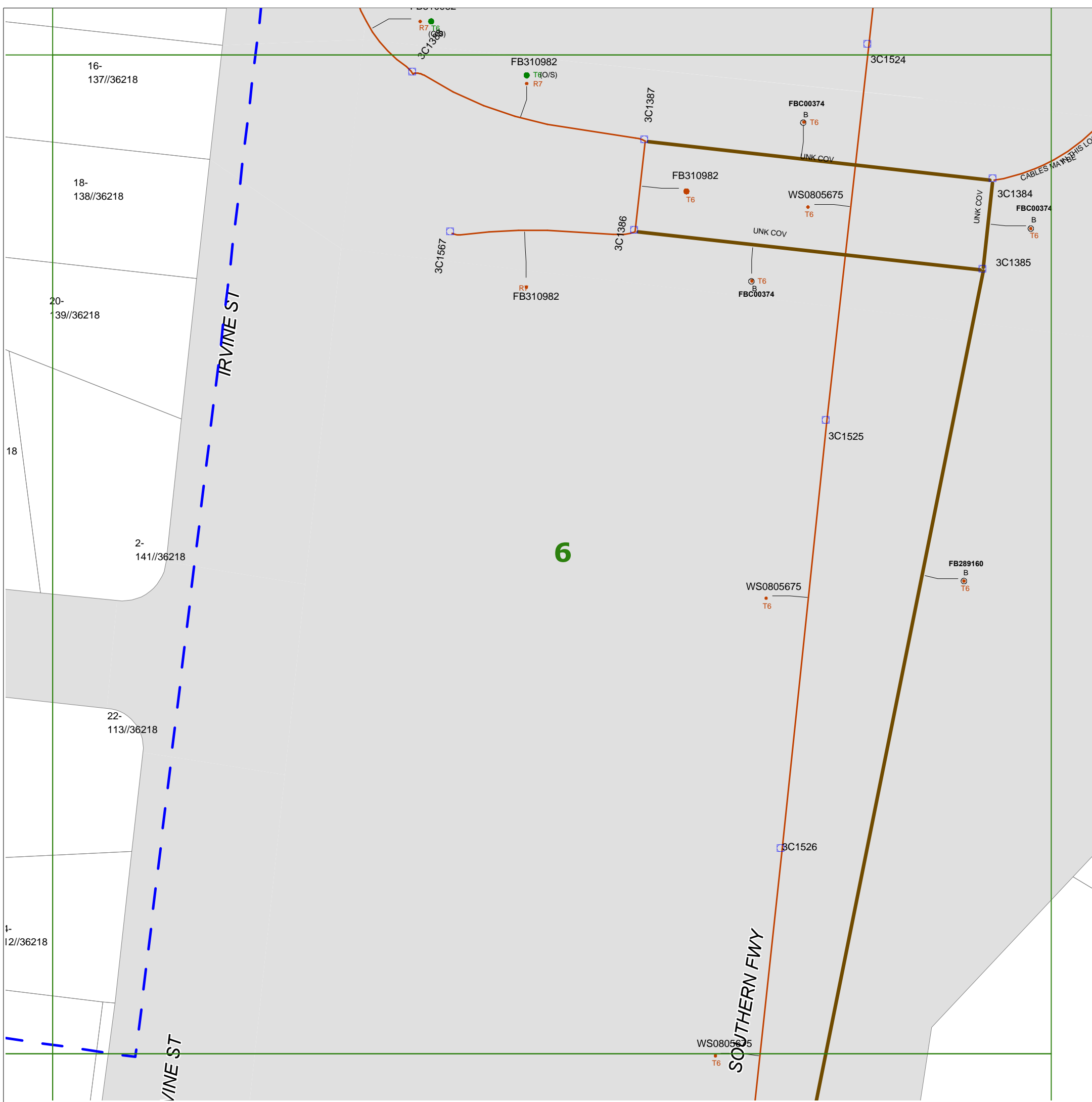


NOT TO SCALE

BYDA Sequence No.:	223854876
Issued Date:	26/04/2023

Cadastre: © Land and Property Information 2015, 2016





Cadastre: © Land and Property Information 2015, 2016



Cadastre: © Land and Property Information 2015, 2016






- WARNING**
- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
 - Underground assets may be congested at the approach to bridges and other structures. Typical asset depths and alignment may vary substantially, rising and falling sharply and at much shallower depths than elsewhere as they are channelled into shared allocated spaces on bridges and other structures. Additional precautions and underground asset location methods will be required in proximity to bridges and other structures.
 - In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
 - The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty **(20)** working days of the original plan issue date.
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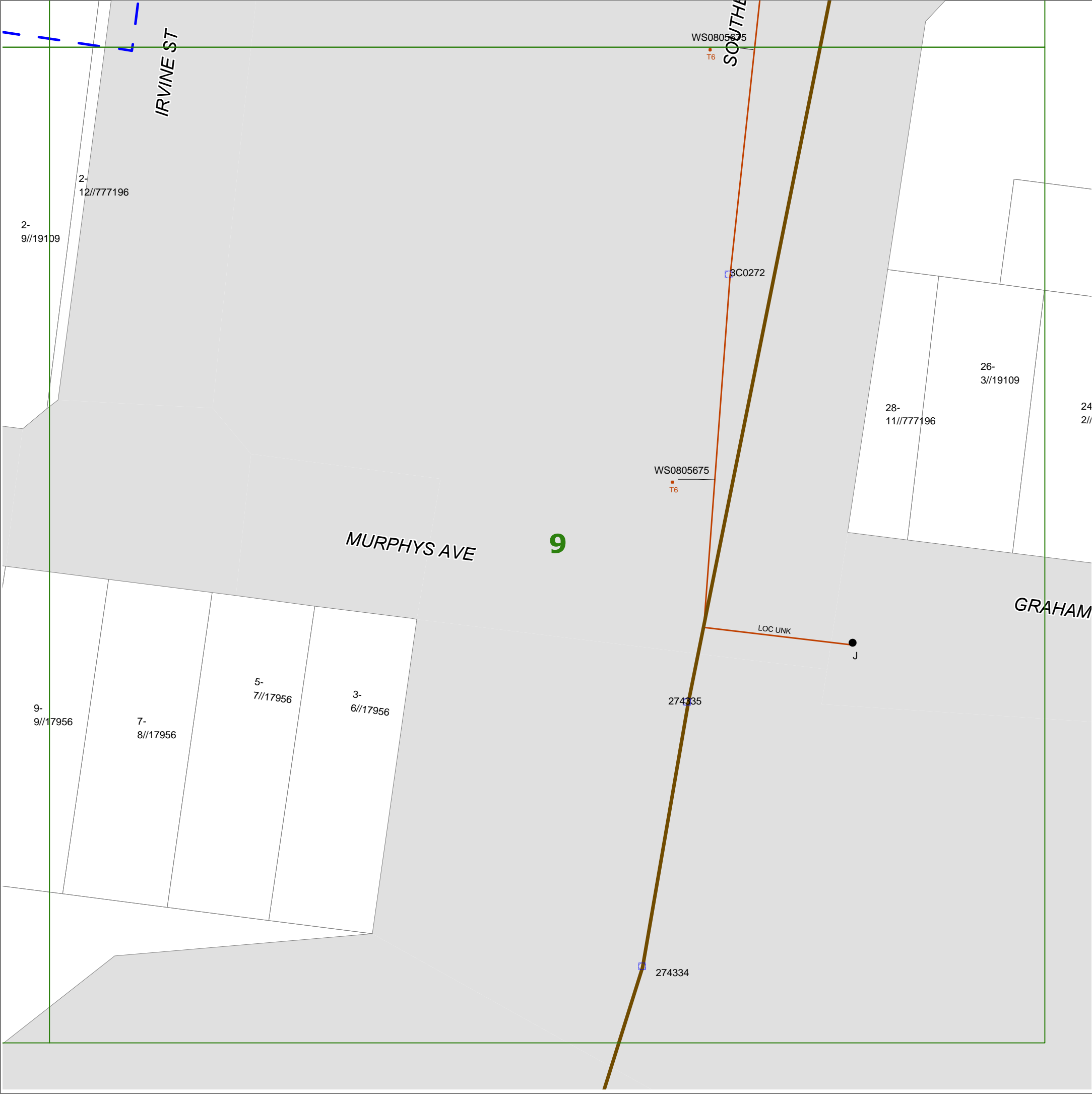
-  or 

 Street light column
- 
- Padmount substation

 or 

 Overground pillar (O.G.Box)

NOT TO SCALE	
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DISCLAIMER



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-  or 


Street light column




Padmount substation

 or 


Overground pillar (O.G.Box)




Underground pit




Duct run



Cable run



Typical duct section



Asbestos warning
-
- NOT TO SCALE**
- | | |
|--------------------|------------|
| BYDA Sequence No.: | 223854876 |
| Issued Date: | 26/04/2023 |
- Cadastre: © Land and Property Information 2015, 2016

ASSETS AFFECTED

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

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

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

















Excavation Guidelines:

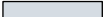
It is essential that the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the pipe, contact the local depot.


Important Information:

1. The enclosed plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "Jemena") and show the position of Jemena's underground gas mains and installations in public gazetted roads. If the enclosed plans show gas assets located on private property or other third party property, these are approximate locations.
2. There may be underground assets owned by other utilities in the vicinity of your work and it is your responsibility to identify and locate such assets.
3. The plans may show the position of underground mains and installations relative to fences, buildings and other structures, as they existed at the time the assets were installed and may not have been updated to take account of any subsequent change in the location or style of those features. Depth of underground assets may also vary as a result of changes to road, footpath or surface levels subsequent to installation.
4. While Jemena takes all reasonable care to ensure the accuracy and completeness of the information provided, it makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error or omission. It is intended to be indicative only and must not be solely relied upon when undertaking underground works.
5. Except to the extent that liability may not be capable of being lawfully excluded, Jemena, its employees, agents, officers and contractors will not be liable to any person for loss or damage (including indirect and consequential loss or damage) which may be suffered or incurred in connection with the provision of this information.
6. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains, service lines and equipment. In accordance with the *Work Near Underground Assets – Guide* published in 2007 by Work Cover Authority*, Jemena recommends that you carry out potholing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.


Network Mains

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

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

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

	Exposed Main section
EXPOSED	





SHALLOW-SP

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








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

Gas Services

	Gas service – coloured by kPa
	Serviced Site indicator

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

Network Assets

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

Annotations

Pipe and Conduit Material Codes

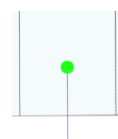
NY	Nylon	NB	Nominal Bore – Cast Iron
PE	Polyethylene	ST	Steel
P/PL	Plastic (undefined)	C/CO	Copper
PVC	Polyvinyl Chloride		

Pipe code combinations and dimension references

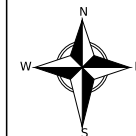
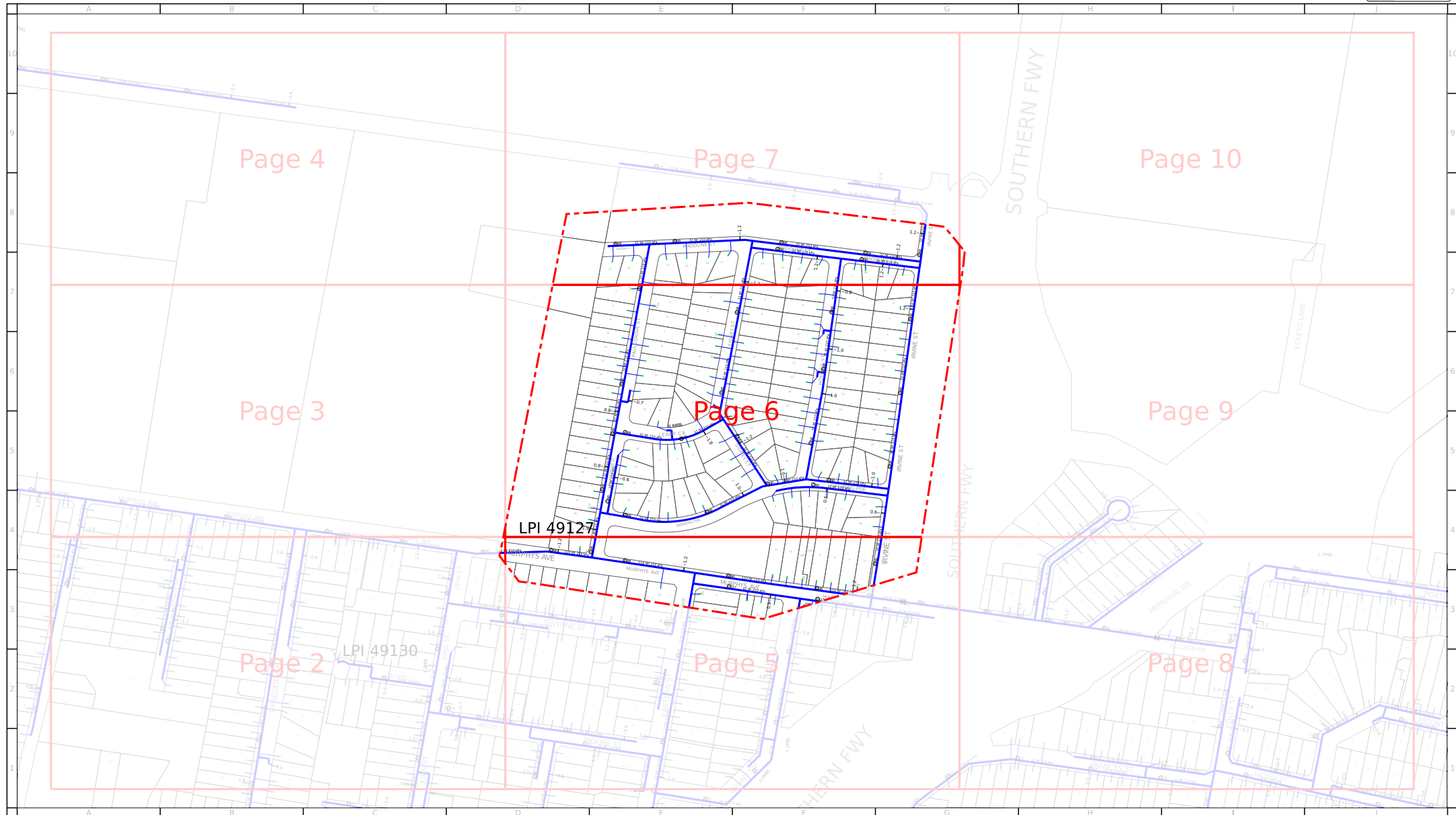
⑥NB 50MM NY	50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe
⑤0MM 32MM NY	32mm Nylon main inserted into 50mm Steel pipe
~1.5	Distance (in metres) of main from Boundary Line (MBL)
MBK	Distance in Metres Back of Kerb
MKL	Distance in Metres from Kerb Line
MEBL	Distance in Metres from Eastern Boundary Line (North/South/West)
MCL	Distance in Metres from Centre Line of Road
MFL	Distance in Metres from Fence Line

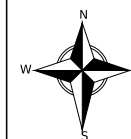
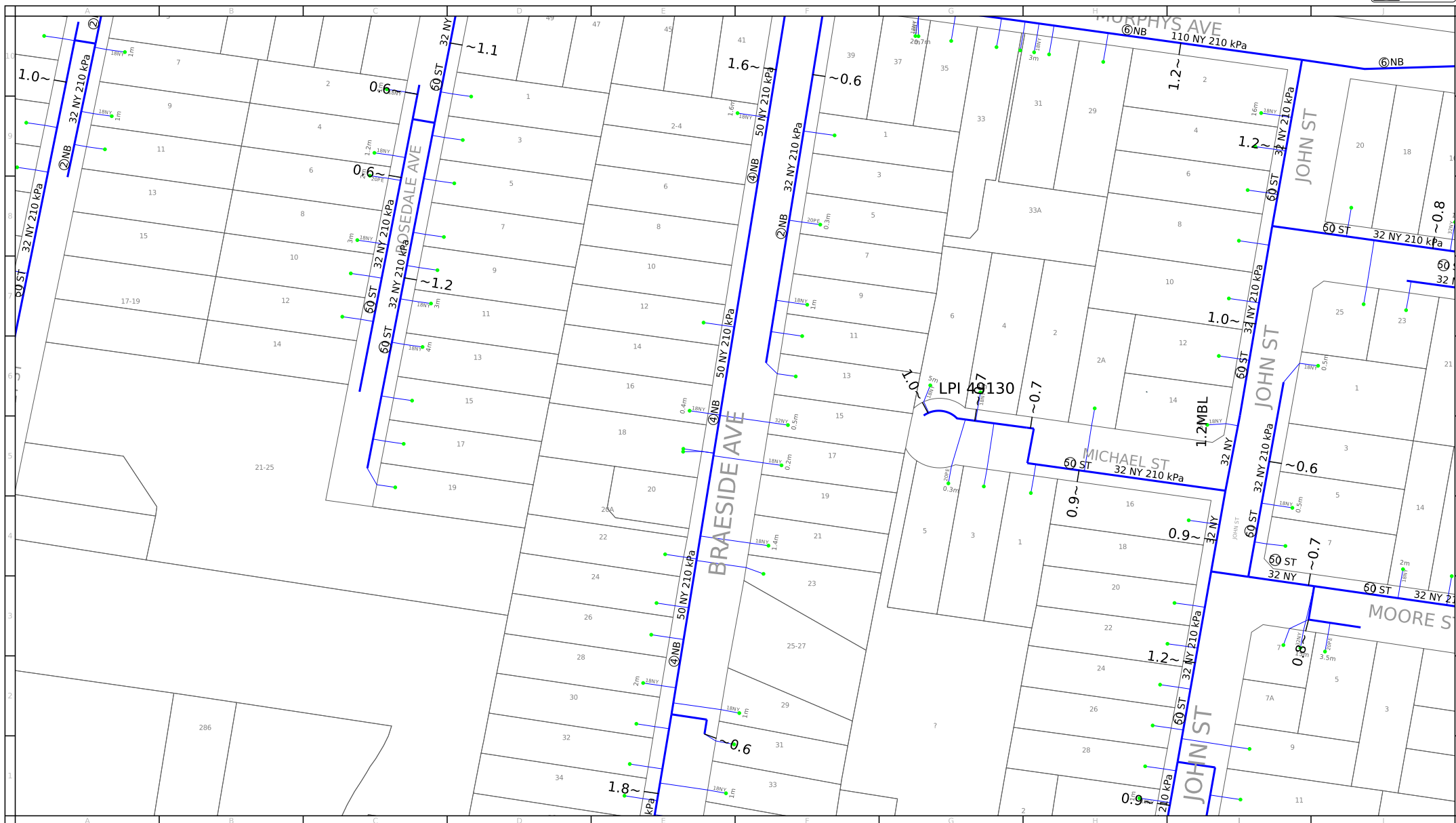


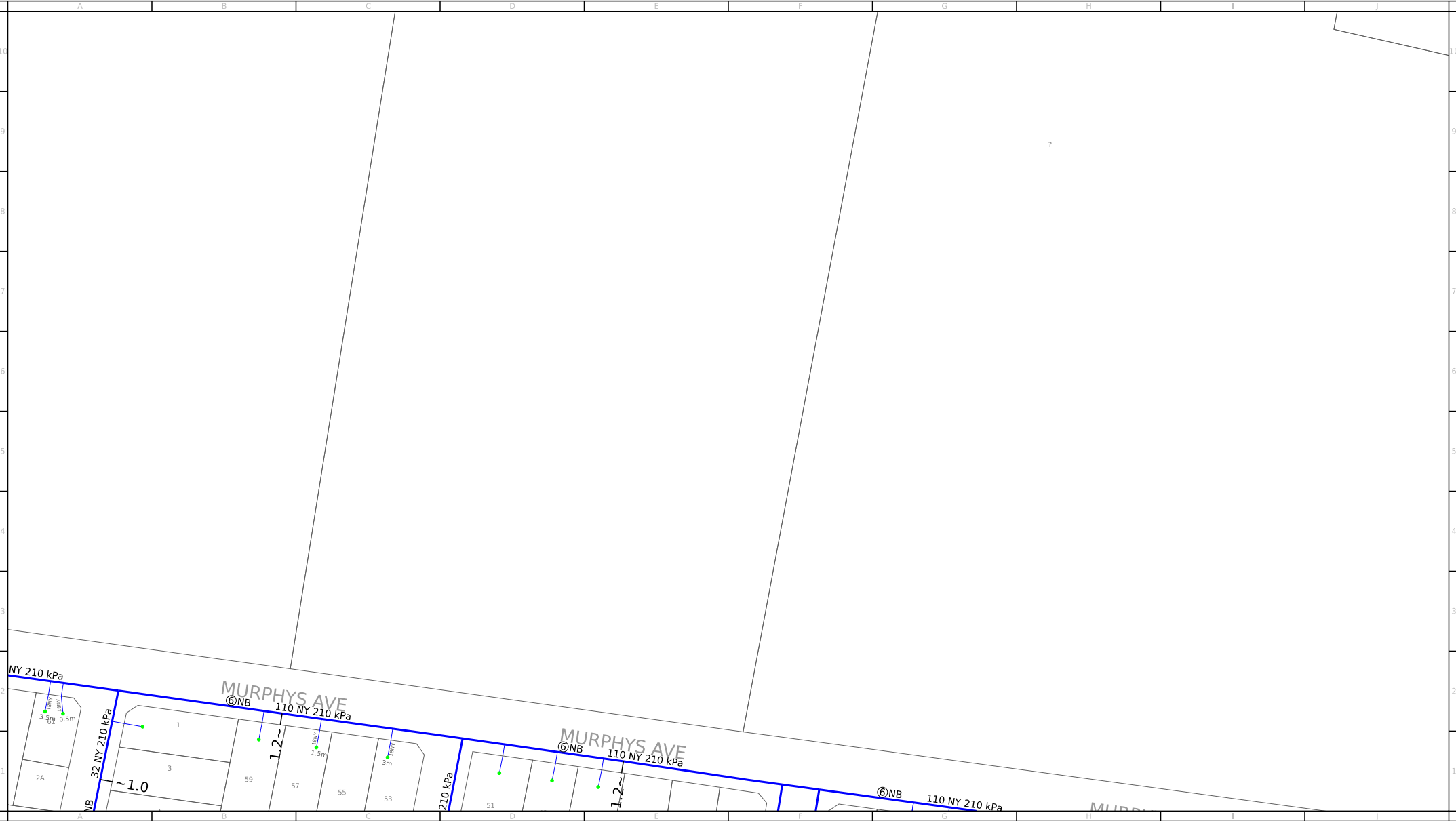
Distance (in metres) of service from side Boundary where the service pipe crosses from the road reserve into the private lot
Service placed towards left or right boundary
Service pipe size & material where known



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







For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.



Scale:1:2000

Issue Date: 26/04/2023

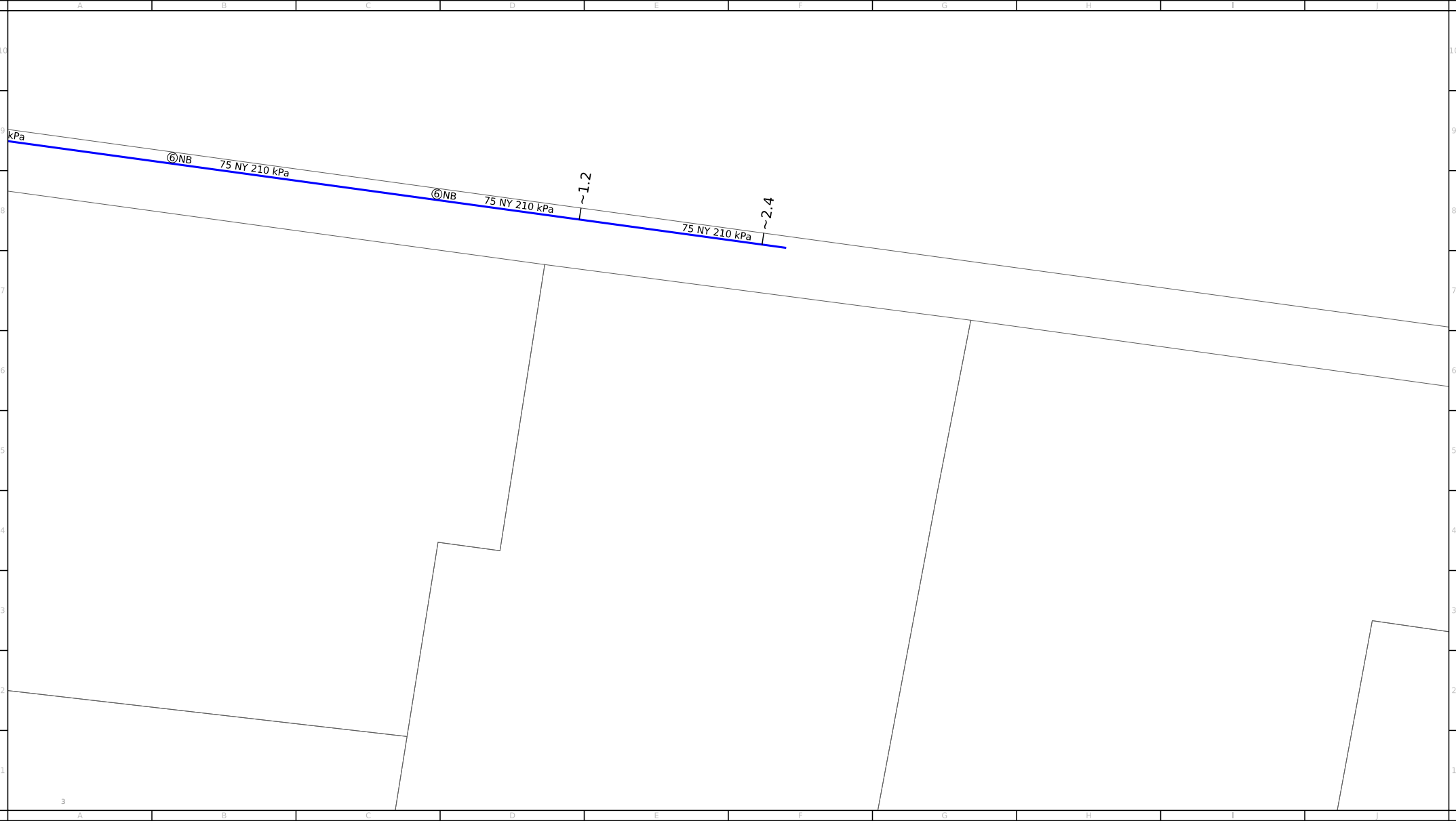
DBYD Seq No: 223854873

DBYD Job No: 34074277

0m 10m 20m 30m 40m 50m 60m 70m80m



WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.



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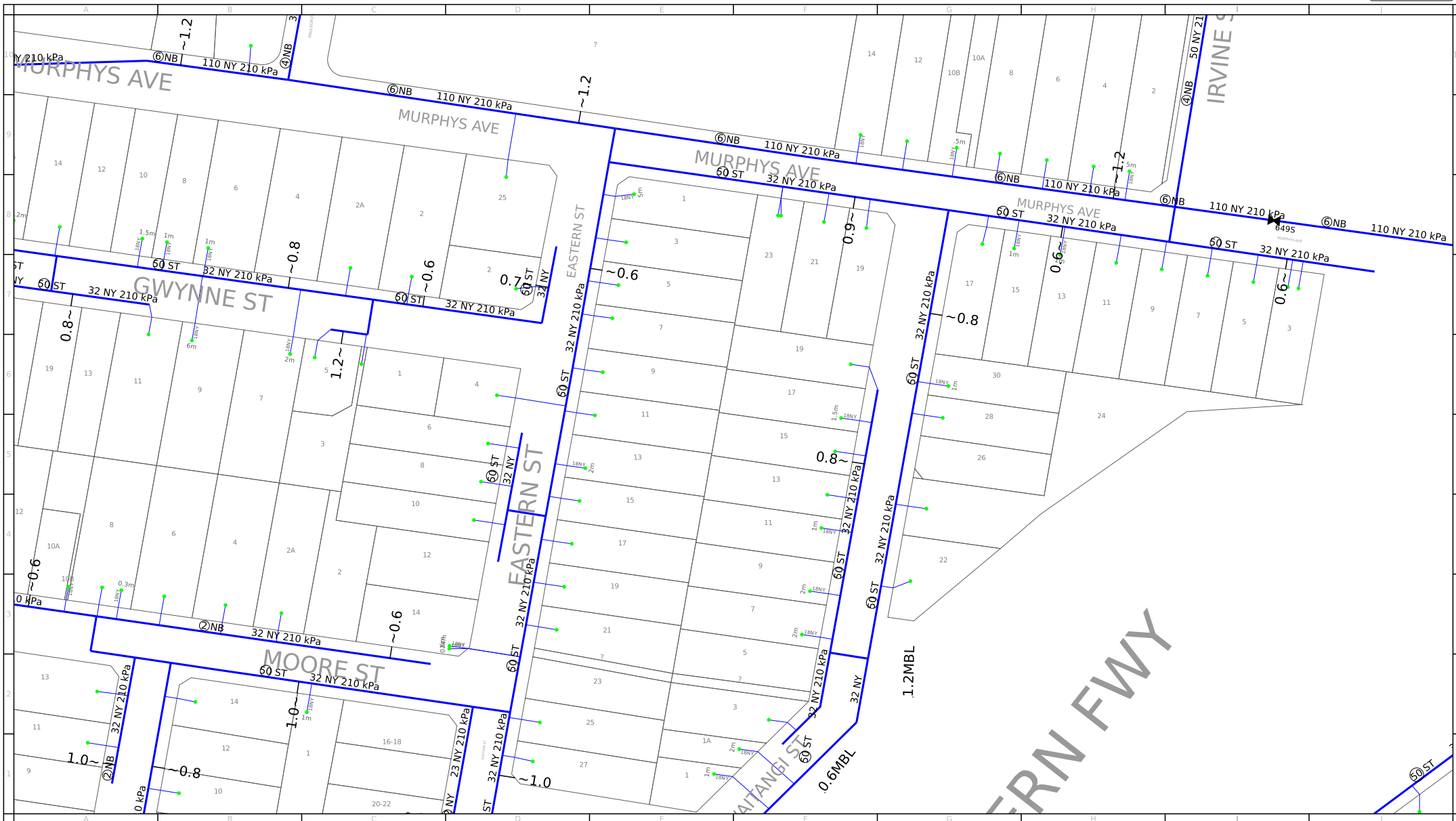
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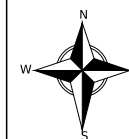


Issue Date: 26/04/2023
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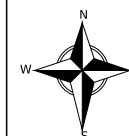
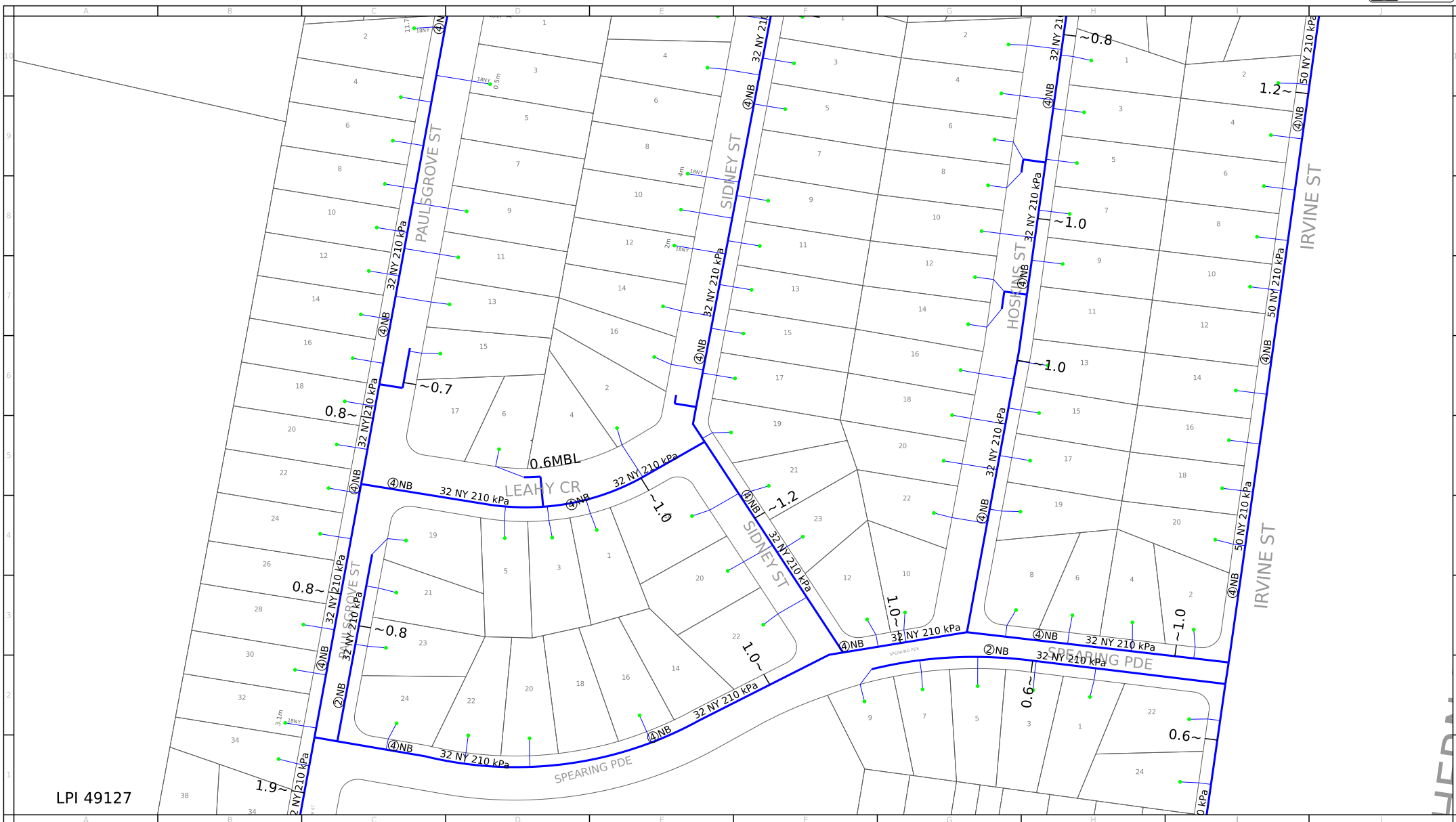


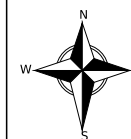
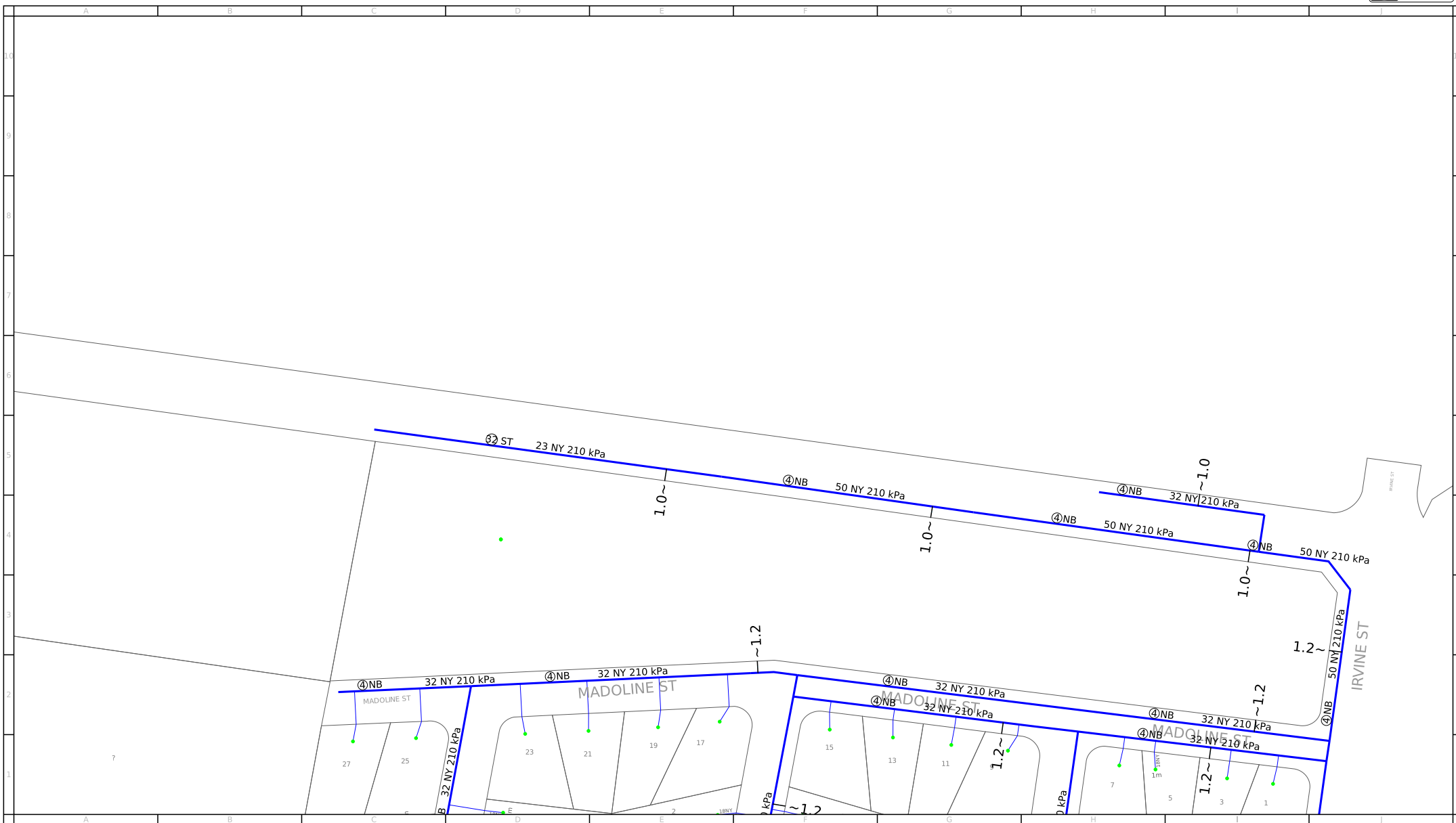
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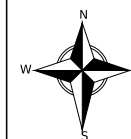
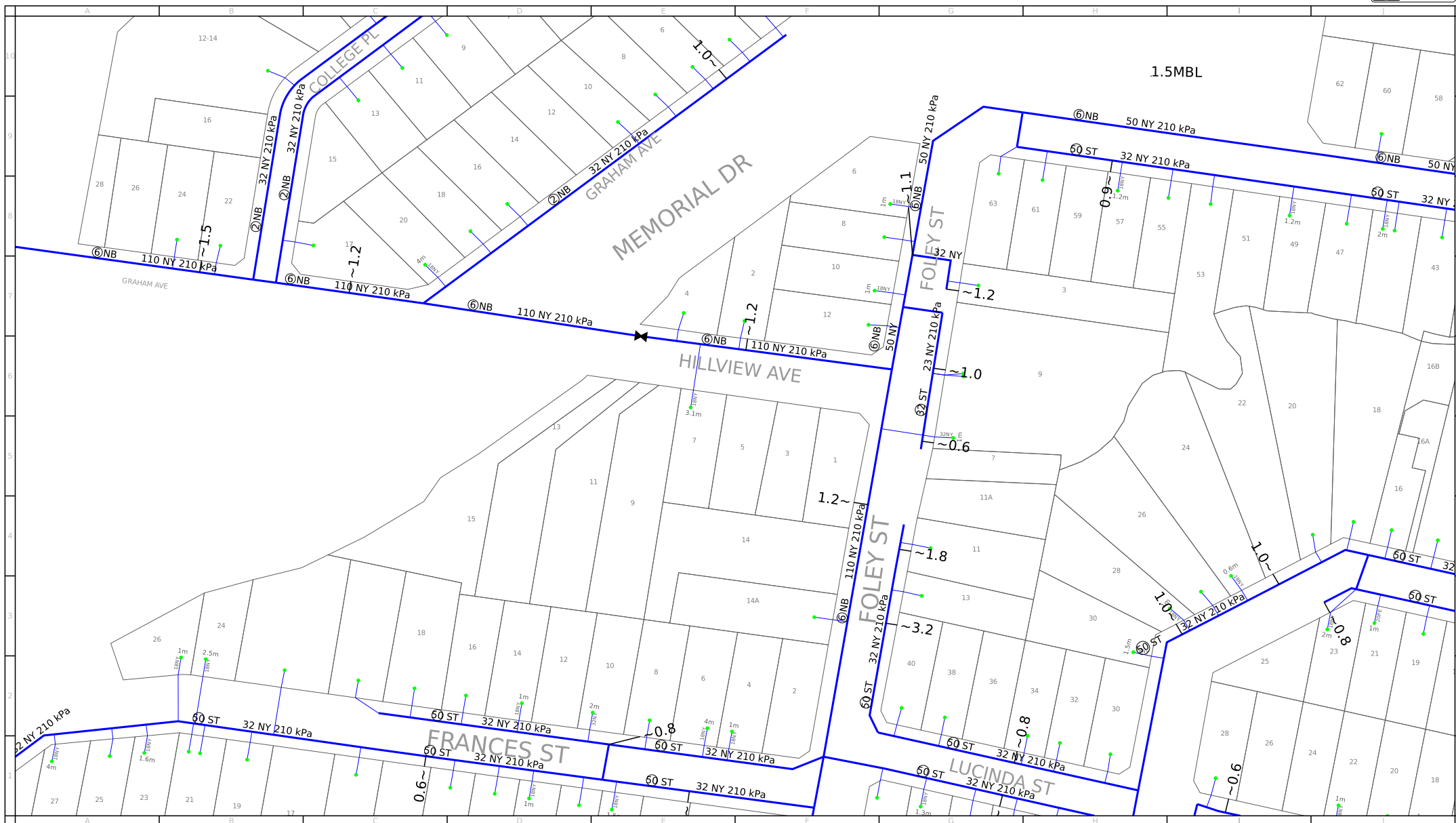
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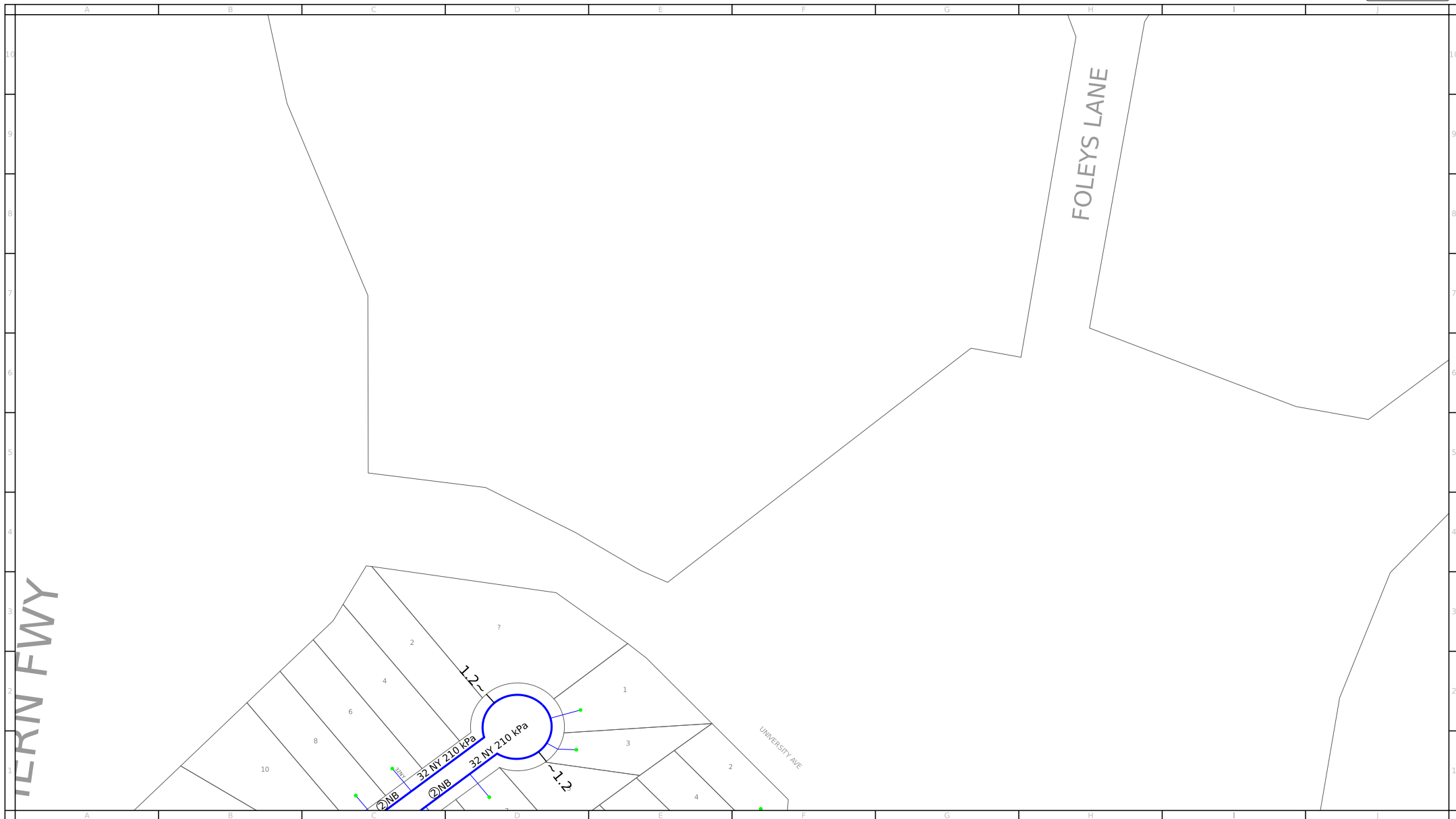
0m 10m 20m 30m 40m 50m 60m 70m 80m

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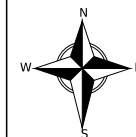








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Scale: 1:2000

Issue Date: 26/04/2023

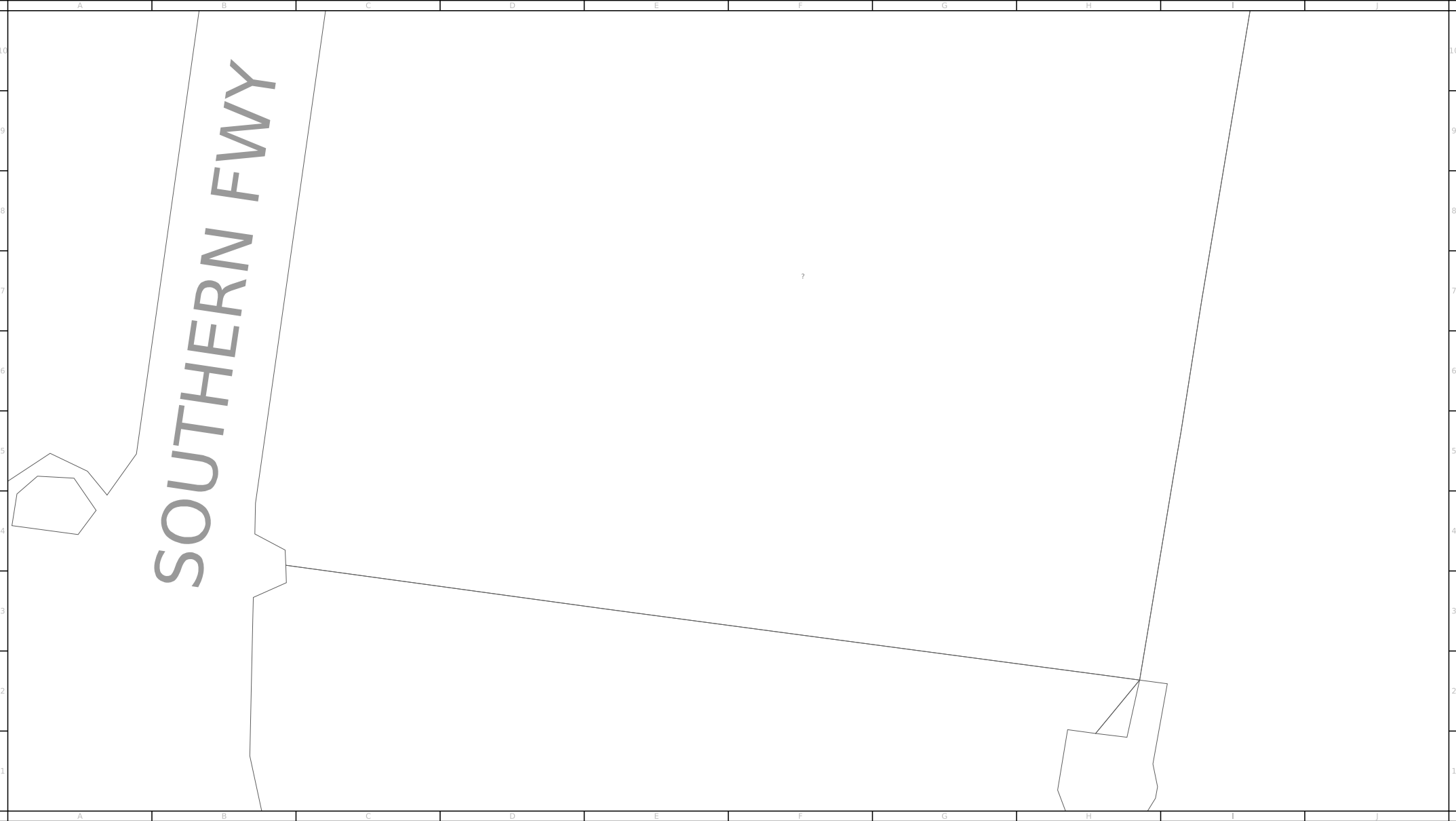
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DBYD Job No: 34074277

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Date: 26 Apr 2023
To: Katelyn Elliott
Company: Stantec Australia
Address: 16 Burelli Street
Wollongong, NSW 2500

ENQUIRY DETAILS

Location: 17 Sidney Street, Gwynneville, NSW 2500
Sequence No.: 223854871
BYDA Reference: 34074277

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

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

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

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

IMPORTANT INFORMATION

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

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

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

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

DUTY OF CARE

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

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

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

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

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

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

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

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

ASSET RELOCATIONS

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

APPROACH DISTANCES

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

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

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

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

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

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

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

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

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

ASSET CLEARANCES AFTER COMPLETION OF WORKS

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

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

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

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

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

















FURTHER ASSISTANCE

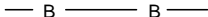
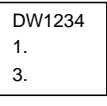



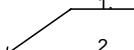
Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

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

OPTUS ENGINEERING DRAWING SYMBOLS

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

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



Optus Accredited Asset Locators

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Shane Buckley	Cable & Pipe Locations	0408 730 430	sabuckley@bigpond.com	NSW/QLD	Armidale, Casino, Coffs Harbour, Dorrigo, Glenn Innes, Grafton, Inverell, Kempsey, Lismore, Nambucca, Port Macquarie, Tamworth, Taree, Tenterfield, Yamba
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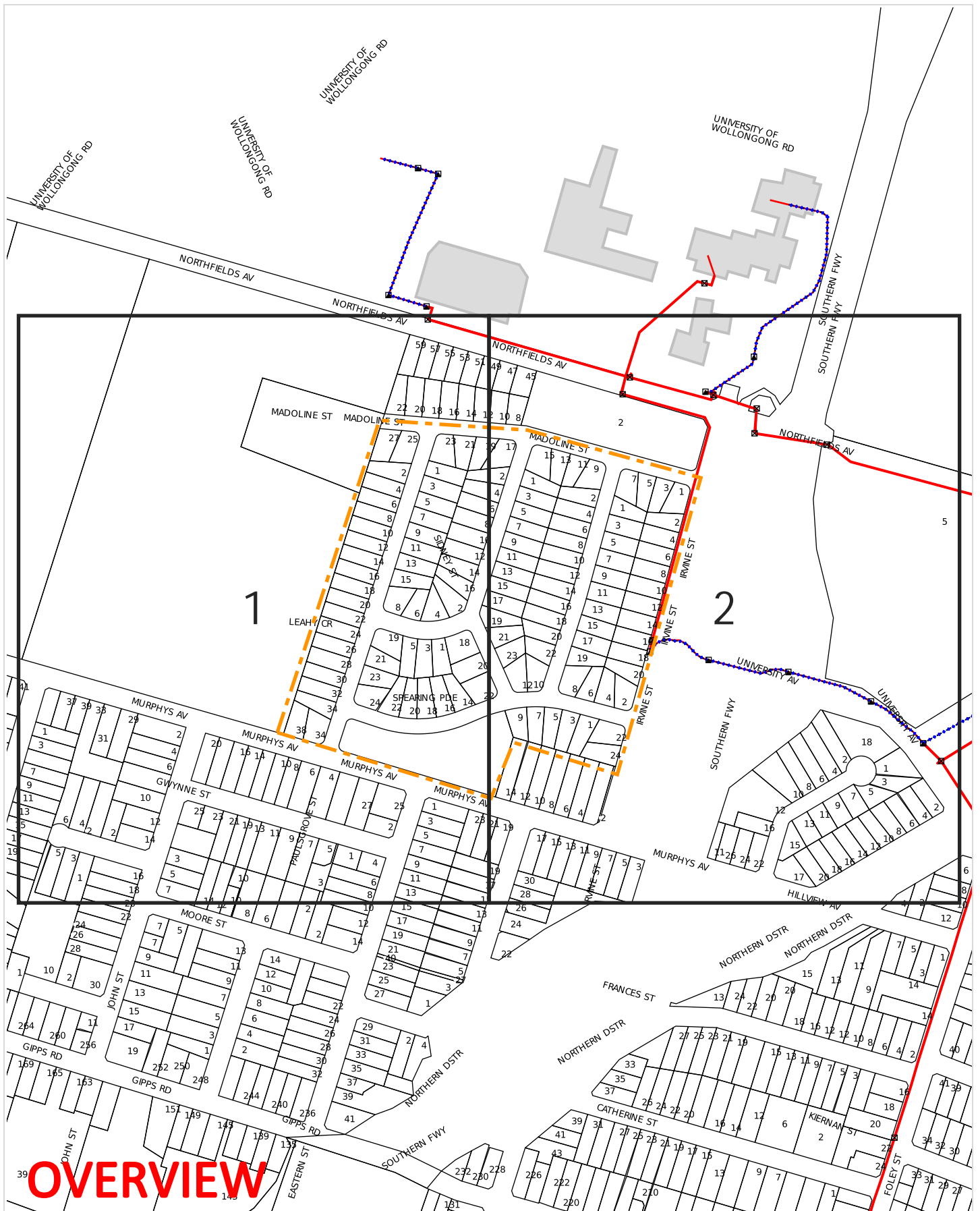
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Sequence Number: 223854871

Date Generated: 26 Apr 2023






























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



Guide to reading Sydney Water DBYD Plans



This guide will help you understand our plans and what our services are.

Symbol	Meaning	Symbol	Meaning
	Sewer main with flow arrow and size type text.		Sewer vertical
	Disuses sewer main This means the sewer has been disused but remains in the ground.		Sewer pumping station
	Sewer maintenance hole with upstream depth invert.		Pressure sewer main These are also found in Vacuum sewer areas.
	Sewer Sub-surface chamber		Pressure sewer Pump unit Alarm, electrical cable and pump unit.
	Sewer Maintenance hole with overflow chamber		Pressure sewer property valve boundary assembly
	Sewer Ventshaft EDUCT		Pressure sewer stop valve
	Sewer Ventshaft IDUCT		Pressure sewer reducer / taper
	Sewer property connection point With chainage to downstream maintenance hole.		Pressure sewer flushing point
	Sewer concrete encased section		Vacuum sewer division valve
	Sewer Rehabilitation		Vacuum sewer vacuum chamber
	Sewer terminal maintenance shaft		Vacuum sewer clean out pot
	Sewer maintenance shaft		Stormwater pipe
	Sewer rodding point		Stormwater channel
	Sewer lamphole		



Symbol	Meaning	Symbol	Meaning
	Stormwater gully		Potable water stop valves with Tapers
	Stormwater maintenance hole		Potable water closed stop valve
	Watermain – potable drinking water With size type text.		Potable water air valve
	Disconnected watermain – potable drinking water This means the watermain has been disused but remains in the ground.		Potable water valve
	Recycled watermain		Potable water scour
	Special supply conditions – potable drinking water		Potable water reducer / taper
	Special supply conditions – recycled water		Potable water vertical bends
	Restrained joints – Potable drinking water		Potable water reservoir
	Sewer concrete encased section		Recycled water is shown as per potable above. Colour as indicated
	Restrained joints – Potable drinking water		Private potable water main
	Potable water hydrant		Private recycled water main
	Potable water maintenance hole		Private sewer main
	Potable water stop valve		
	Potable water stop valve with By-pass		



Pipe types



PIPE TYPES		PIPE TYPES	
ABS	Acrylonitrile Butadiene Styrene	AC	Asbestos Cement
BRICK	Brick	CI	Cast Iron
CICL	Cast Iron Cement Lined	CONC	Concrete
COPPER	Copper	DI	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	DIPL	Ductile Iron Polymeric Lined
EW	Earthenware	FIBG	Fibreglass
FL BAR	Forged Locking Bar	GI	Galvanised Iron
GRP	Glass Reinforced Plastics	HDPE	High Density Polyethylene
MS	Mild Steel	MSCL	Mild Steel Cement Lined
IPE	Polyethylene	PC	Polymer Concrete
PP	Polypropylene	PVC	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	PVC - 0	Polyvinylchloride, Oriented
PVC - U	Polyvinylchloride, Unplasticised	RC	Reinforced Concrete
RC-PL	Reinforced Concrete Plastics Lined	S	Steel
SCL	Steel Cement (mortar) Lined	SCL IBL	Steel Cement Lined Internal Bitumen
SGW	Salt Glazed Ware	SPL	Steel Polymeric Lined
SS	Stainless Steel	STONE	Stone
VC	Vitrified Clay	WI	Wrought Iron
WS	Woodstave		

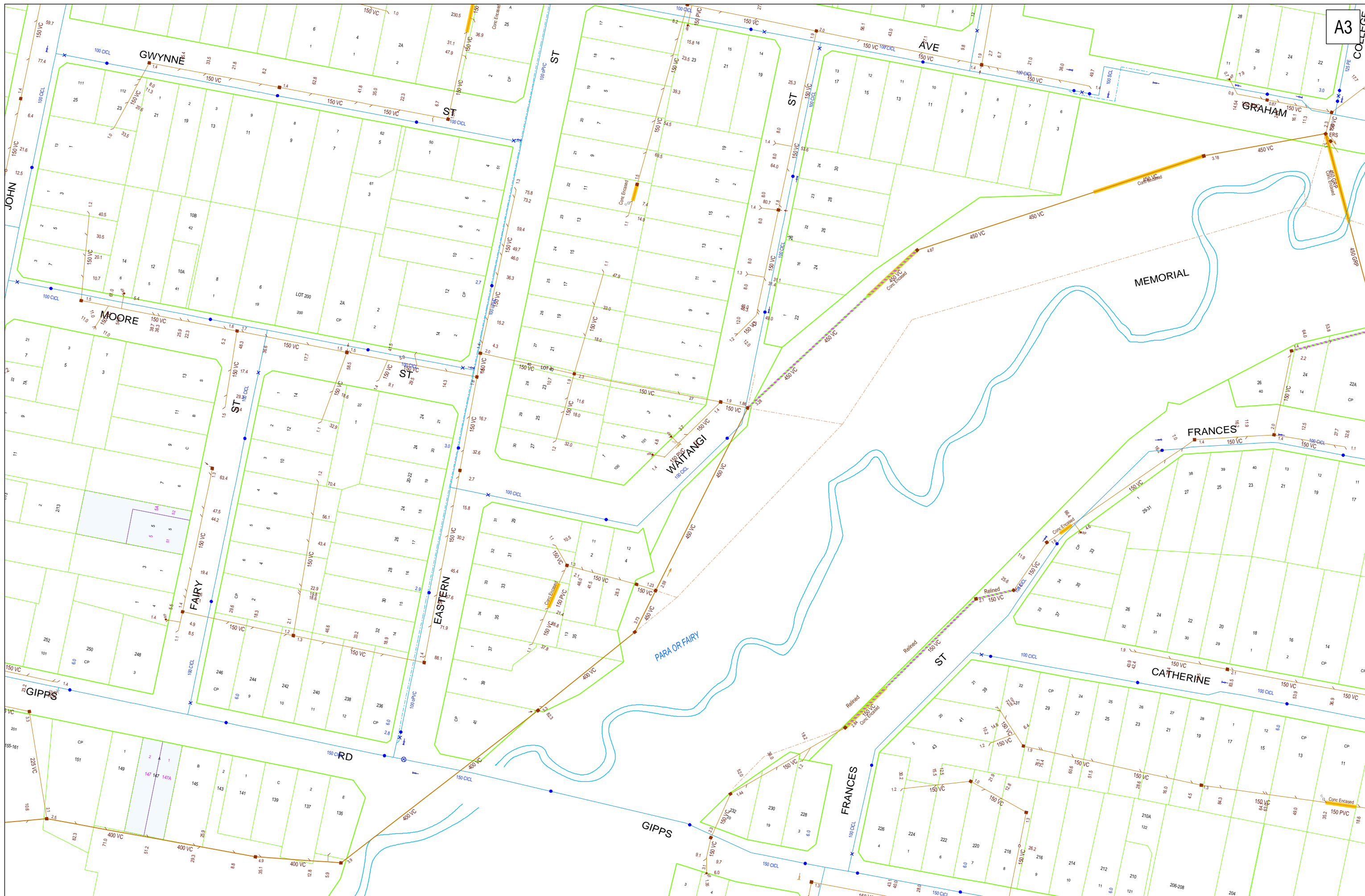


Further Information

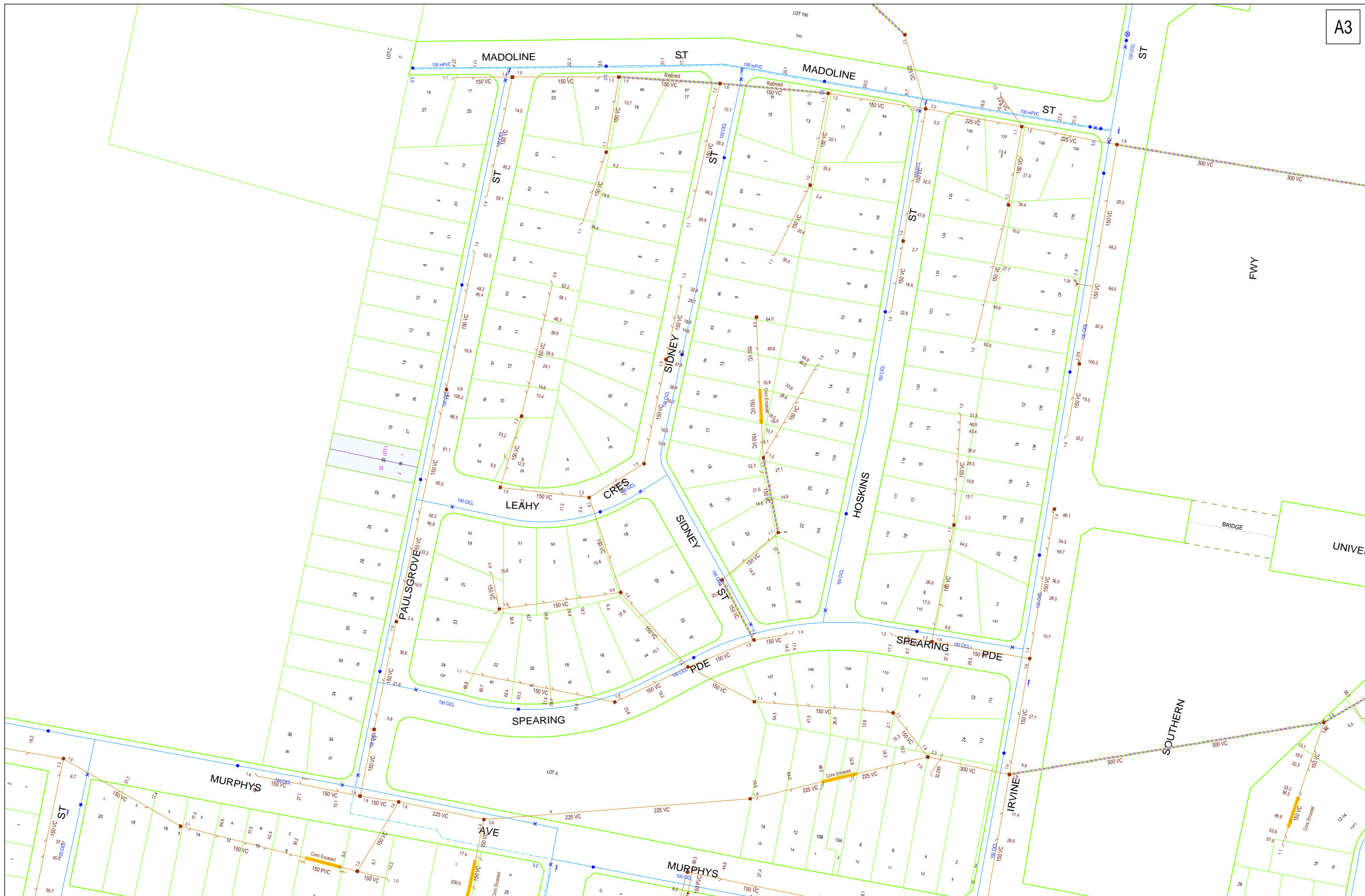
Please consult the Dial Before You Dig enquiries page on our website.

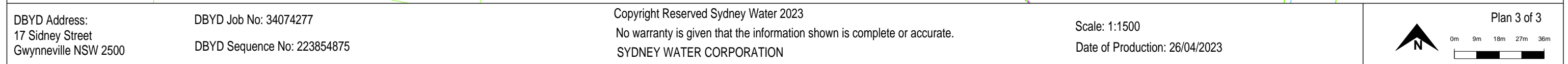
For general enquiries please call the Customer Contact Centre on 132 092

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)



A3







OPENING ELECTRONIC MAP ATTACHMENTS -

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



PDF Map Files (max size A3)

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



DWF Map Files (all sizes over A3)

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

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



Telstra DBYD map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

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

Ph: 13 22 03

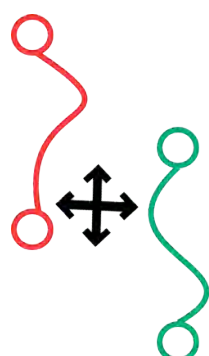
If you receive a message asking for a phone or account number say:

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



Telstra New Connections / Disconnections

13 22 00



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

NetworkIntegrity@team.telstra.com

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

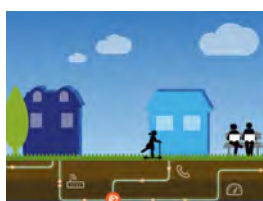
Certified Locating Organisation (CLO)

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



DBYDCertification

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

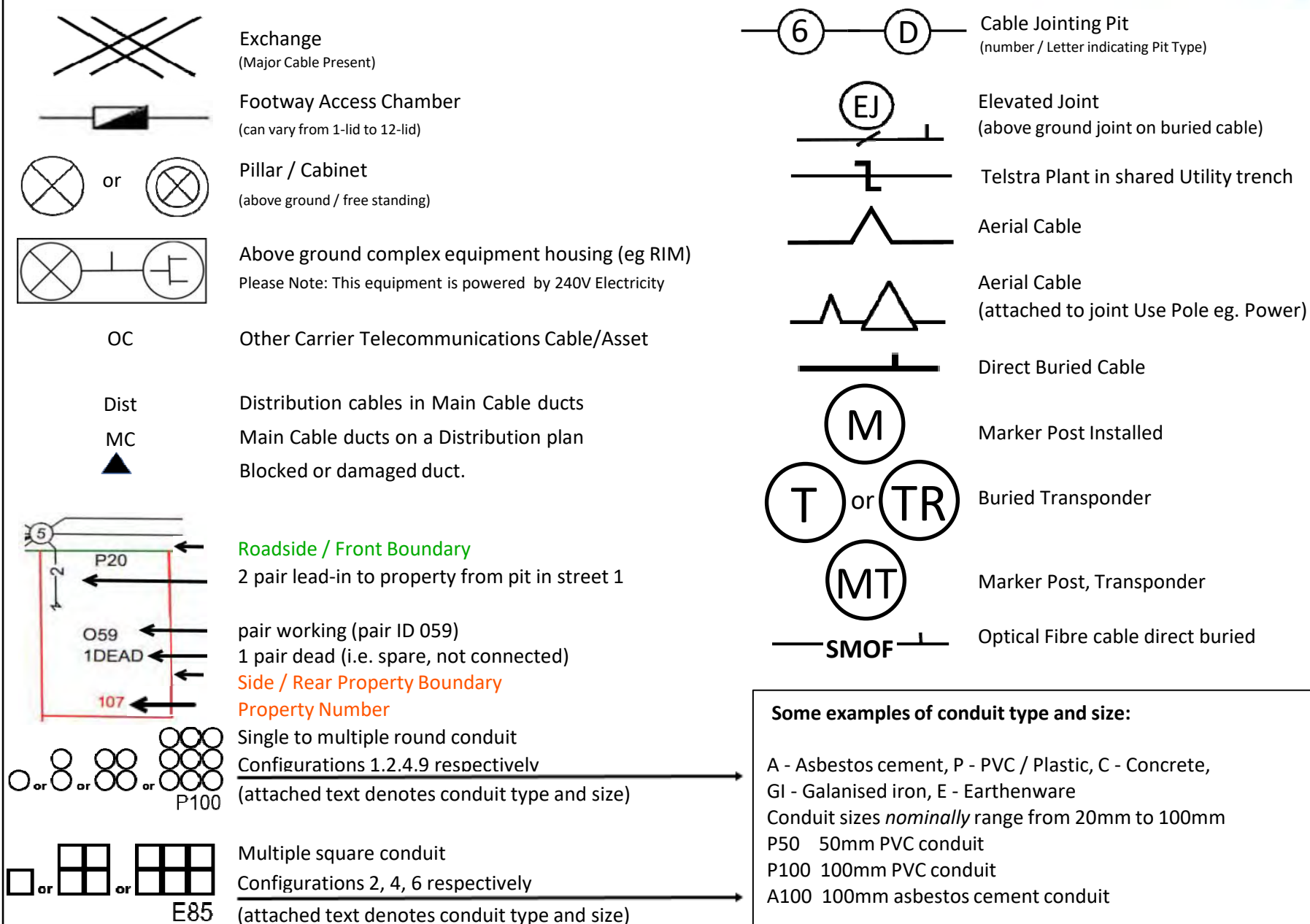
<https://www.telstra.com.au/smart-community>

LEGEND

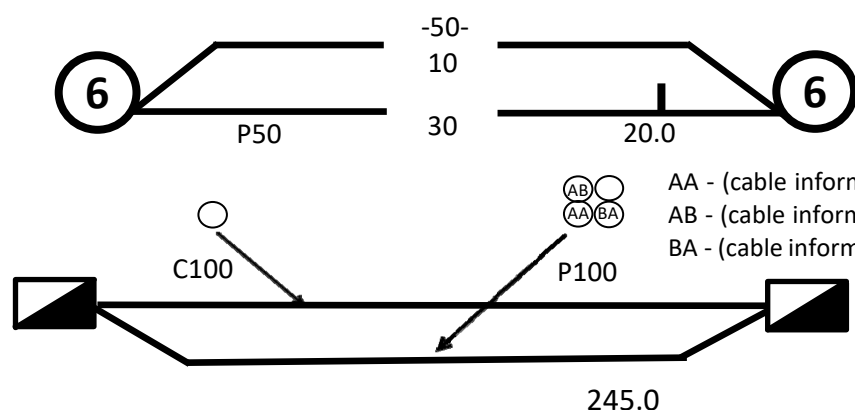
IT'S HOW
WE CONNECT



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



Some Examples of how to read Telstra Plans




One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

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



	<p>Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p>	<p>Sequence Number: 223854877</p>
<p>TELSTRA LIMITED A.C.N. 086 174 781 Generated On 26/04/2023 11:49:23</p>		<p>CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.</p>

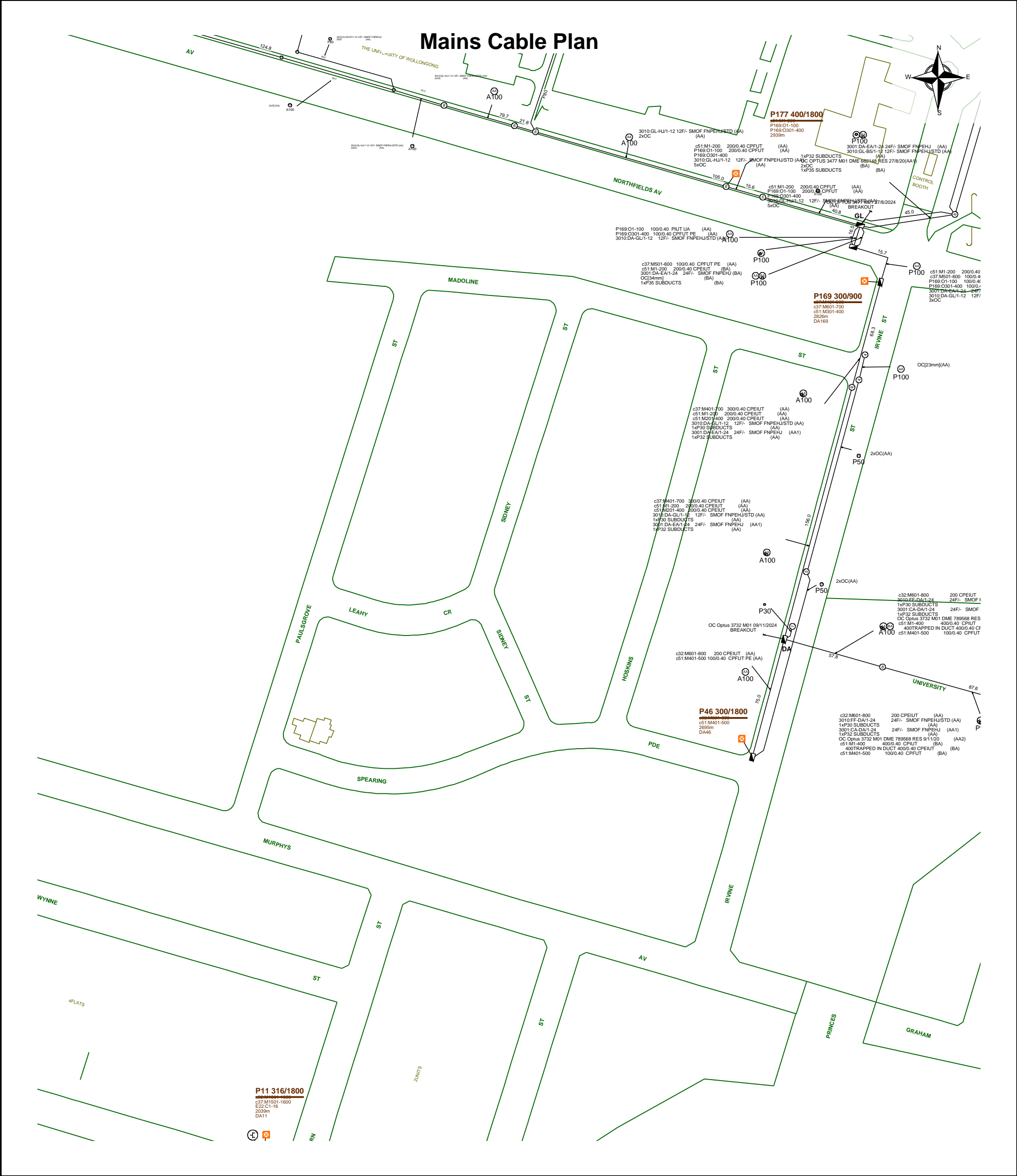
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page


WARNING

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

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

Page 1 of 2





Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 223854877

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 26/04/2023 11:49:25

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

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