



27 Addison Street, Shellharbour NSW

Indiegre Pty Ltd

Preliminary Site Investigation

JBS&G 67534 | 160,808

31 July 2024





We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.

Caring for Country The Journey of JBS&G
Artist: Patrick Caruso, Eastern Arrernte

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Abbreviations

Term	Definition
ACM	Asbestos Containing Material
AEC	Areas of Environmental Concern
AHD	Australian Height Datum
bgs	Below Ground Surface
BOM	Bureau of Meteorology
BTEX	Benzene, Toluene, Ethylbenzene and Xylene
CLM Act	Contaminated Land Management Act 1997
COPC	Contaminants of Potential Concern
Council	Shellharbour City Council
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
EPA	Environment Protection Authority
Ha	Hectares
JBS&G	JBS&G Australia Pty Ltd
LEP	Local Environment Plan
LGA	Local Government Area
NEPC	National Environment Protection Council
NSW	New South Wales
OCPs	Organochlorine Pesticides
PAH	Polycyclic aromatic hydrocarbons
PASS	Potential Acid Sulfate Soil
PCBs	Polychlorinated Biphenyl
PFAS	Per- and Polyfluoroalkyl Substances
POEO Act	Protection of the Environment Operations Act 1997
PSI	Preliminary Site Investigation
SWL	Standing Water Level
TRH	Total Recoverable Hydrocarbons
VOCs	Volatile Organic Compounds
WBZ	Water Bearing Zone

Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by Indiegro Pty Ltd (the Client), via Couvaras Architects, to undertake a Preliminary Site Investigation (PSI) of the property located at 27 Addison Street, Shellharbour NSW (the site). The site is legally identified as Lot 1 in deposited plan (DP) 1294313 and occupies an approximate area of 0.06 ha.

JBS&G understands that the PSI is required to support a Development Application submission for the proposed redevelopment of the site, involving the construction of a mixed-use retail and Class 2 residential apartment building with multi storey basement. As such, it is understood that this PSI is required to assess the potential for contamination based on current and historical activities on the site. No previous contamination investigations are known to have been completed.

This PSI has been developed in general accordance with the requirements of guidelines published or endorsed by NSW Environment Protection Authority (EPA), including the National Environment Protection Council *National Environment Protection (Assessment of Site Contamination) Measure 1999*, as amended 2013 (NEPC 2013 ASC NEPM), and of *State Environmental Planning Policy (Resilience and Hazards) 2021* and associated Remediation of Land planning guidelines.

The scope of the PSI included a desktop review of readily available site history and site condition records to identify potential areas of environmental concern and associated contaminants of potential concern. A detailed site inspection was completed on 3 July 2024. The following summarises desktop and inspection findings:

- Historically the site has been used for residential and low-risk commercial (retail) activities potentially including bakery, store and newsagent;
- No evidence was obtained of industrial or other potentially contaminating activities at the site, such as presented in the aforementioned planning guidelines;
- The site is not within an area of potential acid sulfate soils;
- No potentially contaminating activities were identified in the area that pose a risk to the site;
- The majority of the site is sealed or covered by buildings with limited unsealed surfaces covered with grass or gravel, and there is no indications of fill to raise site levels noting the similarity to adjacent land and the elevated sandstone dominated geological setting;
- No visible asbestos containing material was observed to ground surfaces, and while watermarks were visible to some sealed surfaces no evidence of chemical staining was observed and no odours indicative of fuel or chemical leaks were noted.

Based on the findings of this assessment and subject to the limitations in **Section 6**, the following conclusions are made:

- An assessment of the site history has identified that the primary land uses at the site appeared to have been residential and retail purposes posing a low risk of potential contamination.
- The information and data presented herein indicates that contaminating activities presented in planning guidelines to *State Environmental Planning Policy (Resilience and Hazards) 2021* have not occurred at the site, and there is a low potential for gross or widespread contamination across the site.
- Consistent with the planning guidelines, the site has a history of non-contaminating activities and, in the absence of evidence indicating otherwise, is suitable for the proposed development and use with no need for further investigation.

- Appropriate environmental and safety controls including unexpected find protocols should be implemented during development-related demolition and ground disturbance works.

1. Introduction and Background

1.1 Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by Indiegro Pty Ltd (the Client), via Couvaras Architects, to undertake a Preliminary Site Investigation (PSI) of the property located at 27 Addison Street, Shellharbour NSW (the site). The site is legally identified as Lot 1 in deposited plan (DP) 1294313 and occupies an approximate area of 0.06 ha.

It is understood that the PSI is required to facilitate a Development Application (DA) submission for the proposed redevelopment of the site, involving the construction of a mixed-use retail and Class 2 residential apartment building with multi storey basement.

This PSI has been developed in general accordance with the requirements of guidelines published or endorsed by NSW Environment Protection Authority (EPA), including the National Environment Protection Council *National Environment Protection (Assessment of Site Contamination) Measure 1999*, as amended 2013 (NEPC 2013 ASC NEPM), and of *State Environmental Planning Policy (Resilience and Hazards) 2021* and associated Remediation of Land planning guidelines.

1.2 Objectives

The objectives of the PSI are to assess the potential for contamination through historical land uses and whether (or not) further, intrusive investigation is required to assess the suitability of the site for the proposed development and subsequent mixed commercial and residential land use.

1.3 Scope of Works

To achieve the objectives of the investigation, the site history and environmental setting were reviewed for the purpose of identifying potential historical sources of environmental contamination.

The desktop component of the investigation involved review of the following:

- General information regarding environmental setting;
- Planning certificates (S10.7, 2 & 5) obtained from Council for the site;
- Current and historical land title records;
- Historical aerial photographs;
- Heritage records;
- Records of environmental incidents or former environmental licences and contaminated land notices as held by the EPA;
- Review of Loose Fill Asbestos Insulation Register and NSW Government Per- and Polyfluoroalkyl Substances (PFAS) Investigation Program information;
- SafeWork NSW dangerous goods search;
- Potential acid sulfate soil (PASS) risk information; and
- Licensed groundwater bores present within a 1 km radius of the site available on the online NSW Natural Resources Atlas.

To supplement the desktop assessment, the site was inspected by a suitable qualified and experienced environmental consultant to make and record observations regarding visible indicators of potential contaminating activities.

2. Site Condition & Surrounding Environment

2.1 Site Identification

The location of the site is shown in **Figure 1**. The site details are summarised in **Table 2.1** and described in detail in the following sections.

Table 2-1 Site Identification

Lot/DP Number	Lot 1 DP 1294313
Street Address	27 Addison Street, Shellharbour NSW
Local Government Authority	Shellharbour City Council
Site Area	Approximately 0.06 ha
Current Zoning	The site is zoned E1 Local Centre under the <i>Shellharbour Local Environment Plan 2013</i> (Shellharbour LEP).
Geographic Coordinates (GDA94-MGA56)	Easting: 304450.24 Northing: 6171545.8
Previous Land Use	Mixed land use- Commercial and residential
Current Land Use	Residential

2.2 Site Description

A site inspection was completed by an experienced and qualified JBS&G environmental consultant on 3 July 2024. Photographs collected during the inspection are presented in **Appendix A**, with site features displayed on **Figure 2**.

The site consisted of a partially enclosed parcel of land bounded by commercial/residential buildings to the east and west, Addison Street to the north and a public carpark to the south. The eastern and western boundaries were enclosed by metal sheet fences and the southern boundary was partially enclosed by a wall and gate, which was open at the time of inspection. The site was accessed from Addison Street to the north.

The site surface was predominantly sealed, with concrete and paving in the northern, southern and central portions, and paving stones directly adjacent to the residential building, **Photograph 2** and **Photograph 4**. The south-western portion of the site was grassed, and trace amounts of gravels were observed within the area **Photograph 1**. The ground surface along the central portion of the western boundary and the south eastern corner of the site and along the boundary were gravelled **Photograph 3** and **Photograph 4**. Watermarks were observed on the concrete under the carport structure in the central portion of the site **Photograph 2**, watermarks around a sewer cap in the southern portion of the site **Photograph 4** and **Photograph 16**, and along the western boundary of the site **Photograph 5**. A minor crack was observed in the concrete in the central portion of the site and concrete scaring was observed along the western boundary **Photograph 5**, and along the northern area of the site **Photograph 6**.

Five structures were present on site: a vacant commercial structure in the north-west; a residence in the central portion of the site; a carport attached to the south-eastern corner of the residence; an external toilet structure south-west of the residence; and an enclosed garage in the south-eastern portion of the site.

The commercial structure consisted of a single storey brick structure with an external air conditioning unit **Photograph 7**. The ground surface within the main room was concreted with some water staining observed on the surface, plaster board sheeting and fluorescent lights were observed on the ceiling **Photograph 8** and **Photograph 9**. A second room was located on the southern portion of the building was part of the residence but only accessible through the commercial structure. The second room was a small, carpeted room historically used as an office space **Photograph 10**. Anecdotal information gathered from the site contact (Ray White, Cooper Askew) indicated building was used as news agency and a laundry service pick up location.

The residence in the central portion of the site consisted of an elevated single-story building with attached air conditioning unit **Photograph 11**. The building was constructed atop of brick support columns and ground surface under the building was observed to be a mix of gravels and bare surface with some moss cover **Photograph 12**, air conditioning fan unit was observed in crawlspace. The residence was occupied at the time of inspection, and household cleaning supplies were observed stored in the laundry room **Photograph 13** and **Photograph 14**.

The external toilet structure consisted of a single storey brick building with two doors and appeared to be plumbed **Photograph 3** and **Photograph 11**. The carport structure was constructed of corrugated metal sheeting, and steel and wooden beams **Photograph 2** and **Photograph 15**. The garage structure was a single storey structure constructed of corrugated metal sheeting and was inaccessible at the time of inspection. A metal sewer gatic cover was observed south of the garage structure **Photograph 16**.

No asbestos containing material (ACM) was observed during the inspection. Minor amounts of water staining on concrete surfaces, as noted, were observed.

2.3 Surrounding Land Use

The land uses surrounding the site have been identified as follows:

- North – Bounded by Addison street and commercial properties beyond.
- East – Commercial properties, followed by Wentworth Street, additional commercial properties and the South Pacific Ocean 200 m further.
- South – A car park area, followed by residential properties beyond.
- West – Commercial properties, followed by Mary Street and Shellharbour Public School beyond.

Commercial activities in the immediate surrounds include restaurants, retail stores, spas and salons.

2.4 Topography

A review of topographic information indicates that the site has an elevation of approximately 19 m Australian Height Datum (AHD). The site is characterised by a flat topography with slight downward slope to the eastern boundary.

2.5 Geology and Soils

Reference to the *Soil Landscapes of the Kiama 1:100 000* Geological Series Geological Survey of NSW Sheet (Hazelton P.A., 1992) indicates the site is present within the following natural geological and soil descriptions:

- **Geology:** The site is located in an area of sandstone referred to as Broughton Formation of the Shoalhaven Group. Broughton Formation sandstone is described as red-brown, green-grey lithic to feldspathic sandstone (sporadically quartzose) with minor interbedded siltstone and polymictic pebble conglomerate, sporadic shelly fossils, varying degrees of bioturbation.
- **Soils:** The site is located within the Shellharbour soil landscapes group, characterised by rolling low hills with long side lobes and broad drainage planes. On crests and upper slopes rich black light clay overlies strongly pedal heavy clay. Brownish black sandy loom overlies sticky strongly pedal reddish brown sandy clay loom over reddish brown sandy clay on mid slopes. Reddish brown sandy clay overlies brown strongly pedal heavy clay on foot slopes and drainage plains.
- **Soil limitations:** mass movement, shallow soil, water erosion, sodicity, hard setting, low permeability, low wet bearing strength, high shrink-swell.

2.6 Acid Sulfate Soils

Review of the NSW Department of Planning and Environment Acid Sulfate Soils Risk Database (DPE 1998¹), and reference to the *Acid Sulfate Soils Map – Sheet ASS_030* from the Shellharbour LEP, indicates that there is no known occurrence of acid sulfate soil (ASS) materials at the site, and land management activities are not likely to be affected by acid sulfate soil materials.

There is an area of extremely low probability of acid sulfate occurrence (1-5% chance) 60 m east of the site and an area of high probability of occurrence (>70% chance) 339 m south of the site. However, based on the geology and topography of the site and given the ASS risk mapping noted above indicates no known ASS occurrence at the site, no further assessment of ASS is required.

2.7 Hydrology

Myimbarr wetlands are located approximately 519 m north-west of the site and additional unnamed creeks are located 750 m south and 1.1 km south-west of the site. It is noted these creeks and wetlands are not within the same sub catchment of the site. The south Pacific Ocean is located 445 m east, downgradient of the site.

2.8 Hydrogeology

A search for registered groundwater bore information was undertaken on the Water NSW² website and results are included as **Appendix B**. Five groundwater bores were identified within a 1km proximity of the site. Relevant data is summarised below, including ground water use, standing water level (SWL) or depth of water bearing zone (WBZ), bore depth and driller's geological description.

Table 2-2 Registered Groundwater Bore Search Summary

Bore ID	Use	SWL/WBZ (m bgs)	Well Depth (m)	Geology	Distance from Site (m)
GW110894	Monitoring bore	SWL – 11.00 WBZ – 11.00 – 13.00	13.0	0.0 – 1.0 Fill 1.0 – 3.0 Clay silty 3.0 – 13.0 Shale	649 West
GW110895	Monitoring bore	SWL – 13.00 WBZ – 13.00 – 15.00	15.0	0.0 – 1.0 Fill 1.0 – 2.0 Silty clay 2.0 – 15.0 Shale Grey	650 West
GW110896	Monitoring bore	SWL – 15.00 WBZ – 15.00 – 17.00	17.0	0.0 – 1.0 Fill 1.0 – 2.0 Clay silt 2.0 – 17.0 Shale Grey	675 West
GW114704	Monitoring bore	SWL – 1.85 WBZ – ⁻¹	5.0	0.0 – 1.8 Clay high plasticity, some silt 1.8 – 4.5 clay high plasticity, black, silt, sand 4.5 – 5.0 Shale Grey	795 South
GW109489	Test bore	SWL – ⁻¹ WBZ – ⁻¹	6000	0.0 – 1500.0 dark sand 1500.0 – 6000.0 Sand	813 North

¹ *Acid Sulfate Soils Risk*, State Government of NSW and Department of Planning and Environment 1998. Accessed from the SEED portal: <https://www.seed.nsw.gov.au/>, on 18 March 2024.

² Water NSW website, <https://realtime.data.watersnsw.com.au/>, accessed 5 July 2024

⁻¹ No information provided.

Water level data is lacking from bores within a similar geological setting to the site. Based on the data available, including lithological descriptions and the relative elevation of the site, suggests limited potential to encounter shallow groundwater beneath the site, other than potential for perched water at the soil rock interface that would largely be driven by rainfall recharge and likely flow in the direction of local topography.

2.9 Meteorology

A review of average climate data for the nearest relevant Bureau of Meteorology (BOM) monitoring location (Albion Park (Shellharbour Airport) (BOM)³), indicates the site is located within the following meteorological setting:

- Average minimum temperatures vary from 6.4°C in July to 17.2°C in January and February;
- Average maximum temperatures vary from 17.9°C in July to 27.0°C in January;
- The average annual rainfall is approximately 1022.0 mm with rainfall greater than 1 mm occurring on an average of 83.0 days per year; and
- Monthly rainfall varies from 45.1 mm in September to 149.2 mm in February, with the wettest periods occurring on average from January to April.

³ *Climate statistics for Australian Locations*, Commonwealth of Australia, 2020 Bureau of Meteorology http://www.bom.gov.au/climate/averages/tables/cw_068241.shtml. Accessed by JBS&G 5 July 2024

3. Site History Assessment

3.1 Historical Land Title Information

Historical title records were obtained for the site Lot 1 DP 1294313 as included in **Appendix C**. A summary of the historical title documentation records is provided in **Table 3.1**.

Table 3-1 Summary of Historical Title Search Results

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available
1915 to 1938	John Thomas (Surveyor)
1938 to 1948	Alice Annie Percival (Married Woman)
1948 to 1949	Francis Wesley Faulks (Baker)
1949 to 1952	Edwin Harold Klein (Builder)
1952 to 1953	Stanley Victor Roberts (Storekeeper)
1953 to 1954	Albert Edward Woods (Bootmaker) Hanna Francis Woods (Married Woman) William James Woods (Building Contractor) Doris Rita Woods (Married Woman)
1954 to 1956	William James Woods (Building Contractor) Doris Rita Woods (Married Woman)
1956 to 1965	Kenneth Venners Oliver (Newsagent) Beryl Joyce Oliver (Married Woman)
1965 to 1984	Cecil John Scott (Retired) (Now Deceased) Irene Scott (Spinster now Widow)
1984 to 1988	E. & A. Nominees Pty. Limited
1988 to Date	# Jose Luis Pereira # Maria Pereira

A review of historical title information indicated that the site was privately owned from 1915 to 1984 before it was acquired by E. & A. Nominees Pty Limited and subsequently bought by the current land owners in 1988.

3.2 Historical Aerial Imagery

Copies of historical aerial photographs taken at approximately 10-year intervals since 1961, were obtained from the NSW Spatial Services in addition to recent aerial imagery from NearMap. Imagery is presented in relation to the site boundaries in **Appendix D**. Relevant information from the aerial imagery review is summarised in **Table 3.2**.

Table 3-2 Summary of Historical Aerial Image Review

Year	Observations
1961	Four structures were visible on the site, one large structure in the central portion of the site (consistent with the present day residence location and layout) and three smaller structures in the southern portion of the site, near the southern boundary. The site appeared to be predominantly grassed. The site was bounded to the north by a road and undeveloped vegetated area to the south. The remaining surrounding area appeared to be primarily residential use land with some commercial buildings visible.
1972	The site appeared similar to the 1961 aerial, with the exception of a paved area in the north-east corner of the site, leading from the main road north of the site into the property, it appeared to loop around the

Year	Observations
	<p>eastern boundary of the central structure into the southern area of the site. Only two structures in the southern portion of the site were visible.</p> <p>The surrounding area appeared largely similar to that observed in the 1961 aerial, with the exception of additional buildings and pavement north of the site, beyond Addison Road. Some structures west of the site appeared to have been demolished and clearing activities south of the site appeared to be underway.</p>
1980	<p>The condition of the site is indiscernible due to the pixilated quality of the image. However, it is possible additions may have occurred east of the central structure.</p> <p>The carpark area south of the site appeared to have been established, new structures south-west of the site appeared to have been constructed.</p>
1993	<p>Additional structures have been erected on site to those seen in 1972 aerial. A rectangular shaped structure is present in the north-west corner (consistent with the present-day commercial structure), and a structure extends east from the residence to the south-east corner of the site (consistent with the present-day carport and garage, although the garage may be smaller than present). The north east corner of the site appeared to still be paved and the south west corner was grassed.</p> <p>The sealed carpark south of the site was clearly visible and access ways from Wentworth and Mary Streets were also visible. Structures surrounding the site appeared largely similar to those seen in 1980 aerial.</p>
2006	<p>The site generally appears consistent with that seen in 1993. The structure in the south-east corner appeared different to that observed in the 1993 aerial, perhaps having been replaced with a larger structure that extends across the rear area, consistent with the current garage.</p> <p>Commercial buildings appear to have been constructed beyond Addison Street, north of the site. The remaining surrounding land use appeared to be similar to that observed in 1993 aerial with the exception of extension to a structure south-east of the site and new structures south-west of the site, beyond the carpark area.</p>
2016	<p>The site layout appears similar to 2006 and generally consistent with the present-day layout. The commercial structure (north-west corner), residence structure (central portion), car port and external toilet structure (central portion) and garage structure (south-east corner), are clearly visible. The site surface was observed to be predominantly concrete with the exception of the north-east area where difference in colour of paving material was observed, with grassed area in the south-west corner and gravels in the south-east corner.</p> <p>Surrounding area appeared largely similar to 2006 aerial, with the exception of new structures south-west of the site beyond Mary Street, and approximately 160 m north-east and west of the site beyond Addison Street, and renovation of structure west of the site on the corner of Addison Street and Wentworth Street.</p>
2020	<p>The site appeared similar to that observed in 2016 aerial.</p> <p>The surrounding area appeared largely similar to that observed in 2016 aerial, with the exception of new buildings south-west and east of the site, and beyond the carpark north of the site.</p>

3.3 NSW EPA Records

A search of the NSW EPA database was undertaken for the site and immediate surrounding properties. EPA records are provided in **Appendix E**. The search was completed through the following public registers. The results as summarised below do not indicate potential contamination risks to the site from offsite locations.

A search of the NSW EPA *Protection of the Environment Operations Act (1997)* (POEO Act) public register of licences, applications and notices (maintained under Section 308 of the POEO Act) was undertaken for the site and surrounding vicinity:

- No licences, applications or notifications were listed for the site or the immediately surrounding area.
- A licence has been issued for crushing, grinding or separating extractive activities, to a Hanson Construction Materials Pty Ltd, at a property located approximately 590 m south-east of the site.
- Licences and penalty notices related to boat mooring and storage activities, have been issued to Coastwide Civil Pty Ltd, located approximately 800 m south-west of the site.

- Licences have been issued to Sydney Water Corporation for a sewage treatment facility located approximately 1.0 km north of the site.

A search of the NSW EPA contaminated land public register of record of notices (under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act)) was undertaken for the site and surrounding vicinity.

- No notices have been issued for the site or immediately surrounding area.

A search of the NSW EPA list of notified contaminated sites register (Under Section 60 of the CLM Act) was undertaken for the site and immediate vicinity.

- The site or immediate surrounding area was not listed as a contaminated site.

Separate to the POEO and CLM Act databases discussed above, the NSW Government is also investigating sites potentially contaminated by per- and poly-fluoroalkyl substances (PFAS) in NSW.

- A search of the EPA's public PFAS register indicated that there were no records pertaining to the site or areas surrounding the site.

3.4 Council Records

Section 10.7 (2) and (5) Planning certificates were obtained from Shellharbour City Council for the site located in Lot 1 DP 1294313, are provided in **Appendix F**, and includes the following pertinent information regarding the site:

- The land is zoned as E1 Local Centre, under Shellharbour LEP. The zoning permits the use of land for home businesses and home occupations.
- Under the E1 zoning, development of the site may be carried out under the following consent conditions for the following purposes:
 - Without development consent: Home businesses; home occupations; and
 - Subject to development consent: amusement centres; boarding houses; centre-based child care facilities; commercial premises; community facilities; entertainment facilities, function centres; home industries; hotel or motel accommodation; information and education facilities; local distribution premises; medical centres; oyster aquaculture; places of public worship; public administration buildings; recreation facilities (indoor); respite day care centres; service stations; shop top housing; tank-based aquaculture; veterinary hospitals; and water reticulation systems.
- Council does not have information identifying the land as contaminated under/within the meaning of the CLM Act. The land is subject to provisions of the *Shellharbour Development Control Plan* (DCP) (2013). Consistent with Appendix 8 of the DCP, council is required to consider the potential for contamination of land when a development application or rezoning proposal is considered, having regard to current or previous land uses.
- The land is not identified as an area of environment heritage, part of a land conservation area, or an area of outstanding biodiversity value.
- The land is not subject to flood related controls.
- The land is not prone to landslip, bushfire, tidal inundation, subsidence, acid sulfate soils, biodiversity or stewardship certified.

3.5 Australian and State Heritage Registers

A search of the Australian Heritage and the NSW Heritage databases did not identify the site as an item of historical significance.

It is noted the following heritage items were identified in the area immediately surrounding the site:

- Thomas Bakery Scotch Oven, Bricks and Façade, located at 25 Addison Street (immediately east of the site), listed in the Shellharbour LEP;
- Windradene and Pine Tree, located at 29 Addison Street (immediately west of the site), listed in the Shellharbour LEP as a built item of historical significance;
- Moreton Bay Fig Tree, located in the parking lot immediately south of the site, listed in the Shellharbour LEP as tree of social, historical or special significance;
- Allen's Store (Former) and Pine Tree, located at 35 Addison Street, west of the site. Listed in the LEP as a built item of historical significance.
- Boer War Memorial, located at 14 Addison Street, 53 m north east of the site. Listed in the Shellharbour LEP as a monument and memorial of historical significance.

Both Australian Heritage Trust and NSW Heritage information are included in **Appendix G**.

3.6 SafeWork NSW Dangerous Goods Records

A search of records of dangerous goods licences held by SafeWork NSW did not return any records pertaining to the site, included in **Appendix H**.

3.7 Integrity Assessment

From review of historical site information, it is understood that the site was privately owned from 1915 to 1984 when it was purchased by a private company before being acquired by the current private owners in 1988. The site structures appear to have remained largely similar since 1993 and it is likely that the site has been used for residential purposes and various commercial (retail) undertakings since 1915 (e.g., possible bakery, store, newsagent) with typically low risk of contaminating activities associated. There are no notices or other information on state or government databases pertaining to contamination matters at or in proximity the site.

Based on the range of sources and the general consistency of the historical information, as well as historical aerial photographs, it is considered that the historical assessment has an acceptable level of accuracy with respect to assessing potentially low-risk contaminating activities historically occurring at the site.

4. Preliminary Conceptual Site Model

A preliminary conceptual site model (CSM) sets out the source-pathway-receptor linkages for potential contamination risks. Based on the desktop review herein, the risk of gross or widespread contamination from historical and current land uses is low. The following presents a CSM based on available information.

Table 4-1 Preliminary Conceptual Site Model

CSM Aspect	Summary of Available Information
Known or Potential Contamination Sources	<p>No historical contaminating activities are known to have occurred at the site, and there is no indication of extensive filling to achieve existing site levels, or for former structures to have been demolished prior to existing, as such it is considered there is a low risk of potential gross or widespread contamination at the site.</p> <p>Potential exists for minor filling to provide a suitable base course below on-ground structures/hardstand areas, noting the residence is raised above ground. Such minor fill, if present, could be a potential contamination source, but would only be accessible when existing structures and hardstand are removed to facilitate development, during which appropriate controls can be implemented to mitigate potential risks.</p>
Potentially Affected Media	<p>Available information indicates a low risk of contaminating activities at the site, but with the potential for minor fill as base course to existing on-ground structures and hardstands. Underlying soil would therefore be a potentially contaminated medium, should such fill be present and contain elevated contaminants. Based on the geological setting, it is considered contaminants in minor fill, if present, would not migrate to groundwater given the presence of overlying structures and hardstand would mitigate surface water infiltration, and noting a lack of groundwater in the area of the site.</p>
Human and Ecological Receptors	<p>Future users of the site are not likely to be exposed to any existing soil contamination, if minor contaminated fill is present, given the development proposes basement excavation that would result in most if not all surficial soil being removed.</p> <p>Workers during development are potential receptors, however risks to workers from unexpected contaminated soil can be mitigated with appropriate environmental and safety controls including unexpected find protocols during development-related demolition and ground disturbance works.</p> <p>As noted above, migration to groundwater at depth at the soil-rock interface is unlikely, if present, given the majority of the site is currently sealed, and will be covered in future by the developed structure including basement. These</p>

	factors also mitigate potential migration risks to downgradient surface water at Shellharbour Beach.
Potential and Complete Exposure Pathways	Available information indicates potential exposure pathways relate to potential presence of minor surficial fill. For shallow fill soils, if present and contaminated, the primary pathways of concern are direct (dermal) contact and ingestion. These are currently incomplete given the predominant coverage by structures or hardstand, and such pathways would be mitigated during development by appropriate environmental and safety management controls. Future pathways will also be incomplete following basement excavation and building construction.
Potential for Offsite Migration	As noted above, potential for offsite migration of soil contamination relating to minor fill, if present, is mitigated by the presence of structures and hardstand over the majority of the site which mitigates potential for contamination migration by surface water infiltration. Migration of potentially contaminated fill via wind-blown dust is mitigated by the presence of existing site surfaces.

5. Conclusions and Recommendations

Based on the findings of this assessment and subject to the limitations in **Section 6**, the following conclusions are made:

- An assessment of the site history has identified that the primary land uses at the site appeared to have been residential and retail purposes posing a low risk of potential contamination.
- The information and data presented herein indicates that contaminating activities presented in planning guidelines to *State Environmental Planning Policy (Resilience and Hazards) 2021* have not occurred at the site, and there is a low potential for gross or widespread contamination across the site.
- Consistent with the planning guidelines, the site has a history of non-contaminating activities and, in the absence of evidence indicating otherwise, is suitable for the proposed development and use with no need for further investigation.
- Appropriate environmental and safety controls including unexpected find protocols should be implemented during development-related demolition and ground disturbance works.

6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

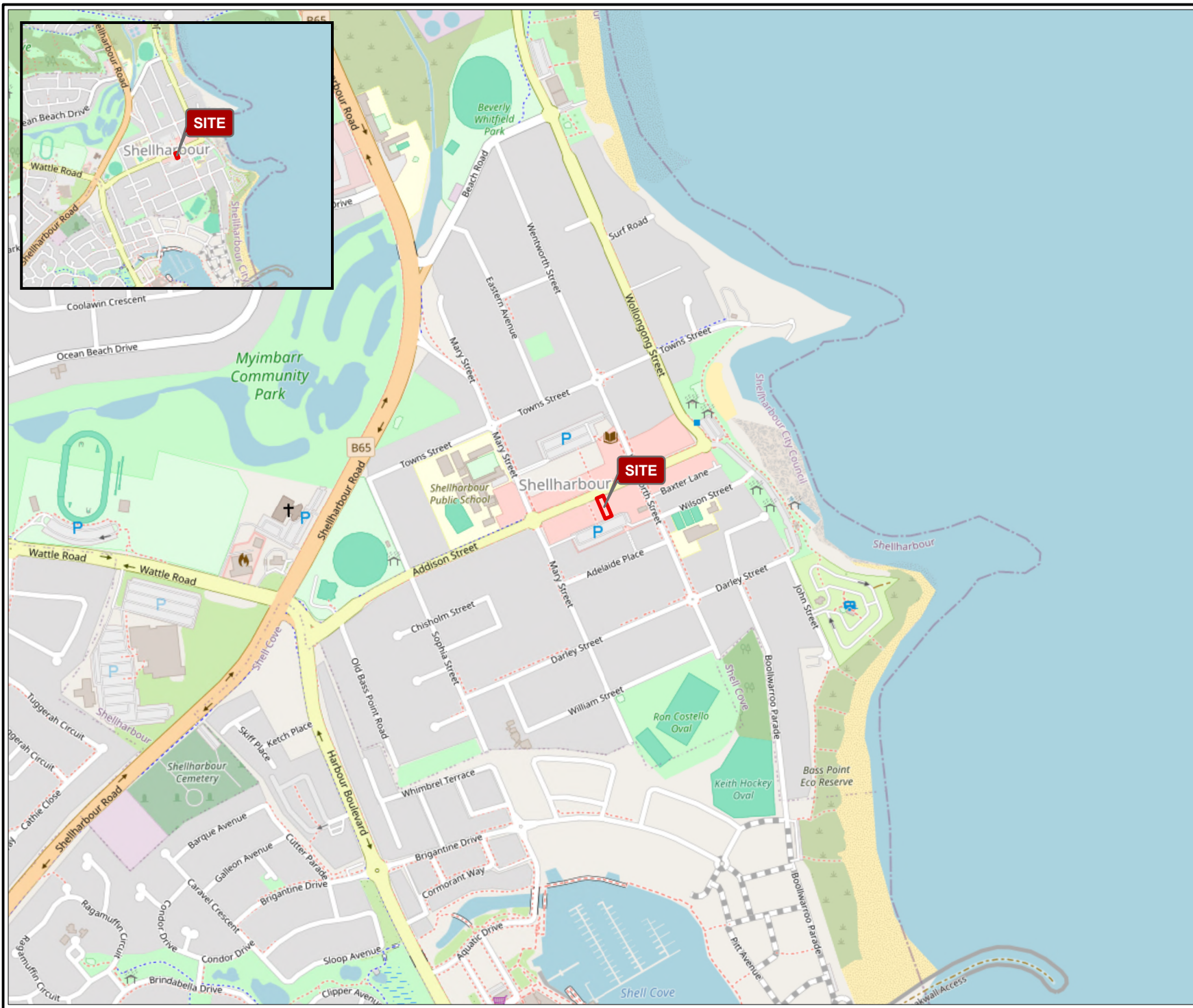
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures



Legend
Approximate Site Boundary



Job No: 67534

Client: Indiegre Pty Ltd

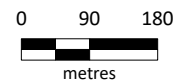
Version: R01 Rev 0

Date 8/07/2024

Drawn By: HW

Checked By: ND

Scale 1:10,000



Coord. Sys. GDA2020 MGA Zone 56

**27 Addison St,
Shellharbour, NSW**

SITE LOCATION

FIGURE 1



Legend
Approximate Site Boundary
NSW Cadastre



Job No: 67534

Client: Indiegre Pty Ltd

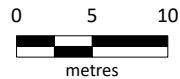
Version: R01 Rev 0

Date 12/07/2024

Drawn By: HW

Checked By: ND

Scale 1:500



Coord. Sys. GDA2020 MGA Zone 56

27 Addison St,
Shellharbour, NSW

SITE LAYOUT

FIGURE 2



- Legend
- Approximate Site Boundary
 - NSW Cadastre
- Site Features
- Commercial Building
 - Garage
 - Gravelled Area
 - Residence Structure



Job No: 67534

Client: Indiegro Pty Ltd

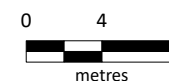
Version: R01 Rev 0

Date 12/07/2024

Drawn By: HW/TS

Checked By: ND

Scale 1:400



Coord. Sys. GDA2020 MGA Zone 56

27 Addison St,
Shellharbour, NSW

SITE FEATURES

FIGURE 3

Appendix A Photolog

PHOTOGRAPH 1: GRASSED AREA AND GRAVELS SOUTH-WEST PORTION OF SITE



PHOTOGRAPH 2: CONCRETE SURFACE AND WATERMARKS ON CARPORT SURFACE, CENTRAL PORTION OF SITE



PHOTOGRAPH 3: GRAVELS ALONG WESTERN BOUNDARY, AND EXTERNAL TOILET STRUCTURE



PHOTOGRAPH 4: GROUND SURFACE SOUTH-EAST CORNER



Job No: 67534

Client: Indiegre Pty Ltd

Version: R01 (Rev 0)

Date: 4/07/2024

Drawn By: ND

Checked By: MB

Not to Scale

Coord. Sys n/a

**27 Addison Street, Shellharbour
NSW**

APPENDIX A

PHOTOGRAPH 5: GROUND SURFACE CENTRAL AND NORTH-EASTERN PORTION OF SITE



PHOTOGRAPH 6: GROUND SURFACE AND CONCRETE SCARING NORTH OF SITE



PHOTOGRAPH 7: COMMERCIAL STRUCTURE NORTH-WEST CORNER OF SITE



PHOTOGRAPH 8: INTERNAL COMMERCIAL BUILDING



Job No: 67534

Client: Indiegre Pty Ltd

Version: R01 (Rev 0)

Date: 4/07/2024

Drawn By: ND

Checked By: MB

Not to Scale

Coord. Sys n/a

**27 Addison Street, Shellharbour
NSW**

APPENDIX A

PHOTOGRAPH 9: INTERNAL COMMERCIAL BUILDING



PHOTOGRAPH 10: SECOND ROOM, COMMERCIAL BUILDING



PHOTOGRAPH 11: RESIDENCE STRUCTURE AND EXTERNAL TOILET STRUCTURE, CENTRAL PORTION OF SITE



PHOTOGRAPH 12: AREA UNDER RESIDENTIAL BUILDING



Job No: 67534

Client: Indiegre Pty Ltd

Version: R01 (Rev 0) Date: 4/07/2024

Drawn By: ND Checked By: MB

Not to Scale

Coord. Sys n/a

27 Addison Street, Shellharbour
NSW

APPENDIX A

PHOTOGRAPH 13: HOUSEHOLD CLEANING SUPPLIES IN RESIDENCE BUILDING



PHOTOGRAPH 14: INTERNAL RESIDENCE BUILDING



PHOTOGRAPH 15: CARPORT STRUCTURE AND GARAGE STRUCTURE



PHOTOGRAPH 16: SEWER CAP ADJACENT TO SOUTHERN BOUNDARY OF THE SITE



Job No: 67534	
Client: Indiegre Pty Ltd	
Version: R01 (Rev 0)	Date: 4/07/2024
Drawn By: ND	Checked By: MB
Not to Scale	
Coord. Sys n/a	
27 Addison Street, Shellharbour NSW	
APPENDIX A	

Appendix B Hydrogeology

1/1

WaterNSW

Work Summary

GW110894

Licence:

Licence Status:

Authorised Purpose(s):
Intended Purpose(s): MONITORING BORE

Work Type: Well

Work Status:

Construct.Method: Auger - Solid

Owner Type: Private

Commenced Date:
Completion Date: 09/09/2009

Final Depth: 11.00 m
Drilled Depth: 13.00 m

Contractor Name: Numac Drilling Services Pty Ltd

Driller: Jason Denis Boyd

Assistant Driller:

Property:

Standing Water Level 11.000
(m):

GWMA:
GW Zone:

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CAMDEN
Licensed:

Parish
TERRAGONG

Cadastre
202//848203

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6171469.000
Easting: 303804.000

Latitude: 34°34'47.5"S
Longitude: 150°51'39.6"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	11.00	150			Auger - Solid Flight
1		Backfill	Clay	4.50	5.50				
1		Annulus	Waterworn/Rounded	5.50	13.00				Ungraded
1	1	Casing	Pvc Class 18	0.00	6.00	60	50		Cemented, Screwed
1	1	Opening	Slots - Horizontal	6.00	13.00	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 3.80mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
11.00	13.00	2.00	Unknown	11.00					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	FILL	Fill	
1.00	3.00	2.00	CLAY SILTY	Clay Loam	

3.00	13.00	10.00	SHALE	Shale	
------	-------	-------	-------	-------	--

*** End of GW110894 ***

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

WaterNSW

Work Summary

GW110895

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Well	
Work Status: Abandoned	
Construct.Method: Auger - Solid	
Owner Type: Private	
Commenced Date:	Final Depth: 15.00 m
Completion Date: 09/09/2009	Drilled Depth: 15.00 m
Contractor Name: Numac Drilling Services Pty Ltd	
Driller: Jason Denis Boyd	
Assistant Driller:	
Property:	Standing Water Level (m): 13.000
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CAMDEN Licensed:	Parish TERRAGONG	Cadastre 202//848203
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6171420.000	Latitude: 34°34'49.1"S	
Elevation Source: Unknown	Easting: 303811.000	Longitude: 150°51'39.8"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.00	150			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	7.50	15.00				Ungraded
1	1	Casing	Pvc Class 18	0.00	8.00	60	50		Cemented, Screwed
1	1	Opening	Slots - Horizontal	8.00	15.00	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 3.80mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
13.00	15.00	2.00	Unknown	13.00					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	FILL	Fill	
1.00	2.00	1.00	SILTY CLAY	Silty Clay	
2.00	15.00	13.00	SHALE GREY	Shale	

*** End of GW110895 ***

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

WaterNSW

Work Summary

GW110896

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Well	
Work Status:	
Construct.Method: Auger - Solid	
Owner Type: Private	
Commenced Date:	Final Depth: 17.00 m
Completion Date: 09/09/2009	Drilled Depth: 17.00 m
Contractor Name: Numac Drilling Services Pty Ltd	
Driller: Jason Denis Boyd	
Assistant Driller:	
Property:	Standing Water Level (m): 15.000
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CAMDEN Licensed:	Parish TERRAGONG	Cadastre 202//848203
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6171405.000	Latitude: 34°34'49.5"S	
Elevation Source: Unknown	Easting: 303788.000	Longitude: 150°51'38.9"E	
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	17.00	150			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	7.50	17.00				Ungraded
1	1	Casing	Pvc Class 18	0.00	8.00	60	50		Cemented, Screwed
1	1	Opening	Slots - Horizontal	8.00	17.00	60		0	Casing - Machine Slotted, PVC Class 18, Screwed, SL: 30.0mm, A: 3.80mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
15.00	17.00	2.00	Unknown	15.00					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	FILL	Fill	
1.00	2.00	1.00	CLAY SILTY	Clay Loam	
2.00	17.00	15.00	SHALE GREY	Shale	

*** End of GW110896 ***

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

WaterNSW

Work Summary

GW114704

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): MONITORING BORE
Work Type: Bore	
Work Status: Equipped	
Construct.Method: Auger - Solid	
Owner Type: Local Govt	
Commenced Date:	Final Depth: 5.00 m
Completion Date: 06/12/2011	Drilled Depth: 5.00 m
Contractor Name: Terratest	
Driller: Marten Anthony Sweeney	
Assistant Driller: Jason Peisley	
Property:	Standing Water Level (m): 1.850
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: CAMDEN Licensed:	Parish TERRAGONG	Cadastre 8032//1072187
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:		Scale:
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6170786.000	Latitude: 34°35'10.2"S	
Elevation Source: Unknown	Easting: 304686.000	Longitude: 150°52'13.6"E	
GS Map: -	MGA Zone: 56	Coordinate Source: GIS - Geogra	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	125			Auger - Solid Flight
1		Annulus	Bentonite/Grout	0.00	1.50				
1		Annulus	Crushed Aggregate	1.50	5.00				Graded
1	1	Casing	Pvc Class 18	0.00	5.00	60	50		Seated on Bottom, Screwed
1	1	Opening	Slots - Horizontal	2.00	5.00	60		0	Casing - Machine Slotted, PVC Class 18, Screwed

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.80	1.80	CLAY HIGH PLASTICITY,SOME SILT	Clay	
1.80	4.50	2.70	CLAY HIGH PLASTICITY,BLACK,SILT,SAND	Clay	
4.50	5.00	0.50	CLAY HIGH PLASTICITY BROWN/GREY/BLACK,SAND,SHELL	Clay	

Remarks

24/11/2014: Coordinates provided by LAS
L.Franchi
23/02/2015: Nat Carling, 23-Feb-2015; Owner & work type, status & coordinates source (based on above comment) added, fixed rock type codes.

*** End of GW114704 ***

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

WaterNSW

Work Summary

GW109489**Licence:****Licence Status:****Authorised Purpose(s):****Intended Purpose(s):** TEST BORE**Work Type:** Spear**Work Status:** Test Hole**Construct.Method:****Owner Type:** Private**Commenced Date:****Completion Date:** 29/10/2008**Final Depth:** 6000.00 m**Drilled Depth:****Contractor Name:** (None)**Driller:** Colin Neil Lewis**Assistant Driller:****Property:****Standing Water Level****(m):****GWMA:****Salinity Description:****GW Zone:****Yield (L/s):**

Site Details

Site Chosen By:**Form A:** County
Licensed: CAMDEN**Parish:**
TERRAGONG**Cadastre:**
1//211127**Region:** 10 - Sydney South Coast**CMA Map:****River Basin:** - Unknown**Grid Zone:****Scale:****Area/District:****Elevation:** 0.00 m (A.H.D.)**Northing:** 6172355.000**Latitude:** 34°34'19.1"S**Elevation Source:** Unknown**Easting:** 304371.000**Longitude:** 150°52'02.6"E**GS Map:** -**MGA Zone:** 56**Coordinate Source:** Unknown

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1500.00	1500.00	DARK SAND	Unknown	
1500.00	6000.00	4500.00	SAND	Unknown	

Remarks

29/10/2008: Pump intake Depth: 5000 m.

29/10/2008: Due to poor water quality both sand spears removed. All pipe work,removed.

***** End of GW109489 *****

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

Appendix C Title Records



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

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

Summary of Owners Report

Address: - 27 Addison Street, Shellharbour, NSW 2529

Description: - Lot 1 D.P. 1294313

<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>
14.06.1915 (1915 to 1938)	John Thomas (Surveyor)	Book 1062 No. 744
29.06.1938 (1938 to 1948)	Alice Annie Percival (Married Woman)	Book 1818 No. 900
04.02.1948 (1948 to 1949)	Francis Wesley Faulks (Baker)	Book 2044 No. 668
16.07.1949 (1949 to 1952)	Edwin Harold Klein (Builder)	Book 2096 No. 97
01.08.1952 (1952 to 1953)	Stanley Victor Roberts (Storekeeper)	Book 2228 No. 829
23.03.1953 (1953 to 1954)	Albert Edward Woods (Bootmaker) Hanna Francis Woods (Married Woman) William James Woods (Building Contractor) Doris Rita Woods (Married Woman)	Book 2244 No. 386
21.06.1954 (1954 to 1956)	William James Woods (Building Contractor) Doris Rita Woods (Married Woman)	Book 2295 No. 264
11.07.1956 (1956 to 1965)	Kenneth Venners Oliver (Newsagent) Beryl Joyce Oliver (Married Woman)	Book 2380 No. 761
04.05.1965 (1965 to 1984)	Cecil John Scott (Retired) (Now Deceased) Irene Scott (Spinster now Widow)	Book 2744 No. 791
20.12.1984 (1984 to 1988)	E. & A. Nominees Pty. Limited	Book 3612 No. 634 Then Volume 15298 Folio 158 Now 6/238804
24.11.1988 (1988 to Date)	# Jose Luis Pereira # Maria Pereira	6/238804 Now 1/1294313

Denotes current registered proprietor(s)

Leases: -

Easements: - NIL

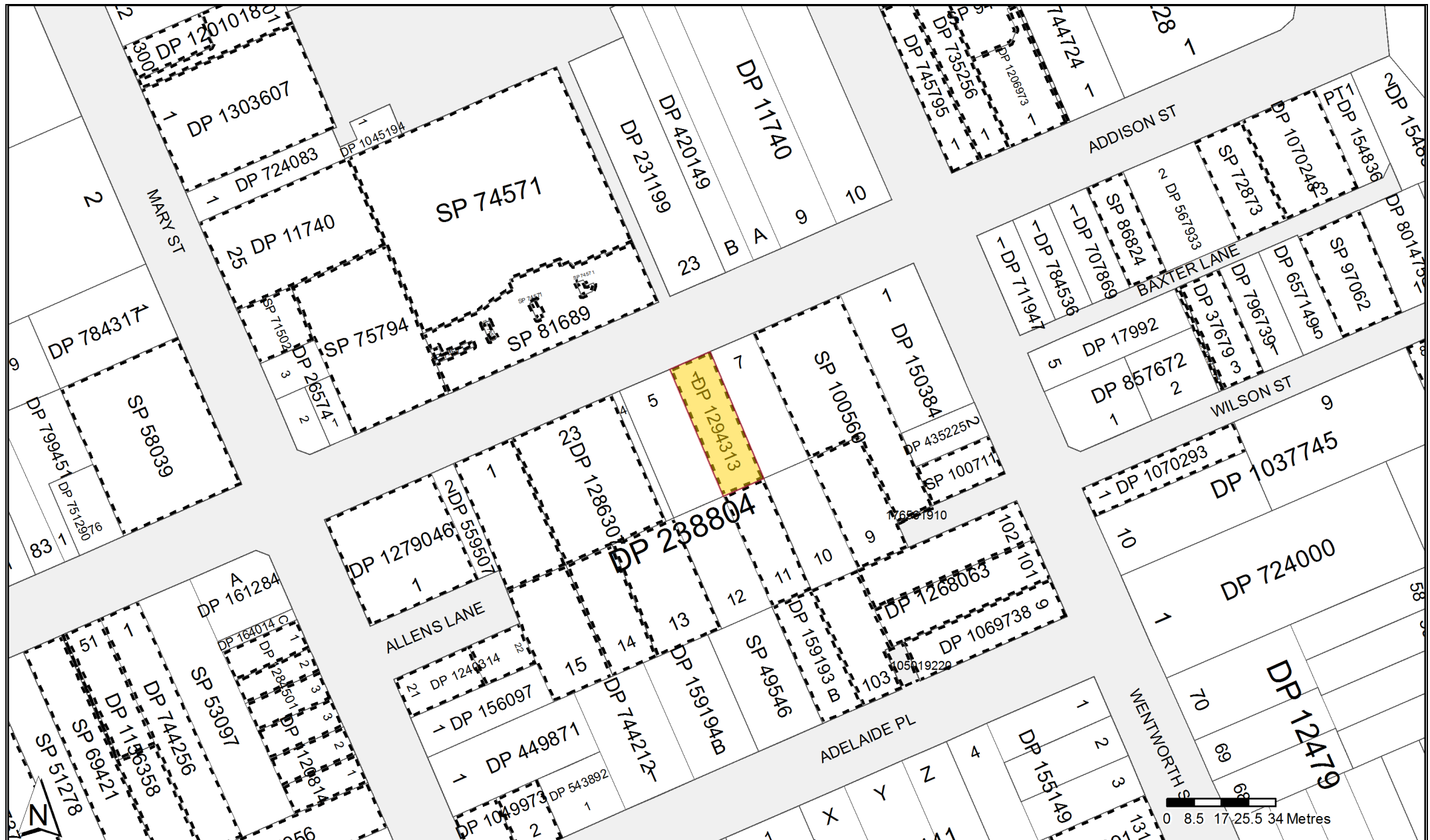
Yours Sincerely
Taylor Wilson
4th July 2024

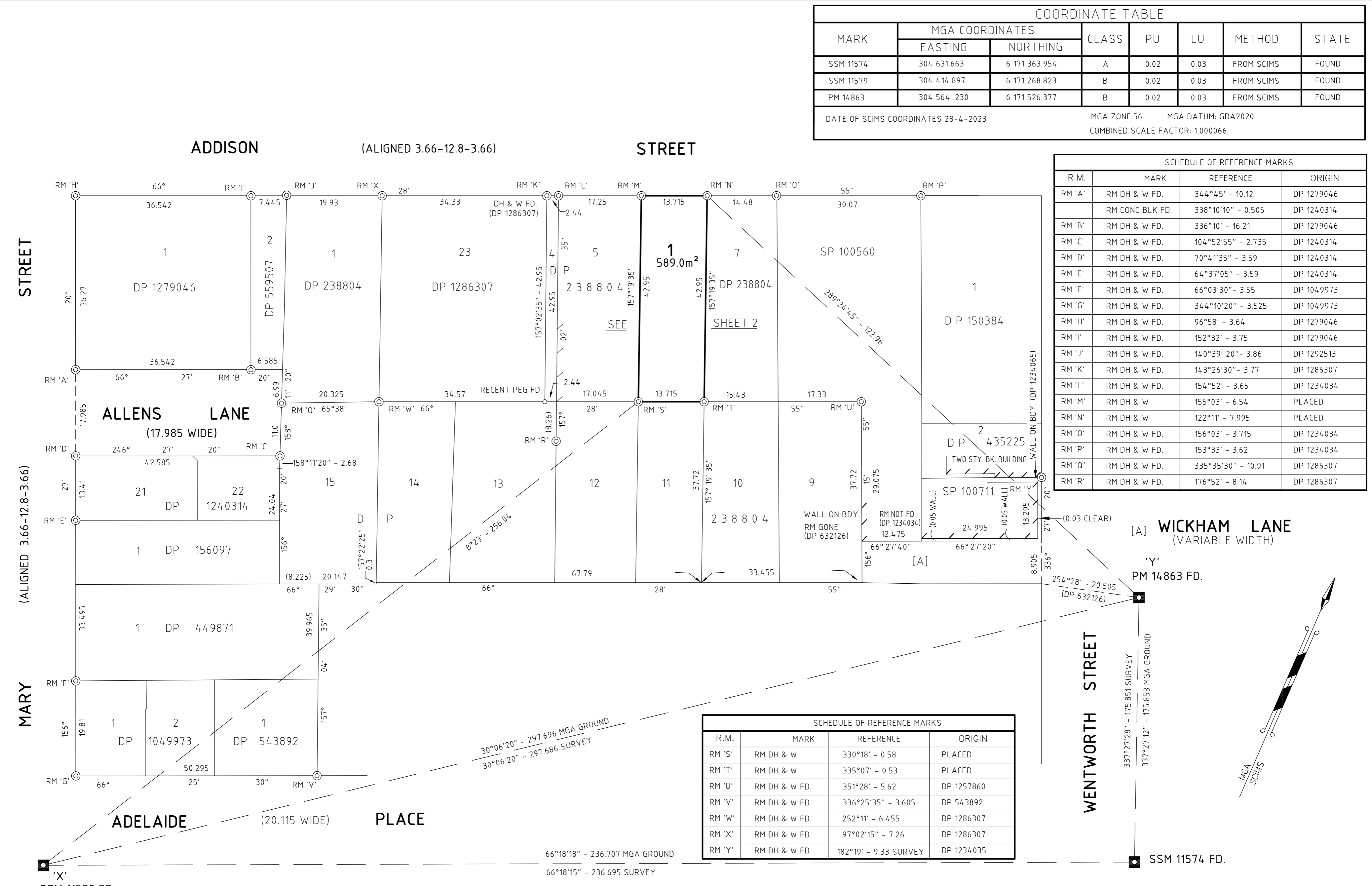
Locality : SHELLHARBOUR

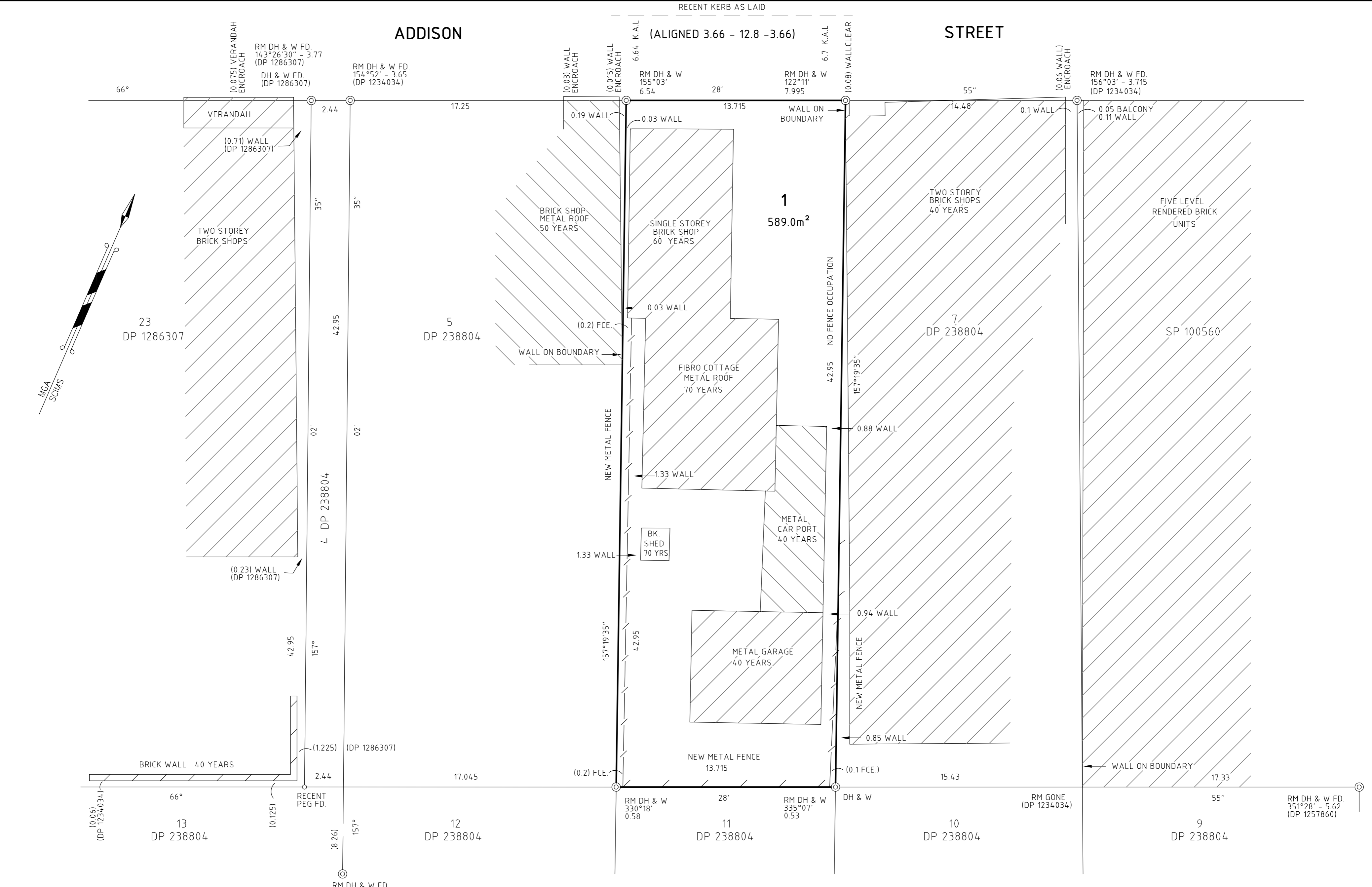
Parish : TERRAGONG


LGA : SHELLHARBOUR

County : CAMDEN





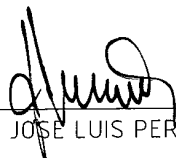



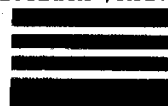


SURVEYOR		PLAN OF REDEFINITION OF LOT 6 DP 238804	LGA:	SHELLHARBOUR	REGISTERED  25/09/2023	DP1294313
Name: CRAIG ROBSON			Locality:	SHELLHARBOUR		
Date: 28-4-2023			Subdivision No.	_____		
Reference: 23160			Lengths are in metres. Reduction Ratio 1: 150			

WARNING: Creasing or folding will lead to rejection

PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheets
<p>Registered:  25/09/2023</p> <p>Title System: TORRENS</p>	<p>Office Use Only</p> <p style="text-align: center; font-size: 2em;">DP1294313</p>	
<p>PLAN OF REDEFINITION OF LOT 6 DP 238804</p>	<p>LGA: SHELLHARBOUR Locality: SHELLHARBOUR Parish: TERRAGONG County: CAMDEN</p>	
<p style="text-align: center;">Survey Certificate</p> <p>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 :</p> <p>*(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>28-4-2023</u></p> <p>*(b) The part of the land shown in the plan (*being* excluding A) 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.</p> <p>*(c) The land shown in the plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: <u>'X' - 'Y'</u></p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating/*Steep Mountainous.</p> <p>Signature: <u><i>C. Robson</i></u> Dated: <u>3/5/2023</u></p> <p>Surveyor Identification No: <u>2282</u></p> <p>Surveyor registered under the Surveying and Spatial Information Act 2002</p> <p><small>* 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.</small></p>	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature: Date: File Number: Office:</p> <hr/> <p style="text-align: center;">Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Registered 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.</p> <p>Signature: Registration number: Consent Authority: Date of Endorsement: Subdivision Certificate number: File number:</p> <p><small>*Strike through if inapplicable.</small></p>	
<p>Plans used in the preparation of survey/compilation</p> <p>DP 238804 DP 1257860 DP 1279046 DP 543892 DP 1240314 DP 1049973 DP 1286307 DP 1292913</p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p>	<p>Statements of intentions to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p>	
<p>Surveyor's Reference: 23160</p>	<p>Signatures, seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheets													
Registered:  25/09/2023		Office Use Only		Office Use Only													
PLAN OF REDEFINITION OF LOT 6 DP 238804		<h1>DP1294313</h1> <p>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:																	
Date of Endorsement:																	
<table border="1"><thead><tr><th>LOT</th><th>STREET NUMBER</th><th>STREET NAME</th><th>STREET TYPE</th><th colspan="2">LOCALITY</th></tr></thead><tbody><tr><td>1</td><td>27</td><td>ADDISON</td><td>STREET</td><td colspan="2">SHELLHARBOUR</td></tr></tbody></table>						LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY		1	27	ADDISON	STREET	SHELLHARBOUR	
LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY													
1	27	ADDISON	STREET	SHELLHARBOUR													
<div><div> JOSE LUIS PEREIRA</div><div> MARIA PEREIRA</div></div>																	
If space is insufficient use additional annexure sheet																	
Surveyor's Reference: 23160																	



CIFICATE OF TITLE

PROPERTY ACT, 1900



15298158

NEW SOUTH WALES

First Title Old System

Prior Title CA 2982

Vol. 15298 Fol. 158



SECTION
ISSUED

4

2

1935

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

[Signature]

Registrar General.



S

LAND REFERRED TO

Lot 6 in Deposited Plan 238804 at Shellharbour in the Municipality of Shellharbour Parish of Terragong County of Camden.

FIRST SCHEDULE

E. & A. NOMINEES PTY. LIMITED.

CANCELLED

SECOND SCHEDULE


SEE AUTO FOLIO

GRY
QC
QL

1. Reservations and conditions in the Crown Grant.
2. QUALIFIED TITLE. Caution pursuant to Section 28J of the Real Property Act, 1900. 4-2-1985-
3. LIMITED TITLE. Limitation pursuant to Section 28T(4) of the Real Property Act, 1900.
The boundaries of the land comprised herein have not been investigated by the Registrar General.

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

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

 40828-4036

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/7/2024 9:11AM

FOLIO: 6/238804

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

Prior Title(s): VOL 15298 FOL 158

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/6/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/11/1988	Y4496	TRANSFER	
24/11/1988	Y4497	MORTGAGE	EDITION 1
8/4/1997	2957460	DISCHARGE OF MORTGAGE	
8/4/1997	2957461	MORTGAGE	EDITION 2
2/2/2011	AF940637	DISCHARGE OF MORTGAGE	
2/2/2011	AF940611	LEASE	EDITION 3
9/5/2023	AT60863	REQUEST	EDITION 4
20/6/2023	AT186902	CAVEAT	EDITION 5
25/9/2023	DP1294313	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

4/7/2024 9:11AM

FOLIO: 1/1294313

First Title(s): OLD SYSTEM

Prior Title(s): 6/238804

Recorded	Number	Type of Instrument	C.T. Issue
25/9/2023	DP1294313	DEPOSITED PLAN	FOLIO CREATED EDITION 1

*** END OF SEARCH ***



FOLIO: 1/1294313

SEARCH DATE	TIME	EDITION NO	DATE
4/7/2024	9:09 AM	1	25/9/2023

LAND

LOT 1 IN DEPOSITED PLAN 1294313

AT SHELLHARBOUR

LOCAL GOVERNMENT AREA SHELLHARBOUR

PARISH OF TERRAGONG COUNTY OF CAMDEN

TITLE DIAGRAM DP1294313

FIRST SCHEDULE

JOSE LUIS PEREIRA

MARIA PEREIRA

AS JOINT TENANTS

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

* 2 AT186902 CAVEAT BY INDIEGRE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix D Historical Aerials



Legend
Approximate Site Boundary



Job No: 67534

Client: Indiegre Pty Ltd

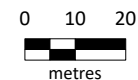
Version: 1961

Date 15/07/2024

Drawn By: HW

Checked By: ND

Scale 1:1,500




Coord. Sys. GDA2020 MGA Zone 56

**27 Addison St,
Shellharbour, NSW**

HISTORICAL AERIALS

FIGURE 1961



Legend
 Approximate Site Boundary



Job No: 67534

Client: Indiegre Pty Ltd

Version: 1972

Date 15/07/2024

Drawn By: HW

Checked By: ND

Scale 1:1,500



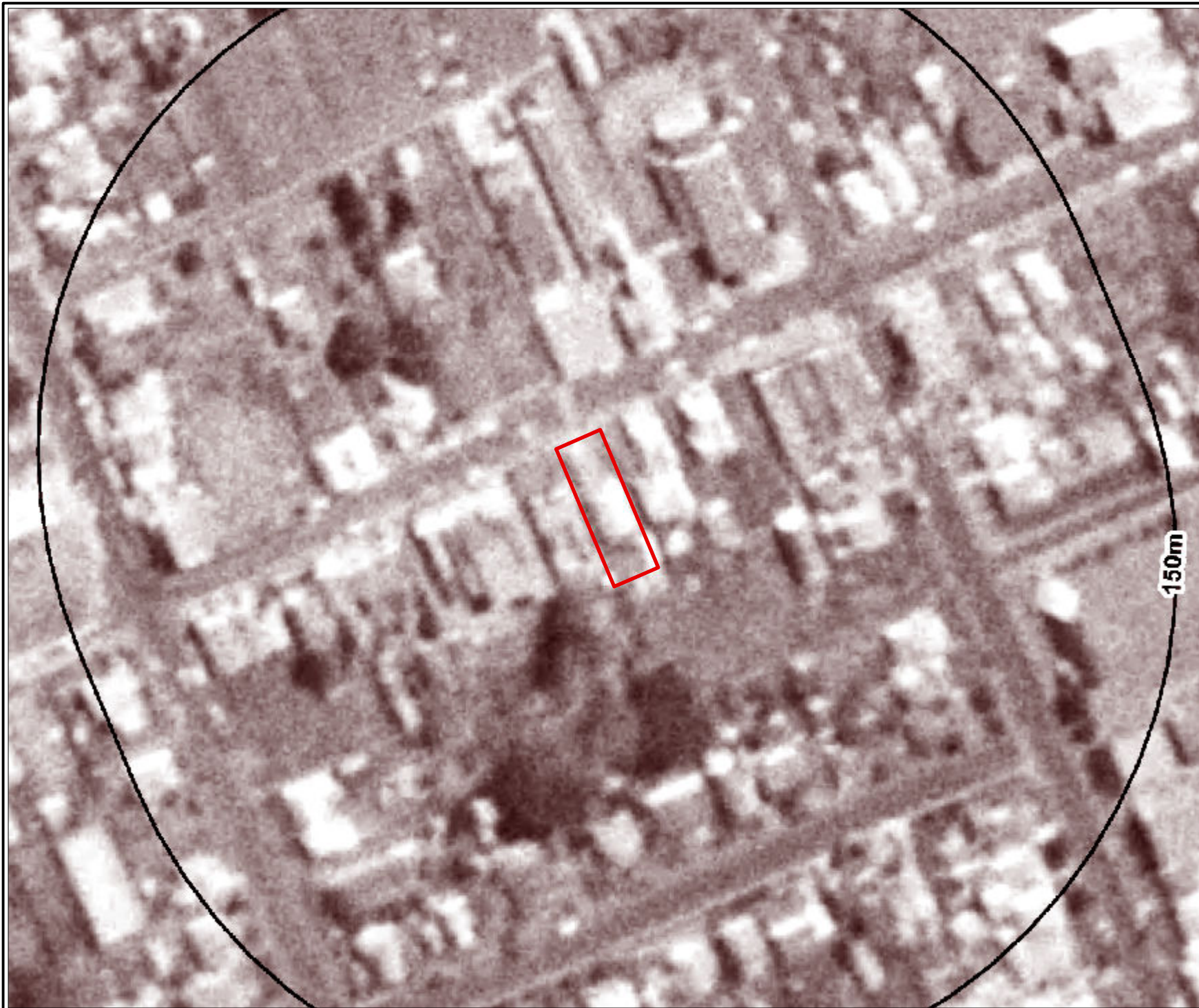
0 10 20
metres


Coord. Sys. GDA2020 MGA Zone 56

**27 Addison St,
Shellharbour, NSW**

HISTORICAL AERIALS

FIGURE 1972



Legend
 Approximate Site Boundary



Job No: 67534

Client: Indiegre Pty Ltd

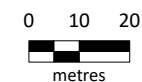
Version: 1980

Date 15/07/2024

Drawn By: HW

Checked By: ND

Scale 1:1,500



Coord. Sys. GDA2020 MGA Zone 56

**27 Addison St,
Shellharbour, NSW**

HISTORICAL AERIALS

FIGURE 1980



Legend
Approximate Site Boundary



Job No: 67534

Client: Indiegre Pty Ltd

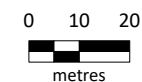
Version: 1993

Date 15/07/2024

Drawn By: HW

Checked By: ND

Scale 1:1,500




Coord. Sys. GDA2020 MGA Zone 56

**27 Addison St,
Shellharbour, NSW**

HISTORICAL AERIALS

FIGURE 1993



Legend
 Approximate Site Boundary



Job No: 67534

Client: Indiegre Pty Ltd

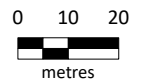
Version: 2006

Date 15/07/2024

Drawn By: HW

Checked By: ND

Scale 1:1,500



Coord. Sys. GDA2020 MGA Zone 56

**27 Addison St,
Shellharbour, NSW**

HISTORICAL AERIALS

FIGURE 2006



Legend
Approximate Site Boundary



Job No: 67534

Client: Indiegro Pty Ltd

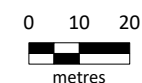
Version: 2016

Date 15/07/2024

Drawn By: HW

Checked By: ND

Scale 1:1,500

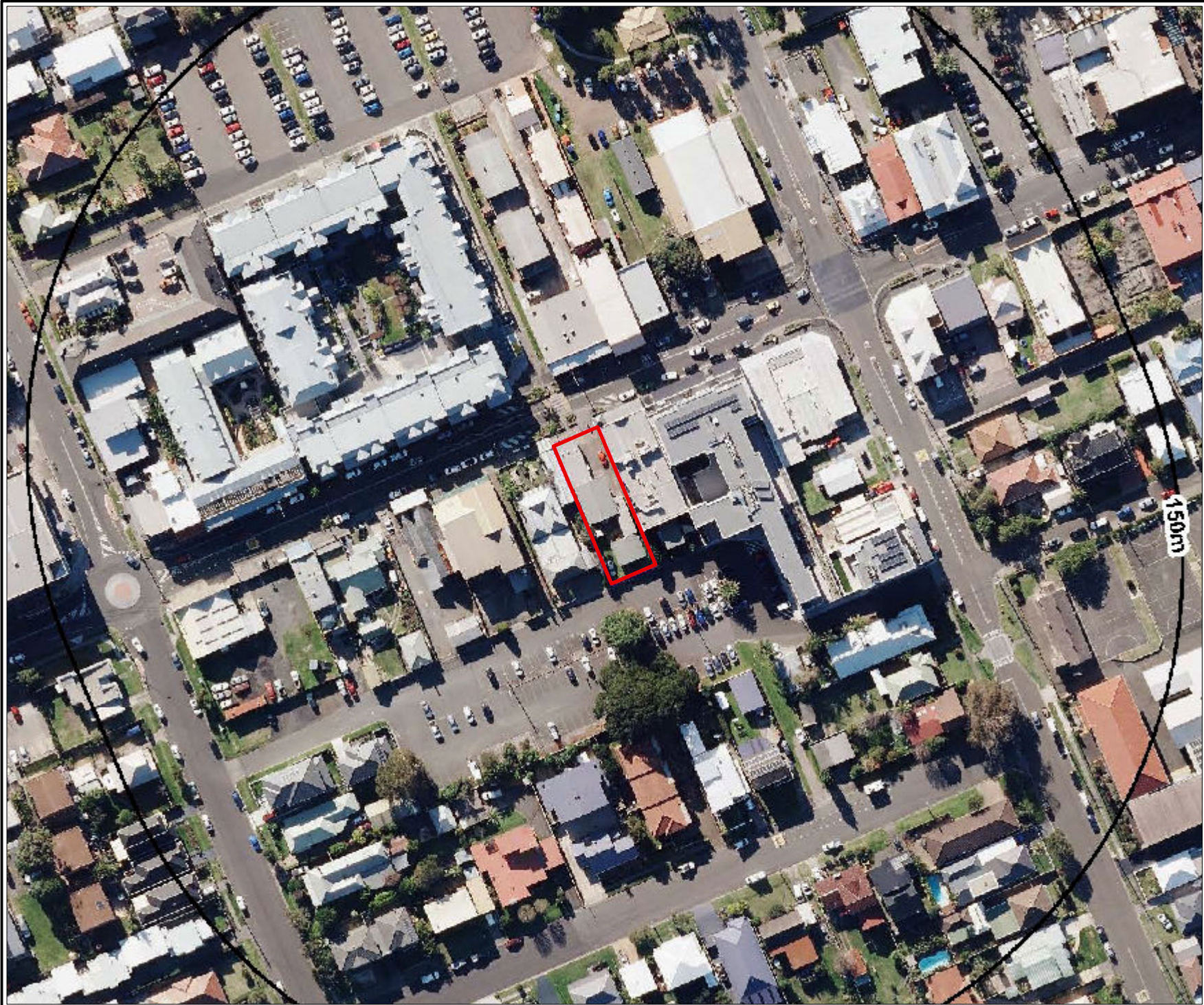


Coord. Sys. GDA2020 MGA Zone 56

**27 Addison St,
Shellharbour, NSW**

HISTORICAL AERIALS

FIGURE 2016



Legend
Approximate Site Boundary



Job No: 67534

Client: Indiegro Pty Ltd

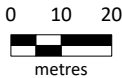
Version: 2020

Date 15/07/2024

Drawn By: HW

Checked By: ND

Scale 1:1,500



Coord. Sys. GDA2020 MGA Zone 56

**27 Addison St,
Shellharbour, NSW**

HISTORICAL AERIALS

FIGURE 2020

Appendix E EPA Records

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Search results

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

Suburb - shellharbour

returned 50 results

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Number	Name	Location	Type	Status	Issued date
1636778		BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	08 Mar 2024
1637930		JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	26 Apr 2024
4185	HANSON CONSTRUCTION MATERIALS PTY LTD	SHELLHARBOUR ROAD, SHELLHARBOUR, NSW 2529	POEO licence	No longer in force	27 Apr 2000
2193	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	POEO licence	Issued	04 Sep 2000
1013688	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	13 Sep 2002
1043723	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	15 Mar 2005
1092735	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	12 Nov 2008
1107983	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	23 Oct 2009
1117556	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	26 Aug 2010
1502607	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	08 Dec 2011
1536758	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	18 Jul 2016
1568758	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	21 Jun 2019
1595751	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	18 Jun 2020
1602393	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	02 Feb 2021
1639922	HANSON CONSTRUCTION MATERIALS PTY LTD	BOOLLWARROO PARADE, SHELLHARBOUR, NSW 2529	Compliance Audit	Complete	06 Jun 2024
211	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	POEO licence	Issued	25 May 2000
1001042	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	06 Nov 2001
1016531	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	30 Jun 2002
1018918	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	23 Dec 2002

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1028578	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	10 Jul 2003
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08 July 2024

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Search results

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

Suburb - shellharbour

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Number	Name	Location	Type	Status	Issued date
1032248	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	22 Mar 2004
1038463	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	30 Jun 2004
1046331	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	15 Apr 2005
1048158	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	30 Jun 2005
1061426	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	29 Jun 2006
1066566	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	01 Nov 2006
1074760	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	27 Jun 2007
1092489	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	03 Nov 2008
1104353	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	16 Feb 2010
1116061	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	02 Jul 2010
1129024	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	27 Jun 2011
1504989	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	28 Jun 2012
1528941	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	23 Mar 2015
1538202	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	19 Feb 2016
1539423	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	07 Apr 2016
1542289	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	27 Jul 2016
1571355	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	30 Nov 2018
1577306	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	25 Mar 2019
1580206	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	01 Jul 2019
1586415	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	04 Oct 2019

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Number	Name	Location	Type	Status	Issued date
1587673	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	31 Oct 2019
1594889	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	19 May 2020
1602528	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	01 Feb 2021
1609933	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	01 Jul 2021
1611949	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	27 Aug 2021
1615242	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	16 Dec 2021
1618972	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	03 Jun 2022
1623911	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	27 Oct 2022
1628869	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	26 Jun 2023
1630829	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	s.58 Licence Variation	Issued	28 Jul 2023

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Your search for: **Notices** with the following criteria

Notice type - Penalty Notice
LGA - SHELLHARBOUR

returned 6 results

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1 of 1 Pages

Search Again

Number	Name	Location	Type	Status	Issued date
3173528207	CHRISTOPHER BINOS	86 Croome Vale Road, CROOM, NSW 2527	Penalty Notice	Issued	13 Aug 2019
3173528317	CHRISTOPHER BINOS	86 Croome Vale Road, CROOM, NSW 2527	Penalty Notice	Issued	01 Oct 2019
3173529682	COASTWIDE CIVIL PTY LIMITED	AQUATIC DRIVE, SHELL COVE, NSW 2529	Penalty Notice	Issued	25 Nov 2020
3173530232	COASTWIDE CIVIL PTY LIMITED	AQUATIC DRIVE, SHELL COVE, NSW 2529	Penalty Notice	Issued	16 Apr 2021
3085769693	HOLCIM (AUSTRALIA) PTY LTD	161 EAST WEST LINK, CROOM, NSW 2527	Penalty Notice	Issued	20 Mar 2013
3085771792	KATHRYN BURTON	471 Riverside Drive, DUNMORE, NSW 2529	Penalty Notice	Issued	16 Jul 2013

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Enforceable undertakings

Notice number:	<input type="text"/>	Issued to:	<input type="text"/>
Suburb:	<input type="text"/>		
LGA:	<input type="text" value="SHELLHARBOUR"/>	Catchment:	<input type="text"/>

returned 2 results

[Export to excel](#)

Number	Name	Premises	
1617612	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	View document
1640981	SYDNEY WATER CORPORATION	JUNCTION ROAD, SHELLHARBOUR, NSW 2529	View document

08 July 2024

Enforceable undertaking - the administrative power of the EPA to accept a written undertaking by a company or individual in relation to an actual or potential breach of the POEO Act, which is enforceable in the Land and Environment Court.

For more information, see the [enforceable undertakings guidelines](#).

You can also [view the media releases for all enforceable undertakings](#).

For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://www.epa.nsw.gov.au/about-us/contact-us/feedback>)

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

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[Home](#) > [Your environment](#) > [Contaminated land](#) > **PFAS investigation program**

The NSW Government PFAS Investigation Program

View a map of the sites in NSW that may be contaminated with PFAS, learn how to reduce your exposure to these dangerous chemicals, and read about our investigation of the issue.

The EPA is leading an investigation program to assess the legacy of PFAS use across NSW. With the assistance of the NSW PFAS Technical Advisory Group, which includes NSW Health, Department of Primary Industries and the Office of Environment and Heritage, we provide impacted residents with tailored, precautionary dietary advice to help them reduce any exposure to PFAS.

Current investigations are focused on sites where it is likely that large quantities of PFAS have been used. The EPA is currently investigating PFAS at these sites:

[Map view](#)

[List view](#)

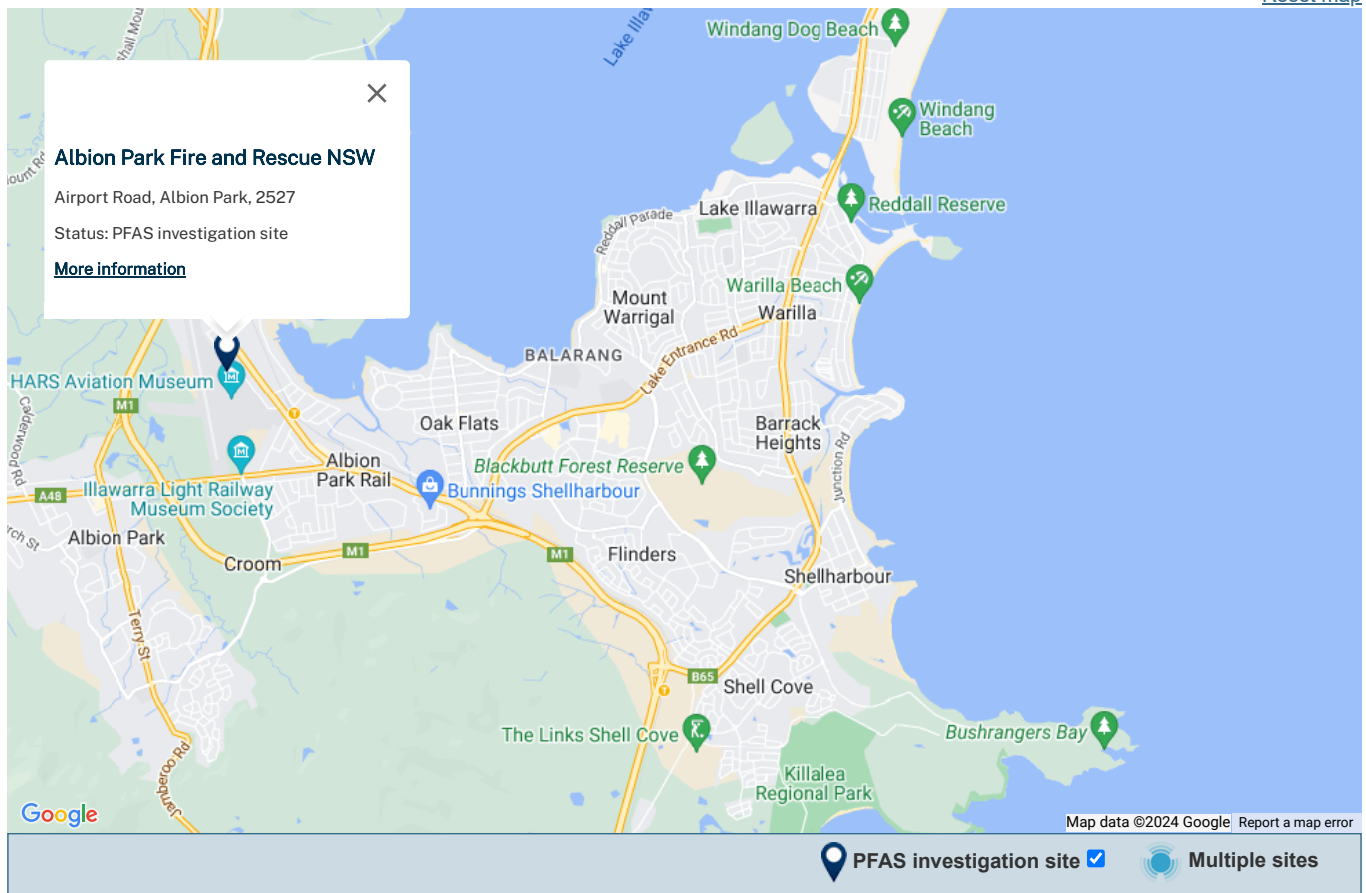
Map view[^]

Filter by

No filter set

Showing 1 of 51 sites

[Reset map](#)



Sampling and analysis

The EPA is collecting samples of soils and/or waters for analysis for PFAS. The EPA is also looking for exposure pathways that may increase people's contact with the chemicals, such as bore and surface water usage.

If significant levels are detected and human or ecological exposure is likely, a more detailed assessment will be undertaken.

The EPA will work with the occupiers and owners of these sites, or the responsible parties, to clean-up the site, where necessary.

Timeframes for the investigation

The initial investigations can take approximately six months, with further testing undertaken where required.

Test findings are made available throughout the investigations.

More information is available on the NSW EPA [PFAS investigation process](#) page.

Release of draft PFAS National Environmental Management Plan version 3

The PFAS National Environmental Management Plan (PFAS NEMP) provides a practical basis for nationally consistent environmental guidelines and standards for investigating, assessing and managing PFAS waste and contamination.

The Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) has now released the [draft PFAS NEMP version 3.0](#) (NEMP 3.0).

NEMP 3.0 builds on previous versions and includes additional guidance on the following priority areas:

- Theme 1: PFAS family – international approaches to grouping of PFASs.
- Theme 2: Environmental data and monitoring – guidance on ambient monitoring data collection and land use classifications to enable comparability.
- Theme 3: Water-risk-based criteria and guidance for beneficial reuse of biosolids.
- Theme 4: Soil – guidance and standards around PFAS behaviour in soil, including leaching and associated ecological and human health guidance. It finalises and reviews two guideline values already in the NEMP and proposes two new guideline values for soil and one for wildlife diet.
- Theme 5: Resource recovery and waste – guidance on management of risks associated with PFAS in resource recovery products.
- Theme 6: Site specific guidance – guidance on principles and approaches to remediation and management; guidance on construction water; and guidance on estuarine, coastal and marine sediment.

Have your say on NEMP 3.0

You can provide feedback on NEMP 3.0 by lodging a submission online, or by attending a public consultation session.

Your feedback will help to ensure that NEMP 3.0 is fit for purpose in continuing to provide useful and nationally consistent guidance and standards on PFAS contamination.

All feedback received will be considered by the National Chemicals Working Group before NEMP 3.0 is finalised. An ancillary document summarising the feedback and the responses made is expected to be published by DCCEEW.

Online consultation

Online public consultation is currently underway and will be available until **4pm AEDT 20 December 2022**.

You can find more information about submitting feedback online on the [DCCEEW page](#).

NSW consultation session

We will publish more information about our public consultation session on this page when it becomes available.

Working with our stakeholders

The NSW Government is committed to working closely with all relevant government agencies, to closely monitor the progress of investigations, and to keep local communities informed. Government agencies include local councils, NSW Department of Primary Industries, NSW Health, NSW Food Authority, and where necessary the Commonwealth Department of Defence, and Commonwealth Department of Health.

In NSW the polluter pays for and manages any clean-up required. Although the NSW Government cannot regulate Defence sites, it has outlined expectations that Defence will carry out investigations in a timely manner that is consistent with the EPA's requirements and processes.

More information

- [PFAS investigation program fact sheet \(PDF 213KB\)](#)
- [PFAS investigation program FAQs](#) page
- [NSW Department of Health](#)
- For specific health inquiries call the NSW Department of Health on **1300 066 055**
- If you have any questions about the EPA's PFAS investigation program, please call the Environment Line on **131 555** or email info@environment.nsw.gov.au

Page last updated 21 November 2023

Please consider the environment before printing.

Appendix F Planning Certificate

Applicant:

JBS&G Australia Pty Ltd
280-286 Keira Street
WOLLONGONG NSW 2500

aboardman@jbsg.com.au

**PLANNING CERTIFICATE PURSUANT TO
SECTION 10.7 ENVIRONMENTAL PLANNING
AND ASSESSMENT ACT, 1979**

Applicants Reference: Nipuni Dias

Certificate No: PL1392/2024

Print Date: 02 July 2024

LAND DESCRIPTION:

27 Addison Street SHELLHARBOUR NSW 2529

Lot 1 DP 1294313

Land ID: 39855

Disclaimer

Information contained in this certificate relates only to the land for which this certificate is issued on the day it is issued. This information is provided in good faith and the Council shall not incur any liability in respect of any such advice. Council relies on state agencies for advice and accordingly can only provide that information in accordance with the advice. Verification of the currency of agency advice should occur. For further information, please contact Council's Customer Service Section.

Title Information

Title information shown on this Planning Certificate is provided from Council's records and may not conform to information shown on the current Certificate of Title. Easements, restrictions as to user, rights of way and other similar information shown on the title of the land are not provided on this planning certificate.

Inspection of the land

The Council has made no inspection of the land for the purposes of this Planning Certificate.

PART A: INFORMATION PROVIDED UNDER SECTION 10.7(2)

Matters contained in this certificate apply only to the land on the date of issue.

1. Name of Relevant Planning Instruments and DCPs

1.1 Which environmental planning instruments apply to the carrying out of development on the land?

Local Environmental Plan

Shellharbour Local Environmental Plan 2013.

Reference should also be made to NSW Legislation website www.legislation.nsw.gov.au for full details regarding this LEP.

State Environmental Planning Policies

SEPP - (Exempt & Complying Development Codes) 2008.

SEPP (Housing) 2021.

SEPP (Biodiversity & Conservation) 2021.

SEPP (Industry & Employment) 2021.

SEPP (Planning Systems) 2021.

SEPP (Primary Production) 2021.

SEPP (Resilience & Hazards) 2021.

SEPP (Resources & Energy) 2021.

SEPP (Transport & Infrastructure) 2021.

SEPP - (Precincts Regional) 2021.

SEPP - (Sustainable Buildings) 2022

Please see the NSW Department of Planning & Environment website www.planning.nsw.gov.au and Legislation website www.legislation.nsw.gov.au for details on State Environmental Planning Policies.

.....
1.2 Which development control plans apply to the carrying out of development on the land?

The Shellharbour Development Control (DCP) is Council's only DCP and applies to all of the Shellharbour City Council area except for the land at Calderwood covered by State Environmental Planning Policy (Precincts - Regional) 2021 Appendix 5 Calderwood.

The DCP covers many forms of development including residential, commercial and industrial and will potentially apply to any development within the Shellharbour City Council area that requires development consent.

Section 4.15 of the *Environmental Planning and Assessment Act* lists a DCP as a matter for consideration in determining a development application.

Technical Policies

Shellharbour Drainage Design Handbook. Council developed and adopted the Shellharbour Drainage Design Handbook. Refer to the following link:
<https://www.shellharbour.nsw.gov.au/plan-and-build/planning-controls-and-guidelines/shellharbour-engineering-code#:~:text=The%20Shellharbour%20Engineering%20Code%20provides%20guidelines%20for%20the,infrastructure%20within%20the%20Shellharbour%20Local%20Government%20Area%20%28LGA%29>

1.3 Which proposed environmental planning instruments apply to the carrying out of development on the land that is or has been the subject of community consultation or public exhibition?

Planning Proposal – Local Environmental Plans

No exhibited Draft Local Environmental Plans.

Draft State Environmental Planning Policies

Changes to create Low & Mid Rise Housing

The Explanation of Intended Effect (EIE) was publicly exhibited by the Department of Planning and Environment until 23/02/2024. It proposes changes to:

- the E2 Commercial Centre zone; and
- E1 Local Centre zones - but only if they contain a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.

It also proposes changes to:

- the R2 Low Density Residential Zone and R3 Medium Density Residential Zone where they are located within a certain distance of:

-
- a railway station;
 - the E2 Commercial Centre zone; and
 - E1 Local Centre zones - but only if they contain a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.

Please refer to the Department of Planning and Environment website for more information by cut and pasting the following for a search:

Diverse and well-located homes | Planning (nsw.gov.au)

Improving Planning Processes to Deliver Infrastructure Faster (March 2024)

The EIE was publicly exhibited by the Department of Planning, Housing and Infrastructure until 16 April 2024.

The proposed changes include amendments to the SEPP Transport and Infrastructure 2021, SEPP Planning Systems 2021 and SEPP Precincts-Western Parkland City 2021 to streamline the planning approval processes for various infrastructure, transport, education, health, emergency services and environmental management related land uses.

Please refer to the Department of Planning, Housing and Infrastructure website for more information:
<https://www.planningportal.nsw.gov.au/draftplans/exhibition/explanation-intended-effect-improving-planning-processes-deliver-infrastructure-faster>

Complying Development for Farm Buildings, Rural Sheds and Earthworks on Rural Lands.

The Explanation of Intended Effect (EIE) has been prepared by the Department of Planning, Housing and Infrastructure (DPHI).

It proposes changes to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) for earthworks and farm building provision in the Inland and Rural Housing Codes.

Please refer to the DPHI website for more information:
<https://www.planningportal.nsw.gov.au/draftplans/exhibition/proposed-changes-complying-development-farm-buildings-rural-sheds-and-earthworks>

Exhibited Technical Policies

There are no Exhibited Technical Policies on this land.

1.4 Which proposed development control plans apply to the carrying out of development on the land that is or has been the subject of community consultation or public exhibition?

No exhibited draft Development Control Plans apply to the land.

.....
1.5 In this clause 1.3 and 1.4 do not apply in relation to a proposed environmental planning instrument or a draft development control plan if it has been more than 3 years since the end of the public exhibition for the proposed instrument or draft plan, or for a proposed environmental planning instrument, the Planning Secretary has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved

1.6 In this clause, proposed environmental planning instrument means a draft environment planning instrument and includes a planning proposal for a LEP.

2. ZONING AND LAND USE UNDER RELEVANT LEPs

For each environmental planning instrument or draft environmental planning instrument referred to in clause 1 above that includes land in a zone:

2.1 What is the identity of the zoning for the land?

Shellharbour LEP 2013 - E1 Local Centre.

2.2 For what purposes may development be carried out within the zone without development consent?

Shellharbour LEP 2013 - E1: Home businesses; Home occupations.

2.3 For what purposes may development not be carried out within the zone except with development consent?

Shellharbour LEP 2013 - E1: Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Water reticulation systems; Any other development not specified in item 2 or 4.

2.4 For what purposes is development prohibited within the zone?

Shellharbour LEP 2013 - E1: Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies.

.....

2.5 Whether additional permitted uses apply to land?

Shellharbour LEP 2013 - Yes.

2.6 Are there any development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions?

Shellharbour LEP 2013 - No.

Note: A minimum lot size applies to all land shown on the Lot Size Map and/or as outlined in Shellharbour LEP 2013 written instrument.

Note: A clause for the subdivision of certain split zoned land applies as outlined in the Shellharbour LEP 2013 written instrument.

2.7 Is the land in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016?

Shellharbour LEP 2013 - No.

2.8 Is the land in a conservation area?

Shellharbour LEP 2013 - No.

2.9 Is an Item of environmental heritage situated on the land?

Shellharbour LEP 2013 - No.

3. CONTRIBUTIONS

3.1 The name of each contributions plan under the Act, Division 7.1 that applies to the land, including draft contributions plans?

Shellharbour Local Infrastructure Contributions Plan 2019 (9th Review)
(Amendment 1).

3.2 If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4 - the name of the region and the name of the Ministerial planning order in which the region is identified.

Environmental Planning and Assessment (Housing and Productivity Contribution)
Order 2023 - Illawarra-Shoalhaven Region

3.3 If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area.

Not applicable.

.....
4. COMPLYING DEVELOPMENT

- 4.1** 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) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of those clauses.
- 4.2** If complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 4.3** If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that 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.
- 4.4** If the complying development codes are varied, under that Policy, clause 1.12, in the relation to the land.

Housing Code

Complying development under the Housing Code MAY be carried out on the land.

Rural Housing Code

Complying development under the Rural Housing Code MAY be carried out on the land.

Agritourism and Farm Stay Accommodation Code

Complying development under the Agritourism and Farm Stay Accommodation MAY be carried out on the land.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code MAY be carried out on the land.

Greenfield Housing Code

Complying Development under the Greenfield Housing Code MAY NOT be carried out on the land.

Housing Alterations Code

Complying development under the Housing Alterations Code MAY be carried out on the land.

.....
General Development Code

Complying development under the General Development Code MAY be carried out on the land.

Industrial and Business Alterations Code

Complying development under the Industrial and Business Alterations Code MAY be carried out on the land.

Industrial and Business Buildings Code

Complying development under the Industrial and Business Buildings Code MAY be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code MAY be carried out on the land.

Subdivisions Code

Complying development under the Subdivision Code MAY be carried out on the land.

Demolition Code

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

Fire Safety Code

Complying development under the Fire Safety Code MAY be carried out on the land.

5 EXEMPT DEVELOPMENT

- 5.1** 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) to (d) or 1.16A.
- 5.2** If exempt development may not be carried out on the land because of the provisions of clauses 1.16(1) (b1) to (d) or 1.16A, the reasons why it may not be carried out under those clauses.
- 5.3** 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 restriction applies to the land, but it may not apply to all of the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that 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.

.....
5.4 If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Exempt development **may** only be carried out on the land if it complies with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

6.1 Is an affected building notice, of which council is aware, in force in respect of the land?

No.

6.2 Is there any building product rectification order, of which council is aware, in force in respect of the land that has not been fully complied with?

No.

6.3 Has any notice of intention to make a building product rectification order, of which council is aware, been given in respect of the land and is outstanding?

No.

6.4 In this clause, affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4 and building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

7. LAND RESERVED FOR ACQUISITION

7.1 Does any environmental planning instrument or proposed environmental planning instrument referred to in item 1 above make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the *Environmental Planning & Assessment Act*?

Shellharbour LEP 2013 - No.

8. ROAD WIDENING AND ROAD ALIGNMENT

8.1 Is the land affected by any road widening or road realignment under:

(a) The Roads Act 1993, Part 3, Division 2?

No.

(b) Any environment planning instrument?

No.

.....
(c) Any resolution of the Council?

No.

9 FLOOD RELATED DEVELOPMENT CONTROLS

9.1 If the land or part of the land within the flood planning area and subject to flood related development controls.

No.

Council has no record indicating that the land may be located within a flood prone area. If you have any doubt as to whether the land is affected by flooding, the services of a suitably qualified Consulting Engineer should be obtained.

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

No.

Council has no record indicating that the land may be located within a flood prone area. If you have any doubt as to whether the land is affected by flooding, the services of a suitably qualified Consulting Engineer should be obtained.

9.3 In this section — flood planning area has the same meaning as in the Flood Risk Management Manual.

Flood Risk Management Manual means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

Probable maximum flood has the same meaning as in the Flood Risk Management Manual.

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

Is the land affected by an adopted policy that restricts the development of the land because of the likelihood of:

10.1 Landslip

No.

10.2 Bushfire

No.

10.3 Tidal Inundation

No.

.....

10.4 Subsidence

No.

10.5 Acid Sulphate Soils

No.

10.6 Contamination

No.

10.7 Aircraft Noise

No.

10.8 Salinity

No.

10.9 Coastal Hazards

No.

10.10 Sea Level Rise

No.

10.11 Any Other Risk

No.

10.12 In this clause, adopted policy means a policy adopted by the Council or 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

11.1 Is any of the land bushfire prone land as 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 bushfire prone land? If none of the land is bushfire prone land, a statement to that effect.

No.

.....

12. **LOOSE FILL ASBESTOS INSULATION**

- 12.1 Does the land include any residential premises within the meaning of the Home Building Act 1989, Part 8, Division 1A that are listed on the Register that is required to be maintained under that Division?

Council is not aware that the land is on the register. You should make your own enquiries with NSW Fair Trading and search the register available on their website to confirm this information.

13. **MINE SUBSIDENCE**

- 13.1 Is the land proclaimed to be a mine subsidence district within the meaning of *Coal Mine Subsidence Compensation Act 2017*?

No.

14. **PAPER SUBDIVISION INFORMATION**

- 14.1 The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a ballot.

Not applicable.

- 14.2 The date of any subdivision order that applies to the land.

Not applicable.

- 14.3 Words and expressions used in the clause have the same meaning as in the Environmental Planning & Assessment Regulation, Part 10 and the Act, Schedule 7.

15. **PROPERTY VEGETATIONS PLAN**

- 15.1 Does an approval property vegetation plan under the *Native Vegetation Act 2003* Part 4 apply to the land, being a plan to which the council has been notified of its existence by the person or body that approved the plan under that Act?

No.

16. **BIODIVERSITY STEWARDSHIP SITES**

- 16.1 Is the land a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016* Part 5, that council has been made aware of by the Biodiversity Conservation Trust?

No.

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

17. BIODIVERSITY CERTIFIED LAND

17.1 Is the land biodiversity certified land under the *Biodiversity Conservation Act 2016* Part 8?

No.

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

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

18.1 Has an order been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land, being an order to which the council has been notified of?

No.

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

19.1 If the Coastal Management Act 2016 applies to the Council, whether the owner, or any 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?

Not applicable.

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

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

20. WESTERN SYDNEY AEROTROPOLIS

20.1 Chapter 4 of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not apply to the Shellharbour Local Government Area

21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

-
- 21.1 If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, have any conditions of consent been granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2)?

No.

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

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

No.

- 22.2 The period for which the certificate is current is?

Not Applicable.

If there is a certificate, copy of the certificate can be obtained from the Department.

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

No.

- 22.4 Are there any conditions of development consent in relation to the land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1)?

No.

- 22.5 In this clause, former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

23. **WATER OR SEWERAGE SERVICES**

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

.....

Note – A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the Water Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the Water Industry Competition Act 2006 is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the Water Industry Competition Act 2006 become the responsibility of the purchaser

No. This clause does not currently apply within Shellharbour Local Government Area.

NOTE: MATTERS PRESCRIBED BY SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT 1997 (CLM Act)

- (a) Is the land significantly contaminated land within the meaning of the *CLM Act* at the date of this certificate?
- No.
- (b) Is the land subject to a management order within the meaning of the *CLM Act* at the date of this certificate?
- No.
- (c) Is the land the subject of an approved voluntary management proposal within the meaning of the *CLM Act* at the date of this certificate?
- No.
- (d) Is the land the subject of an ongoing maintenance order within the meaning of the *CLM Act* at the date of this certificate?
- No.
- (e) Is the land the subject of a site audit statement within the meaning of the *CLM Act* (such a statement having been provided to Council at any time)?
- No.

.....

PART B: NOTATIONS

There are no Part B notations on this property.

PART C: - INFORMATION PROVIDED UNDER SECTION 10.7 (5) OF THE ACT

NOTE:

When information under section 10.7(5) is requested the Council is under no obligation to provide any of the information supplied in this part. We draw 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 sub-section (5). The absence of any reference to any matter affecting the land does not imply that the land is not affected by any matter referred to in this planning certificate.

Endangered Ecological Community & Threatened Species.

Council has some mapping that identifies where endangered ecological communities & threatened species are known to occur. For further details contact Council's Customer Environmental Services Department.

Other Items

Planning Agreement-Sec 93F EPA.
No Planning Agreement Sec 93F of the EPA Act 1979 apply to the land.

Filling

Council has no records to indicate the land has been filled or partially filled. Uncontrolled fill may be present on this site. If you have any doubt as to whether the land is affected by fill material, the services of a suitably qualified Consulting Engineer should be obtained.

Flooding

Other than any part of the land which may experience some water inundation as a result of the creation of stormwater detention basins or channels or flow paths in the course of development of the land, Council has no record indicating that the land may be located within a flood prone area. If you have any doubt as to whether the land is affected by flooding, the services of a suitably qualified Consulting Engineer should be obtained.

Precinct Development Strategy

The land is not affected by the Wattle Road Precinct Development Strategy.

Development Consents Relating To The Land

Details of current development consents for the land are available on request from the Council.

.....
Constraints

Information regarding loose-fill asbestos insulation

Some residential homes located in the State of 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, 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.

Shellharbour LEP 2013 includes an Active Street Frontage Map and this Map applies to this land. See Shellharbour LEP 2013 written instrument and maps for details.

Shellharbour LEP 2013 includes a Floor Space Ratio Map and this Map applies to this land. See Shellharbour LEP 2013 written instrument and maps for details.

Shellharbour LEP 2013 includes a Maximum Building Height Map and this Map applies to this land. See Shellharbour LEP 2013 written instrument and maps for details.

Shellharbour Local Strategic Planning Statement

The Shellharbour Local Strategic Planning Statement (LSPS) provides details on which Council will base land use planning decisions, including future land use planning and management of growth in Shellharbour City. The LSPS applies to all land within Shellharbour City Local Government Area.

For further information please contact the
Land & Information Services on
(02) 4221 6111

Authorised by:
Mike Archer
Chief Executive Officer

Appendix G National and State Heritage Search

Heritage Search Result

Date: 18/07/2024

Item Name	Location	LGA	SHR Id	Item Type	Record Owner
Adelaide Street Cottage	5 Adelaide Place SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Allen's Store (Former) and Pine Tree	35 Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Aronda	28 Mary Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Bardsley Park Pine Trees	Wollongong Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Bass Point Reserve	Bass Point Tourist Road SHELLHARBOUR NSW 2529	Shellharbour		Complex / Group	LGOV
Beachside Tourist Caravan Park and Trees	1-25 John Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Beverley Whitfield Pool	Shellharbour Foreshore SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Boer War Memorial	14 Addison Street, Caroline Chisholm Park SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Breakwater and Boat Haven	Shellharbour Foreshore SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Bungalow	24 Towns Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Corner Store (Former)	10 Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Cottage	3 Adelaide Place SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Cottage	30 Mary Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Cowrie Island and Fish Processing Area	Towns Street, East End Breakwater SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV

Driftway P&O House	2 Wilson Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
East House and Cabbage Tree Palms	36 Mary Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
First Council Chambers	32A Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Gamble House, Fence and Trees	64 Wentworth Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Green Gables and Trees	54 Wentworth Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Grey Park Trees	Towns Street, Grey Park SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Interwar Bungalow	27 Towns Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Klein's House	22 Towns Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Little Park, Rotunda and Trees	Wollongong Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Moreton Bay Fig Tree	Car park between Mary and Wentworth Streets SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Ocean Beach Hotel, Trees, and Rangoon Anchor	2 Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Palm Trees	2 Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Pemberton House by Klein	8 Gardeners Crescent SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Pine Tree	22 Wollongong Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Pine Tree	24 Wollongong Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Pine Tree	1B Wollongong Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV

Pine Tree	12 Beach Road SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Pine Tree Wentworth Street	76 Wentworth Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Pine Trees	40 Wollongong Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Residence by Klein	20 Towns Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Russell East Park and Fig Tree	6-10 Eastern Avenue SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Shellharbour Cemetery	441-443 Shellharbour Road SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Shellharbour Foreshore Conservation Area	SHELLHARBOUR NSW 2529	Shellharbour		Conservation Area	LGOV
Shellharbour Public School - Building B00E and Significant Tree	51-53 Mary Street SHELLHARBOUR NSW 2529	Shellharbour		Built	SGOV
Shellharbour School and Tree	51 Mary Street SHELLHARBOUR NSW 2529	Shellharbour		Complex / Group	LGOV
Shellharbour Scout Hall	Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Shellharbour Uniting Church and Tree	49 Mary Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
St Paul's Anglican Church, Fence and Trees	12 Towns Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Stella Maris Roman Catholic Church and Tree	16 Wentworth Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Surf Road Pines	5 Surf Road SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Surf Road Pines	1-3 and 2-3 Surf Road SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
The Beaches	4 Wilson Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Thomas Bakery Scotch Oven, Bricks and Facade	25 Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Movable / Collection	LGOV

Victorian Era House and Cabbage Tree Palms	36 Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Landscape	LGOV
Wilson Street Cottage	12 Wilson Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Windradene and Pine Tree	29 Addison Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV
Woodbine	20 Mary Street SHELLHARBOUR NSW 2529	Shellharbour		Built	LGOV

Place Details

[Send Feedback](#)

Shellharbour War Memorial, Addison St, Shellharbour, NSW, Australia

Photographs	None
List	Register of the National Estate (Non-statutory archive)
Class	Historic
Legal Status	Indicative Place
Place ID	19192
Place File No	1/11/091/0005

Nominator's Statement of Significance

War memorials, erected in towns and cities throughout Australia following the Boer War and World War One, were a conscious statement of participation, grief and nationalism. The Boer War volunteers demonstrated Australia's military potential, but it was the conscripted forces of World War One, from which the Digger, or Australian soldier, was to emerge as national hero and custodian of the ANZAC tradition and nationalism. Participation was to affect many communities, memorial forms reflecting public fashions and the search for an appropriate means of expression for social and community attitudes. Shellharbour's Boer War Memorial is historically important as a record of community participation in the Boer War and an embodiment of the sentiments and attitudes of its time (Criterion A.4). Memorials to the Boer War are rare (Criterion B.2). The memorial's rededication in 1983 and continued use shows that it continues to be valued by the community for spiritual, symbolic and social associations (Criterion G.1).

Official Values Not Available

Description

The purely commemorative memorial, approximately 7ft high, consists of four stepped marble blocks atop a cubical concrete base now painted white. The dedication to Private Atchison is inscribed on the three upper blocks. The marble roll of honour tablets on the base record World Wars One and Two in addition to the wreck of the Boston; names: Boer War, one dead; World War One, thirty two including twelve dead, marked by a star, killed; World War Two, forty three including seven dead, marked by a star, killed. Alphabetical order, no ranks or medals. Since its relocation to Caroline Chisholm Park, Boer and First World War inscriptions face south, that to the Boston west, away from the sea. The memorial is unusual in its association with all three major theatres of war and the inclusion of a specific maritime event. A single white flag pole to the east, is an indication of continued use.

History

Constructed by F. W. Rose of Wollongong. The memorial to Private S. C. Atchison, killed in the South African or Boer War, was erected by public subscription. The memorial was first unveiled by Archibald Campbell MP on Queen Victoria's birthday in 1900. The Shellharbour Rifle Club was formed in August 1898, several of the members enlisting in the Great War of 1914-19. The celebration of peace took place in the village reserve, where the memorial was later relocated in 1957, from its site on the hillside above. The memorial was unveiled for the second time on 15/5/83 following the addition of a memorial plaque to the 'Boston', wrecked at Bass Point on 16/5/43. The memorial remains in use evidenced by the placing of flowers near the plaque recording the Second World War.

Condition and Integrity

Fabric: the memorial fabric is in good condition but there appears to have been an upper terminal section. Possibly either a military symbol or an urn. Integrity: the memorial has retained its integrity although relocated the setting in a park dedicated to Caroline Chisholm who was instrumental in settling thirty families in Shell Harbour in 1843 is entirely appropriate. Although the treated pine barriers detract from the sense of place the memorial retains its spiritual, cultural and social associations.

Location

Addison Street, Caroline Chisholm Park, Shellharbour.

Bibliography

MCKAY, J AND ALLOM, R. LEST WE FORGET - A GUIDE TO THE CONSERVATION OF WAR MEMORIALS, RSL BRISBANE, 1984.

MCKAY, J. LEST WE FORGET - A STUDY OF WAR MEMORIALS IN QUEENSLAND, 2ND REPORT TO THE RSL QUEENSLAND, 1985.

MACLEAN, C. AND PHILLIPS, J. THE SORROW AND THE PRIDE - NEW ZEALAND WAR MEMORIALS, HISTORICAL BRANCH, GP BOOKS, 1990.

WHITE, R. INVENTING AUSTRALIA, GEORGE ALLEN AND UNWIN, SYDNEY, 1981.

BAYLEY W.A. GREEN MEADOWS; CENTENARY HISTORY OF SHELLHARBOUR MUNICIPALITY, P121, 1959.

ILLWARRA MERCURY 2/6/1900

INGLIS K 1985-88, NATIONAL SURVEY OF WAR MEMORIALS

HOBBS R. 1993.

Report Produced Thu Jul 18 17:32:08 2024

Appendix H SafeWork NSW Dangerous Goods Search

Nipuni Dias

From: Licensing <licensing@safework.nsw.gov.au>
Sent: Thursday, 4 July 2024 8:20 AM
To: Nipuni Dias
Subject: SafeWork NSW: 00998081 –Site Search application – Result not found [thread::xBOFTsV4dYOIU_vwlktxGnw::]

[EXTERNAL EMAIL] Stop and think before opening attachments, clicking or responding.

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Nipuni

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises
Application – Result not found.**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 02/07/2024 for the following site: 27 Addison Street Shellharbour NSW 2529.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: 00998081.

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

Mo Lotonuu
Licensing Representative
SafeWork NSW
p- 13 10 50
e- licensing@safework.nsw.gov.au
Level 3, 32 Mann Street, Gosford, NSW 2250



We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.

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1.1.1.2 Document Status

Rev No.	Author	Reviewer Name	Approved for Issue Name	Signature	Date
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0	Nipuni Dias	Matthew Bennett	Matthew Bennett		31/07/2024





Adelaide

Kaurna Country | 100 Hutt St,
Adelaide, SA 5000
T: 08 8431 7113

Brisbane

Turrbal/Yuggera Country | Level 37,
123 Eagle Street, Brisbane, QLD 4000
T: 07 3211 5350

Bunbury

Wardandi Country | 177 Spencer
Street Bunbury, WA 6230
T: 08 9792 4797

Canberra

Ngunnawal Country | Level 1, The Realm
18 National Circuit Barton, ACT 2600
T: 02 6198 3278

Darwin

Larrakia Country | Suite G1, Level 1,
48-50 Smith Street, Darwin NT 0800
T: 08 8943 0600

Hobart

Muwununa/Nuenon Country | L2, 137
Liverpool Street, Hobart TAS 7000
T: 03 6208 3700

Melbourne

Wurundjeri Country | Level 19,
31 Queen Street, Melbourne VIC 3000
T: 03 9642 0599

Newcastle

Awabakal/Worimi Country | 61 / 63
Parry Street Newcastle West, NSW 2302
T: 02 8245 0300

Perth

Whadjuk Country | Allendale Square,
Level 9, 77 St Georges Terrace, WA 6000
T: 08 9380 3100

Sydney

Gadigal Country | Level 1,
50 Margaret Street, Sydney, NSW 2000
T: 02 8245 0300

Wollongong

Dharawal Country | Suite 1A, 280 - 286
Keira Street, Wollongong, NSW 2500
T: 02 4225 2647