

Preliminary Site Investigations

225 Crest Road, Albion Park NSW

8202019301



Prepared for
Mark Grimson

4 September 2020

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Executive Summary

Cardno (NSW/ACT) Pty Ltd was engaged by Mark Grimson to undertake a Preliminary Site Investigation (PSI) of the property located at 225 Crest Road, Albion Park NSW identified as Lot 4 Deposited Plan (DP) 1223910. The PSI is being prepared as part of a broader suite of works by Cardno to support a planning proposal to rezone the site for low-density residential use in parts.

The site location is shown in **Figure 1, Appendix A** with the proposed final site layout indicated in the layout options plan in **Appendix A**. Current land uses are limited to light grazing, rural residential and high voltage powerline easement.

The purpose of this investigation was to undertake a PSI to identify potential contamination issues and constraints on the above noted property in order to support a planning proposal to be submitted to Shellharbour City Council (SCC). The objective of the preliminary site investigation (PSI) is to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

A scope of work was undertaken which included a site walkover by an experienced environmental professional, a desktop review of site history sources and preparation of this report.

No clear contaminant sources were identified on the site though historical filling and earthworks were identified with some overlap with the proposed site development. These earthworks have been broken into the following potential sources:

- > Filling along eastern edge of the ridgeline; and
- > Stockpiles, north east corner of the site, swales on eastern boundary and dam walls.

The small stockpiles in the north-eastern corner and portions of the swales along the eastern boundary will be within proposed residential areas of the site. Based upon observations these stockpiles and swales the material they are composed of is most likely site won however, due to grass and vegetation cover and the absence of any intrusive assessment there remains potential for unidentified contamination within these areas. These materials should be managed during construction by a Construction Environmental Management Plan (CEMP) containing an Unexpected Finds Protocol (UFP).

Filling along the eastern edge of the ridgeline in upper areas of the site is within areas that are not proposed for any future re-zoning or development at this time. Some of the fill was reported by the owner to have been brought in to the site recently as topsoil with no certification or assessment to determine fitness for purpose however the identified volumes and extents observed suggest a more extensive history of undocumented material importation.

Fill areas are not proposed for any change of land use or zoning however they do lie adjacent to proposed biobanking zones. In this case the potential risk to ecological receptors is considered very low due to the absence of potential contaminant indicators in the surface of the fill materials. No significant quantities of anthropogenic materials were observed during the site inspection, however, as with the swales and small stockpiles no intrusive investigations were undertaken and there is the potential for unidentified contamination to be present within the fill profile.

Overall the identified potential contaminant sources do not impact the site suitability for the proposed re-zoning and subsequent land uses. If the currently proposed re-zoning and subsequent land uses change resulting in overlap between potentially sensitive land uses and identified potential contamination sources then site suitability may change.

The following recommendations are made to manage potential contamination issues through the future development of the site.

- > In the event disturbance of the identified potentially contaminated sources, engage a suitably qualified environmental consultant to undertake an assessment for contamination and provide guidance on appropriate material management, if required.
- > Any future Construction Environmental Management Plan (CEMP) should identify these areas, provide management options and an Unexpected Find Protocol (UFP) in the event contamination is identified.

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1 Introduction

Cardno (NSW/ACT) Pty Ltd was engaged by Mark Grimson to undertake a Preliminary Site Investigation (PSI) of the property located at 225 Crest Road, Albion Park NSW identified as Lot 4 Deposited Plan (DP) 1223910. The PSI is being prepared as part of a broader suite of works by Cardno to support a planning proposal to rezone the site for low-density residential use in parts.

The site location is shown in **Figure 1, Appendix A** with the proposed final site layout indicated in the layout options plan in **Appendix A**. Current land uses are limited to light grazing, rural residential and high voltage powerline easement.

1.1 Purpose and objectives

The purpose of this investigation was to undertake a PSI to identify potential contamination issues and constraints on the above noted property in order to support a planning proposal to be submitted to Shellharbour City Council (SCC). The objective of the preliminary site investigation (PSI) is to assess whether contamination has the potential to exist on the site and whether further investigation is needed.

The PSI report will contain information on:

- > The purpose of the investigation;
- > The site history based on readily available information;
- > Known past and present potentially contaminating activities from both on- and off-site sources;
- > Identification of potentially contaminated media on site;
- > The condition of the site and surrounding environment;
- > The geological and hydrogeological setting;
- > A preliminary assessment of site contamination and contaminants of potential concern;
- > A conceptual site model detailing known contamination source – exposure pathway – and receptor linkages;
- > Identification of data gaps in the assessment of site contamination;
- > Recommendations for further investigation; if required.

1.2 Scope of work

The following scope of work was undertaken in order to achieve the above noted objectives:

- > A site walkover by an experienced environmental professional to identify potential sources of contamination;
- > A desktop site history review including the following sources:
 - NSW Environment Protection Authority (EPA) contaminated land public register and the Public Register under Section 308 of the Protection of the Environment Operations Act 1997;
 - Local and regional geology, hydrogeology, topography and hydrology;
 - Groundwater data available for the area;
 - Historic aerial photographs;
 - Current and historic land title information;
 - Services and utilities plan review; and
 - Section 10.7 planning certificate.
- > Preparation of a PSI report in accordance with the Consultants reporting on contaminated land, Contaminated land guidelines (NSW EPA, 2020) and National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 1999).

1.3 Applicable guidelines and legislation

The scope of this PSI has been developed in accordance with the following guidelines and legislation:

- > National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM 1999),
- > NSW Department of Urban Affairs and Planning (1998) Managing Land Contamination: Planning Guidelines: SEPP 55 Remediation of Land, 1998
- > NSW EPA (2017) Guidelines for the NSW Auditor Scheme (3rd edition). New South Wales Environment Protection Authority, September 2017
- > NSW EPA (2020) Consultants reporting on contaminated land; Contaminated land guidelines. New South Wales Environment Protection Authority.
- > Western Australia Department of Health (2009) Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia, May 2009.

2 Site identification

2.1 Site information

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

Table 2-1 Site Information

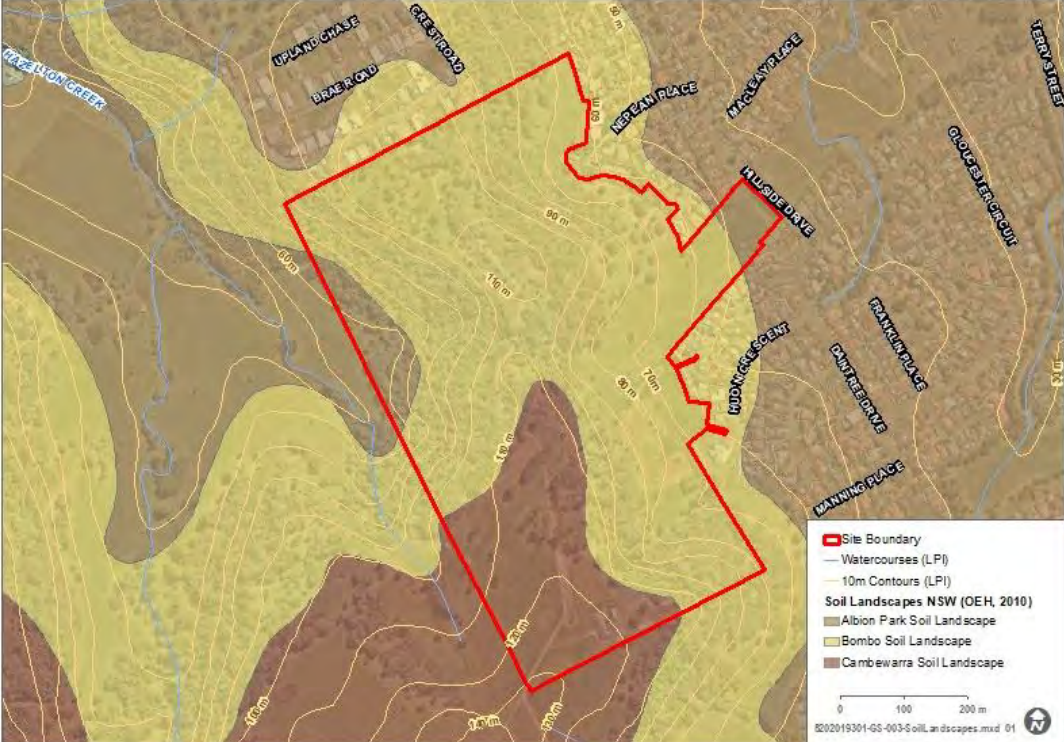
Details	Comments
Site address	225 Crest Road, Albion Park
Lot and Deposited Plan	Lot 4 DP 1223910
Current Land use	Rural residential with light agricultural and high voltage (HV) powerline easement
Proposed Land use	Rezoning to allow additional residential lots
Local Government Authority (LGA)	Shellharbour City Council
Current Zoning - Shellharbour Local Environment Plan (2013)	E3 – Environmental Management E4 – Environmental Living SP2 – Electricity Transmission and Distribution
Site Area	Approximately 41.14ha
Site Coordinates (GDA2020 MGA 56)	Site gate E: 295274.973 N: 6170762.387
Current Site Owner	Mark and Leisa Grimson

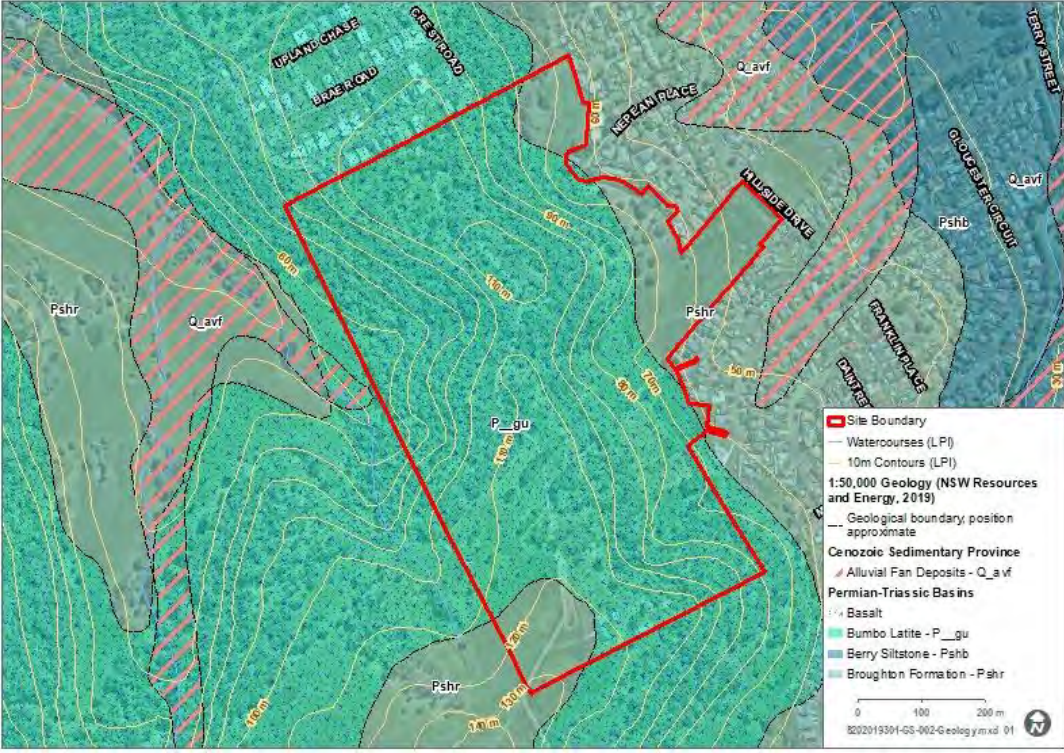
2.2 Site description

The Site description provided below in **Table 2-2** is based upon a review of historical reports and aerial imagery.

Table 2-2 Site description

Item	Observations
Site slope and elevation (Shellharbour City Council, 2019)	The site has a maximum elevation of approximately 136 m Australian Height Datum (AHD) in the south-west corner of the site. A ridgeline runs north-south through the centre of the site with an approximate elevation of 110 to 120 mAHD. The site falls to approximately 60 mAHD in the west of the site and approximately 50 mAHD in the east of the site with the western slopes generally steeper.
Nearby water bodies (NSW DFSI, Spatial Services)	Two dams are located onsite, one in the south-west of the site and another located centrally in the eastern areas of the site. A creek, draining east is located in the south-east of the site though was dry at the time of the walkover. This appears to drain into stormwater infrastructure before draining to an ephemeral tributary of Frazer's Creek Western areas of the site drain into the property adjacent west where the ephemeral upper reaches of Hazelton Creek is located. All waterways near the site flow into the Macquarie Rivulet and from there into Lake Illawarra.
Site surface coverings	Levelled areas in the north, centre, south-west and east of the site have been cleared of vegetation and are covered in grass. Remaining areas in the north-west and steeper eastern slopes remain uncleared of taller vegetation and are covered in a mixture of tree detritus and grass. A gravel access track runs up the centre of the site. No hardstand or otherwise impermeable ground coverings are present with the exception of the immediate vicinity of the dwelling in the south of the site.
Site soil landscapes (NSW OEH, 2013)	The site is underlain by three soil landscapes with the Cambewarra landscape found in the elevated south-west corner of the site, the Bombo landscape along the ridgeline and the Albion Park landscape in the lower slope areas of the west and east of the site. The locations of the landscapes within the site is shown in Figure 2-1 .

Item	Observations
	<p>Bombo: This landscape is described as having rolling low hills with benched slopes and sea cliffs with extensive rock platforms on Bumbo Latite. The topography has a relief of 40 to 100 m with slope gradients of 15 and 25%. Vegetation is extensively cleared with stands of closed-forest and tall open-forest.</p> <p>Soils are shallow (<50 cm) Structured Loams on crests, moderately deep Krasnozems on upper slopes and benches. Brown Podzolic Soils and Red Podzolic Soils occur on mid and lower slopes. Landscape limitations include rock fall hazard, wave erosion hazard, rock outcrop, hardsetting soils, low wet bearing strength soils and sodicity.</p> <p>Cambewarra: The landscape is described as having steep to very steep hills with broad colluvial benches on latite. The topography has a relief of 100 to 200 m with slope gradients of >30%. Vegetation is partially cleared to extensive stands of closed-forest.</p> <p>Soils are deep (>150 cm) Red Solonetzic Soil or Krasnozems occur on upper slopes and benches with Lithosols occurring on basanite outcrops. Landscape limitations include steep slopes, mass movement hazards, rock fall hazards, extreme water erosion hazard, shallow soil, low available water-holding capacity (topsoil), low we bearing strength (subsoil) and sodicity.</p> <p>Albion Park: This landscape is described as having short steep upper slopes with long gentle footslopes on the Berry Formation. Landscape relieve is 60 to 100 m with footslope grades of between 5 and 15% and upper slopes between 15 and 50%. Vegetation is mostly cleared with stands of tall open forest.</p> <p>Soils are moderately deep (50-100 cm) Brown Podzolic Soils on crests, Yellow Podzolic Soils on midslopes and Soloths on footslopes and drainage lines. Landscape limitations include waterlogging, seasonally high watertables, shrink-swell, hard setting topsoils, sodicity, low wet bearing strength subsoils and a high available water-holding capacity.</p> <p>Figure 2-1 Site soil landscapes</p> 
<p>Site surface geology (GS NSW, 2018)</p>	<p>The site is mapped as being predominately underlain by the Bumbo Latite which forms the main geological unit within the central site ridgeline. South-western areas and low-lying areas in the east are mapped as underlain by the Broughton Formation. The locations of the landscapes within the site is shown in Figure 2-2.</p> <p>Bumbo Latite Member – Is of the Permian age Gerringong Volcanics. Dark grey to black, porphyritic basalt (in hand specimen), phenocrysts are plagioclase with minor clinopyroxene; sporadically vesicular. Columnar jointing and breccia zones common</p> <p>Broughton Formation –Is of the Permian age Shoalhaven Group. The material is described as Red-brown or green-grey, lithic to feldspathic sandstone (sporadically quartzose) with minor interbedded siltstone and polymictic pebble conglomerate, sporadic shelly fossils, varying degrees of bioturbation.</p>

Item	Observations
	<p>Figure 2-2 Site surface geology</p> 
Site cut and fill	<p>Potential areas of cut to fill and earthworks were noted associated with surface water management across the site. This includes the two dams identified on the site and swales with drainage which extend along the eastern site boundary to protect adjacent properties. No material is anticipated to have been imported onto the site to construct these structures.</p> <p>More extensive filling was identified along the eastern edge of the central ridgeline, from the powerline easement to the southern boundary. This fill was up to approximately 3 m thick on the downslope edge with recent filling reported by the site owner during the visit where it was also indicated that no classification certificates were supplied with the materials. Fill materials appeared to only contain trace quantities of anthropogenic materials based on visible surfaces. Observed areas impacted by fill are indicated in Figure 3, Appendix A.</p>
Buildings	<p>A residential structure and ancillary shed are located in the southern portion of the site and were constructed late 2013 / early 2014. A number of temporary sheds and structures associated with horse agistment were noted in the northern area of the site and were of timber and corrugated steel or mobile as containers or similar.</p> <p>No evidence of historical structures on the site exists.</p>
Potential asbestos in building materials	<p>No potential asbestos containing materials (PACM) were observed in the above noted structures and no PACM debris was noted anywhere else on the site.</p>
Manufacturing , industrial or chemical processes and infrastructure	<p>Not observed.</p>
Fuel storage tanks (USTs/ASTs)	<p>Not observed or reported by site owner.</p>
Dangerous goods	<p>Not observed.</p>

Item	Observations
Solid waste deposition	<p>Waste generated by the current site land-use appears to be managed through the municipal waste systems. No waste stockpiles or tipping were noted during the site walkover.</p> <p>Waste construction materials from the neighbouring residential development, such as plastic, signage and styrofoam were observed to have been blown over the northern boundary.</p>
Liquid waste disposal features	Not observed
Evidence of previous site contamination investigations	Not observed.
Evidence of land contamination (staining or odours)	Not observed.
Evidence of groundwater contamination	Not observed.
Groundwater use	<p>Not observed. It is believed that stock is watered from dams onsite.</p> <p>A major Sydney Water supply tank is located on land adjacent south west with an easement for water supply running along the centre of the site providing supply to the site residence.</p> <p>A two registered bores were identified within 500 m of the site boundary, in a search of the NSW Department of Primary Industry – Office of Water and Bureau of Meteorology databases by Lotsearch on behalf of Cardno (see Appendix C). Bore ID 21410006 is located 315 m northwest of the site and contains no geology or groundwater data. Bore ID GW024044 was registered as installed 454 m east in November 1965 and used for stock irrigation purposes, no groundwater data was supplied and this area has since been redeveloped into low density residential land use.</p>
Vegetation	<p>Vegetation is a mixture of grassland and partially cleared woods in level and low-lying areas with undisturbed woods on steep slopes. Weed species such as lantana were noted in wooded areas, particularly on the edges.</p> <p>No die back or other phytotoxic impacts were noted.</p>
Site fencing	<p>Boundary and internal fencing was generally agricultural in style though various residential type fencing was noted on the eastern and northern boundaries where the site abuts against low density residential lots.</p> <p>On the western boundary no boundary fence or demarcation exists on the low-lying areas on the northern end of the boundary.</p>

2.3 Adjacent land uses

Surrounding land uses are summarised in **Table 2-3** below.

Table 2-3 Surrounding land use

Direction	Land use or activity
North	Low-density residential development, mixture of completed and under construction homes at the time of the site visit. Debris from construction materials, plastics and styrofoam blown across site boundary.
West	Rural land use, adjacent south-west is the Yellow Rock Reservoir operated by Sydney Water
East	Low-density residential properties
South	Environmental living, rural residential.

3 Site walkover

A site walkover was conducted on 19 May 2020 by an experienced Cardno Environmental Scientist to identify potential sources or indicators of contamination on the site. Key site features are identified on **Figure 3, Appendix A** and site photos are shown in **Appendix B**.

- > Northern areas of the site adjacent to the central access road are fenced off as small paddocks and contain some water tanks (IBC's and larger plastic tanks) and a range of timber and steel structures used for storage when the area was used for horse agistment. (Photograph 1)
- > A water and telecom easement with access points approximately follows the central road through the site north to south.
- > A high voltage power line easement bisects the site east to west.
- > A single residence and associated shed are located centrally on the southern site boundary. The structure appeared of recent construction with no likely or potential hazardous building materials observed.
- > A swale was observed along the eastern boundary and appeared to be constructed from site material to protect down gradient properties from surface run-off from site, stormwater outlets were installed in the swale to allow water to run into the stormwater system of the streets to the east. (Photograph 2)
- > Two small soil stockpiles were identified in the north-east corner of the site with an estimated maximum volume of 8m³. Stockpiles appeared to be made of primarily site soils with one large concrete block the only anthropogenic material observed. (Photograph 3)
- > Northern areas along the western boundary were generally difficult to access with vegetation appearing uncleared. A wombat burrow was noted in a central location on the western boundary. Soil disturbed by the wombat appeared natural. (Photograph 4)
- > Plastic and styrofoam waste was identified along the northern boundary and is believed to be associated with the development taking place along this boundary. These materials are considered likely to have blown across the site boundary during windy conditions. (Photograph 5 and 6)
- > Large areas of actual and potential fill material were noted along the eastern edges of the central ridge (Photograph 7, 8 and 9). Discussions with the site owner at the time of the walkover indicated that some material had been recently imported as topsoil due to rocky natural surface soils.
 - The maximum fill thickness was up to 2 to 3 m the further out from the natural ridgeline edge.
 - Only trace quantities of anthropogenic materials were identified were identified in the visible and accessible surfaces of the fill.
 - Based on observations the fill is not anticipated to be impacted by contamination however observations were limited and in discussions with the owner no certification or testing for the material could be supplied.

4 Site history sources

- > A desktop site history review of the following:
 - NSW Environment Protection Authority (EPA) registers and records;
 - Historical business directories;
 - Local and regional geology, hydrogeology, topography and hydrology;
 - Historic aerial photographs;
 - Current and historic land title information;
 - Shellharbour City Council property file listings;
 - Utilities and service plans; and
 - Section 10.7 (2&5) certificates issued by Shellharbour City Council.

4.1 NSW EPA records and registers

A search of the following NSW EPA databases was undertaken to identify properties appearing on them that are within 1000m for the investigation Site:

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

Results were only returned for searches of the PoEO licensing databases and are summarised within **Table 4-1** below, full search results are located within the report in **Appendix C**. Three surrendered EPLs were identified as being located within the buffer however these have been mapped to all waterways throughout NSW, as such it is unlikely that the activities described have taken place within the site boundaries.

Table 4-1 NSW EPA PoEO Licence Database search results

Organisation	Location	Status	Activity	Distance	Direction
LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	Waterways throughout NSW	Surrendered	Other Activities / Non Scheduled Activity - Application of Herbicides	25 m	All
Robert Orchard	Waterways throughout NSW	Surrendered	Other Activities / Non Scheduled Activity - Application of Herbicides	25 m	All
SYDNEY WEED & PEST MANAGEMENT PTY LTD	Waterways throughout NSW	Surrendered	Other Activities / Non Scheduled Activity - Application of Herbicides	25 m	All

4.2 Historical business directories

Included within Lotsearch Reports LS006836 and LS006837 is a search of UBD Business to Business directories from 1991, 1982, 1970, 1961 and 1950. A search buffer of 150 m of the site was used for general business activities whilst a buffer of 500 m was used for dry cleaner and motor garages / service stations.

A single record was identified within the search buffer and is shown in **Table 4-2**, this record is based on a road match with no address given, as a result the location of the business activity may be greater than 500m

from site. The location of the identified road is down gradient of the site and is not considered to be a risk to the site. Full results are shown in **Appendix C**.

Table 4-2 Historical business records

Business activity	Premises	Year	Location confidence	Distance from Site
Motor garages and engineers	Total Service Station, Terry St, Albion Park	1970	Road Match	451 m east (Terry St corridor)

4.3 Historic land titles

A search of historic land title records held by NSW Department of Land and Property Information was conducted for the single lots included within the site. These records provide the identity of the site owner and may also indicate an occupation in the event of private ownership. The results of this search are summarised in **Table 4-3** right, full title records are shown in **Appendix D**.

Table 4-3 Land titles records summary

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
1925 to 1930	Richard Ball (Farmer) (As regards the part numbered (2) on the attached Cadastral Records Enquiry Report)	Book 1405 No. 571
1892 to 1930	Richard Ball (Farmer) (As regards the part numbered (1) on the attached Cadastral Records Enquiry Report)	Book 507 No. 176
1930 to 1959	Frederick Richard Ball (Farmer) (As regards the whole of the subject land)	Book 1589 No. 704
1959 to 1988	Amelia Violet Ann Ball (Widow) (& Her deceased estate)	Book 2504 No. 650 Now 45/630116 & 46/630116
1973 to 1988	Garnet Hedley James Johnston (Gatekeeper) Joseph Borrodale Smith (Farmer) (Re the Estate of Amelia Violet Ann Ball)	Vol 15044 Fol's 139 & 140 Now 45/630116 & 46/630116
1988 to 2012	Miltonbrook Land Pty Limited Vadopin Pty Limited Now IMB Land Pty Ltd	45/630116 & 46/630116 Now 11/1128047 (Numerous intervening titles not investigated from 1990 to 08.03.2000)
2012 to date	# Mark John Grimson # Leisa Anne Grimson	11/1128047 Now 4/1223910

4.4 Section 10.7 certificate

A Section 10.7 (2&5) Certificate was requested from Shellharbour City Council for Lot 4 DP 1223910. The full certificate is included in **Appendix E**. Based on the certificate, SCC has no information that indicates the site is impacted by contaminated land matters, filling, loose-fill asbestos insulation or acid sulphate soils.

4.5 GIPA search results

A search of SCC property records was undertaken for each of the lots within the site under the *Government Information (Public Access) (GIPA) Act 2009*. The search returned the property files listed in **Table 4-4**.

Table 4-4 Summary of property records

File	Title / Subject
TA0132/2016	Request to remove two gum trees due to co-dominant stems
DA0574/2015	Two staged six lot torrens title subdivision
13.2013.55.1	Single storey dwelling with two garages
OSS0008/2013	Septic Tank (aerated wastewater treatment system)
7.2013.55.1	Single storey dwelling with two garages
11.2013.55.1	Single storey dwelling with two garages
DA0569/2018	Inground swimming pool and spa
PR003/2019	Rezone part of the existing rural zoned land on Lot 4 DP 1223910 to facilitate residential development.

4.6 Utilities plans

A utilities search for the site was undertaken through the Dial Before You Dig website (1100.com.au) on 28 May 2020. Utilities managers and results are summarised in **Table 4-5** with a utility plan shown in **Figure 4, Appendix A** and the search responses included in **Appendix F**.

Table 4-5 Underground utilities summary

Utility Operator	Result
Endeavour Energy	Overhead powerlines cross the site through the central easement. Buried cables are shown entering the site within the south-western corner of the site and are potentially associated with supply to the site residence.
Jemena	No utilities onsite
NBN Co / Telstra	35 mm PVC conduit following central site road with 20 mm PVC lead in to residential property
Optus	No utilities onsite, fibre optic cable through properties adjacent; and west, of site.
Sydney Water	Two water mains generally following gravel track from water tank south west of site, 375 mm and 450 mm Ductile Iron Cement Lined (DACL) pipes. 375 mm DACL, splitting off and providing supply to the east along power line easement. No sewer service identified on property but supply identified for neighbouring properties north and east.

4.7 Historical Aerials

Nine historical aerial photographs dating back to 1949 were sourced and reviewed by Cardno, a review of these photographs is included in **Table 4-6** whilst the photographs are included within the Lotsearch report in **Appendix C**.

Table 4-6 Aerial photos summary

Year	Observations
1949 (B&W)	The site appears heavily cleared and used for agricultural/grazing purposes, residual vegetation is visible on steep slopes and upper surfaces of the ridge through the site/. No structures or access tracks are visible though some possible paddocks are visible in the south west corner as darker rectangular patches of ground in an area cleared of trees. Some structures are visible to the east in neighbouring land otherwise the surrounding land appears cleared and used for agricultural/grazing purposes with remnant vegetation on steep slopes and north of the site.

Year	Observations
1961 (B&W)	<p>The imagery is now clearer.</p> <p>Site land use appears generally unchanged. Paddock fences are now visible in the south-west corner while possible access or stock tracks are visible running along the southern boundary.</p> <p>The structure to the east are now clearer and appear to be a homestead and sheds associated with the land use. New roads are under construction north-east of the site. Surrounding land appears otherwise unchanged</p>
1963 (B&W)	<p>The site appears generally unchanged.</p> <p>The roads are complete north-east of the site and new low-density residential dwellings have been constructed here. Surrounding land appears otherwise unchanged.</p>
1974 (B&W)	<p>The powerlines crossing the site now appear to be under construction or constructed as linear markings/clearing is visible along this alignment. As access track potentially elated to their construction is visible just north of the easement. The site is otherwise unchanged.</p> <p>Further low-density residential structures have been constructed north-east of the site. The surrounding areas appear otherwise unchanged.</p>
1984 (Colour)	<p>The imagery is now in colour.</p> <p>The high voltage power lines are now clearly visible crossing the site with stockpiles of potential cleared timber and vegetation visible along the alignment. Swales appear to have been constructed in the north eastern portion of the site boundary. The site is otherwise unchanged</p> <p>Land adjacent north of the site have been cleared of trees while new roads have been constructed adjacent north east of the site. Land adjacent west, south and south-east appears generally unchanged.</p>
1993 (Colour)	<p>New swales have been constructed along the remainder of the eastern site boundary. The site appears otherwise unchanged.</p> <p>New low-density structures have been constructed in lands adjacent north east of the site while new roads have been constructed in lands adjacent to the south east of the site. Remaining areas north, south and west appear generally unchanged.</p>
2006 (Colour)	<p>The central site access road is not present and the construction of this is likely aligned with the construction of the water tank south-west of the site. The site appears otherwise unchanged.</p> <p>The areas east of the site have now been mostly developed as low density residential, some lots on the immediate site boundary are yet to be developed. The surrounding areas north, west and south of the site appear generally unchanged.</p>
2014 (Colour)	<p>The site appears as in the present day. The site residence is present in the south and the two site dams have now been constructed.</p> <p>Some minor development of lands to the east has continued however surrounding lands appear generally unchanged.</p>
2019 (Colour)	<p>The swimming pool is now visible however the site remains otherwise unchanged.</p> <p>The development adjacent north of the site is now under construction with roads in place and some low-density residential properties either under construction or complete.</p>

4.8 Site history data gaps

The site history information collected is considered of a high quality and suitable for the assessment undertaken.

No search of the SafeWork NSW records pertaining to the storage of Dangerous Goods was undertaken for the sites being investigated. While in the context of the currently available site history it is considered unlikely that this search would identify any records of dangerous goods used on the site.

Information on the property prior to 1949 is limited to land titles; however, it is considered unlikely that any activities with the potential to significantly contaminate the site were undertaken prior to this. Aerial imagery suggests that prior to this time the site was not significantly developed beyond land clearing and fence installation for paddocks and grazing.

5 Preliminary conceptual site model and discussion

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

- > Source(s) of contamination
- > Identification of COPC associated with past (and present) source(s)
 - It should be noted that the COPC listed in **Table 5-1** are generic i.e. typical contaminants, and only apply to the fill material present outside the proposed area being rezoned
- > Site specific information including soil type(s), depth to groundwater, effective porosity, groundwater flow velocity and surface water bodies and interactions;
- > Location of any identified sources relative to the proposed site development; and
- > Actual or potential receptors considering both current and future land use both for the site, adjacent properties and any sensitive ecological receptors.

Based on the information collected as part of this PSI, including site history information, site observations, the following preliminary CSM has been developed showing potential SPR linkages considered to be potentially complete or incomplete under our understanding of the current and future land use.

Identified receptors for the potential site contamination include:

- > Ecological receptors dependent on site soils in fill impacted areas;
- > Current site users and workers disturbing identified fill materials; and
- > Future site users and workers disturbing identified fill materials.

The CSM for the site is summarised in **Table 5-1**.

Table 5-1 Preliminary conceptual site model

Potential contaminant source	Within rezoning/ redevelopment area	Impacted media	Potential contaminants	Potential exposure pathway	Receptors
Filling along eastern edge of ridgeline	No	Soils including fill through direct application	Asbestos; metals; polycyclic aromatic hydrocarbons (PAH); total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); Phenols; organochlorine pesticides (OCP); organophosphorous pesticides (OPP); polychlorinated biphenyls (PCB)	Direct contact including ingestion	Ecological Receptors
Stockpiles, north east corner of the site, swales on eastern boundary and dam walls	In part	Surface water through runoff and leaching in dams		Inhalation of asbestos fibres	Current and future site workers and users.

Based on our understanding of the areas proposed for rezoning, the potential future land use under this zoning and the areas impacted by potential contamination, the risk to future site users is considered very low.

The small stockpiles in the north-eastern corner and portions of the swales along the eastern boundary will be within proposed residential areas of the site. Based upon observations these stockpiles and swales the material they are composed of is most likely site won however, due to grass and vegetation cover and the absence of any intrusive assessment there remains potential for unidentified contamination within these areas. These materials should be managed during construction by a Construction Environmental Management Plan (CEMP) containing an Unexpected Finds Protocol (UFP).

Filling along the eastern edge of the ridgeline in upper areas of the site is within areas that are not proposed for any future re-zoning or development at this time. Some of the fill was reported by the owner to have been brought in to the site recently as topsoil with no certification or assessment to determine fitness for purpose however the identified volumes and extents observed suggest a more extensive history of undocumented material importation.

Fill areas are not proposed for any change of land use or zoning however they do lie adjacent to proposed biobanking zones. In this case the potential risk to ecological receptors is considered very low due to the absence of potential contaminant indicators in the surface of the fill materials. No significant quantities of anthropogenic materials were observed during the site inspection, however, as with the swales and small stockpiles no intrusive investigations were undertaken and there is the potential for unidentified contamination to be present within the fill profile.

6 Conclusions

Cardno completed a Preliminary Site Investigation for the property located at 225 Crest Road, Albion Park NSW on behalf of the property owner Mark Grimson. The purpose of the PSI was to identify potential contamination issues and constraints on the above noted property in order to support a planning proposal to be submitted to Shellharbour City Council.

If the area containing the fill material is subject to a rezoning application or any future development, Cardno recommend that the suitability of the fill material for the proposed land use be investigated. To guide future investigations, a list of typical contaminants of potential concern is provided below:

- > Asbestos
- > Polycyclic aromatic hydrocarbons (PAHs)
- > Metals
- > Total recoverable hydrocarbons (TRHs)
- > Benzene, toluene, ethylbenzene, xylene and naphthalene (BTEXN)
- > Phenols
- > Organochloride and organophosphorus pesticides (OCP / OPP)
- > Polychlorinated biphenyls (PCBs)

Potentially complete SPR linkages were identified for:

- > Ecological receptors dependent on site surface soils in the vicinity of the identified fill materials;
- > Current site users and workers in the event of disturbance of the identified fill materials; and
- > Future site users and workers in the event of disturbance of the identified fill materials.

Overall the identified potential contaminant sources do not impact the site suitability for the proposed rezoning and subsequent land uses. If the currently proposed rezoning and subsequent land uses change resulting in overlap between potentially sensitive land-uses and identified potential contamination sources then site suitability may change.

6.1 Recommendations

The following recommendations are made to manage potential contamination issues through the future development of the site.

- > In the event disturbance of the identified potentially contaminated sources, engage a suitably qualified environmental consultant to undertake an assessment for contamination and provide guidance on appropriate material management, if required.
- > Any future Construction Environmental Management Plan (CEMP) should identify these areas, provide management options and an Unexpected Find Protocol in the event contamination is identified.

7 Limitations

This assessment report is not any of the following:

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

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

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

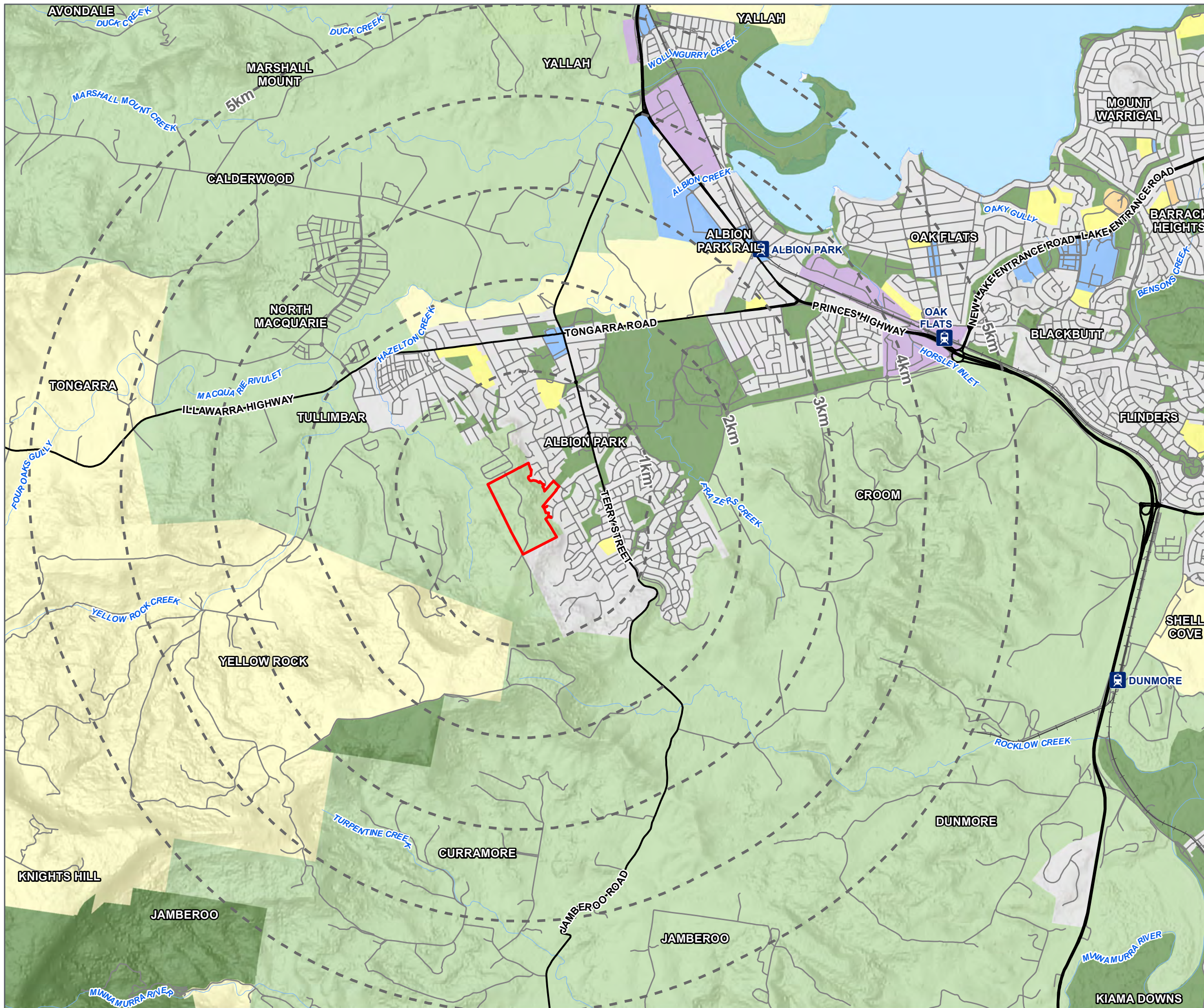
8 References

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- NSW EPA. (2020). *Consultants reporting on contaminated land; Contaminated land guidelines*. NSW Environment Protection Authority.
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<https://www.environment.nsw.gov.au/eSpade2WebApp>
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<http://www.mapping.shellharbour.nsw.gov.au/IntraMaps90/>

APPENDIX

A

FIGURES



Location Plan

225 CREST ROAD, ALBION PARK

Legend

- Site Boundary
 - Railway Station (NSW SS)
 - Distance Buffer
 - Major Road (NSW SS, 2019)
 - Railway (NSW SS)
 - Local Road (NSW SS)
 - Major Watercourses (LPI)
- Land Use (ABS, 2016)**
- Other
 - Commercial
 - Education
 - Hospital/Medical
 - Industrial
 - Parkland
 - Primary Production
 - Residential
 - Water

FIGURE 1

1:40,000 Scale at A3



Map Produced by Cardno NSW/ACT Pty Ltd (NW&E)
 Date: 2020-05-28 | Project: 8202019301
 Coordinate System: GDA 1994 MGA Zone 56
 Map: 8202019301-GS-004-Locality.mxd 01
 Basemap supplied by Esri and other third party suppliers



Site Plan

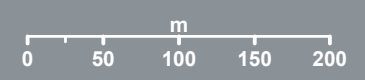
225 CREST ROAD, ALBION PARK

Legend

- Site Boundary
- Watercourses (LPI)
- 5m Contours (LPI LiDAR, 2011)
- Cadastre (NSW SS, 2019)

FIGURE 2

1:5,000 Scale at A3



Map Produced by Cardno NSW/ACT Pty Ltd (NW&E)
 Date: 2020-05-13 | Project: 8202019301
 Coordinate System: GDA 1994 MGA Zone 56
 Map: 8202019301-GS-001-SitePlan.mxd 01
 Aerial imagery supplied by Nearmap (March, 2020)



Site Features

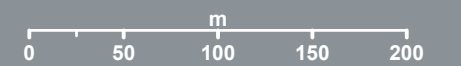
225 CREST ROAD, ALBION PARK

Legend

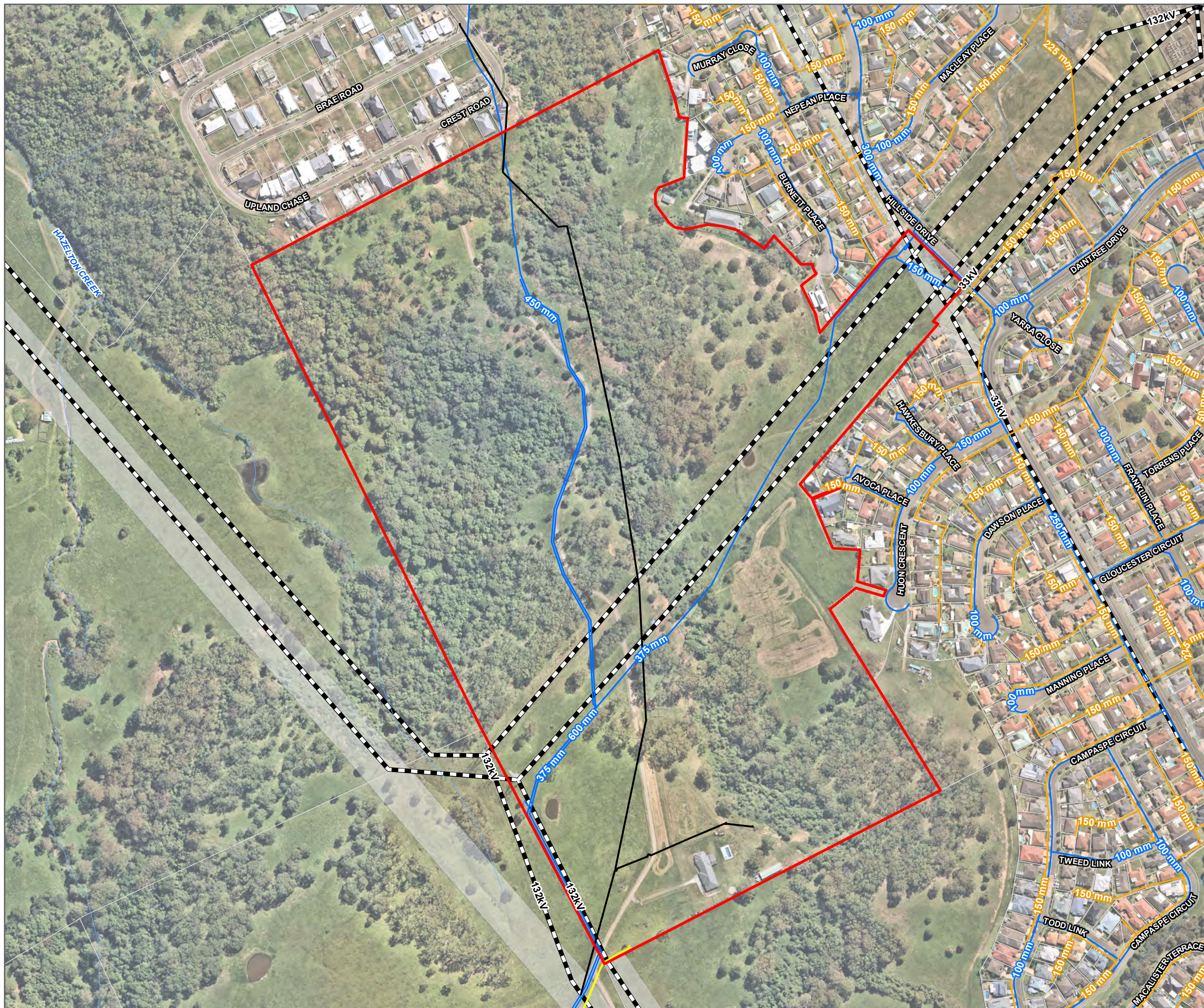
- Site Boundary
- Watercourses (LPI)
- Cadastre (NSW SS, 2019)
- Stockpile
- Wombat Burrow
- Swale/ Drainage Line
- Observed Filling
- Stockpile

FIGURE 3

1:4,000 Scale at A3



Map Produced by Cardno NSW/ACT Pty Ltd (NW&E)
 Date: 2020-05-29 | Project: 8202019301
 Coordinate System: GDA 1994 MGA Zone 56
 Map: 8202019301-GS-006-SiteFeatures.mxd 01
 Aerial imagery supplied by Nearmap (March, 2020)



Existing Utilities

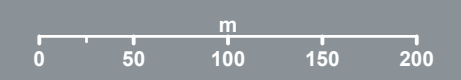
225 CREST ROAD, ALBION PARK

Legend

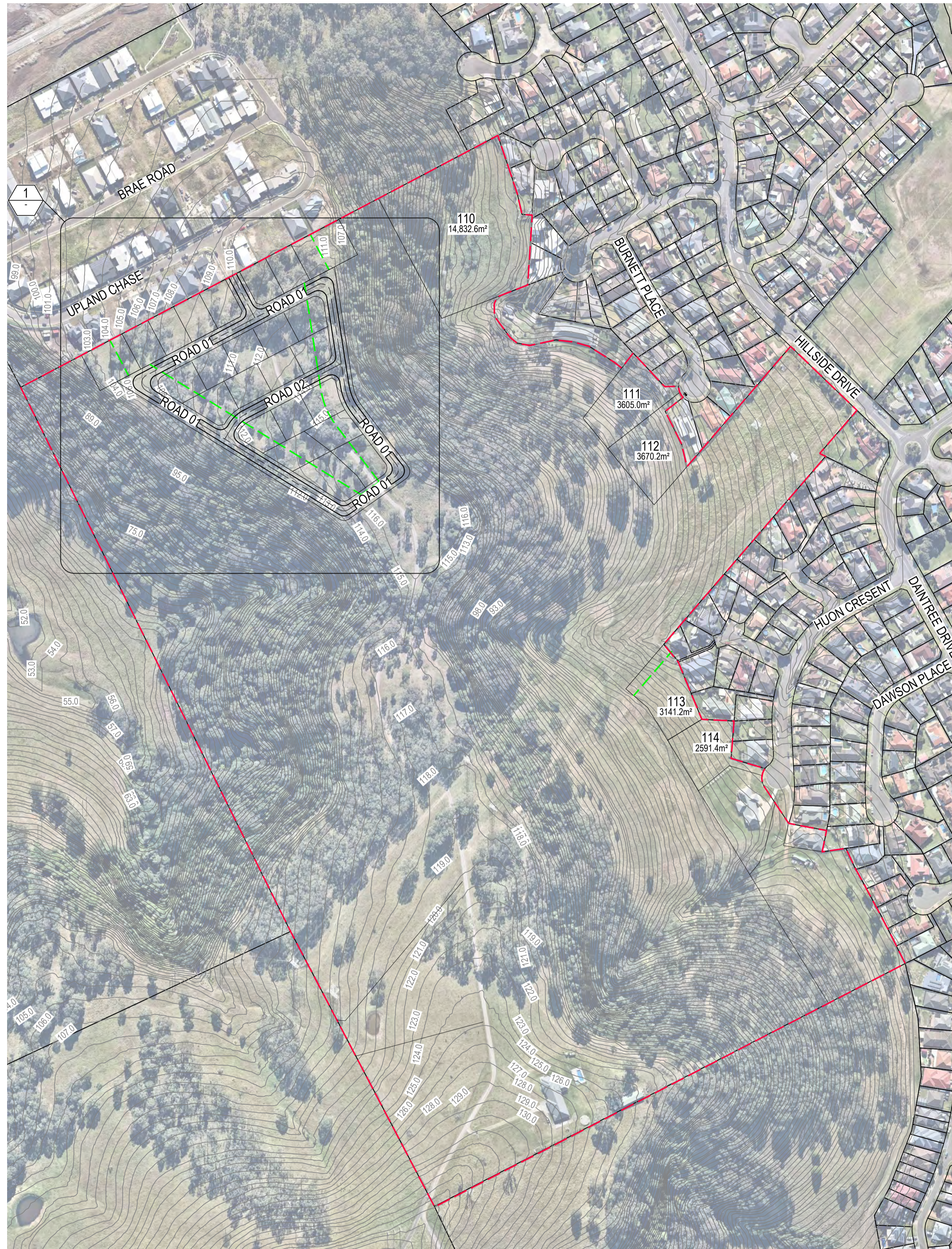
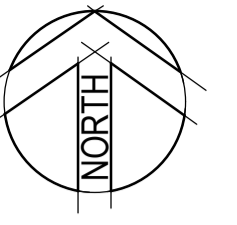
- Site Boundary
- Watercourses (LPI)
- Electrical Cable (Endeavour)
- Communications Cable (Telstra)
- Sewer Main (Sydney Water, 2006)
- Water Main (Sydney Water, 2006)
- Electricity Transmission Line (DFSI-SS, 2019)
- Easement (NSW SS)
- Cadastre (NSW SS, 2019)

FIGURE 4

1:4,002 Scale at A3



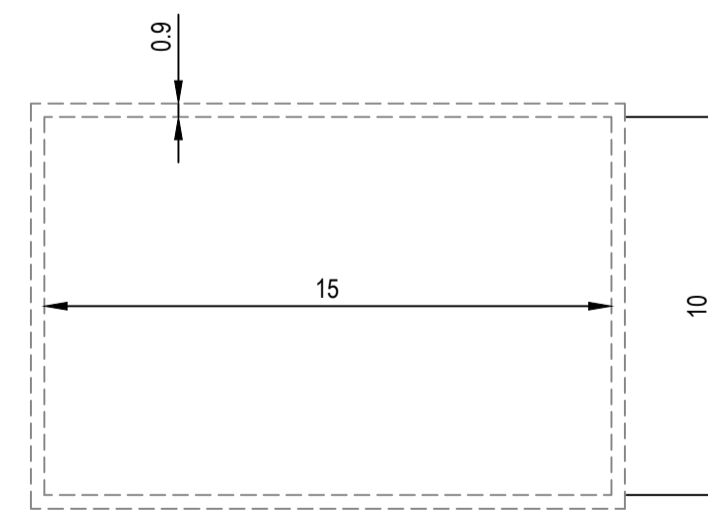
Map Produced by Cardno NSW/ACT Pty Ltd (NW&E)
 Date: 2020-05-29 | Project: 8202019301
 Coordinate System: GDA 1994 MGA Zone 56
 Map: 8202019301-GS-007-Utilities.mxd 01
 Aerial imagery supplied by Nearmap (March, 2020)



LAYOUT OPTION 5
SCALE 1:2500



DETAIL 1
SCALE 1:1000



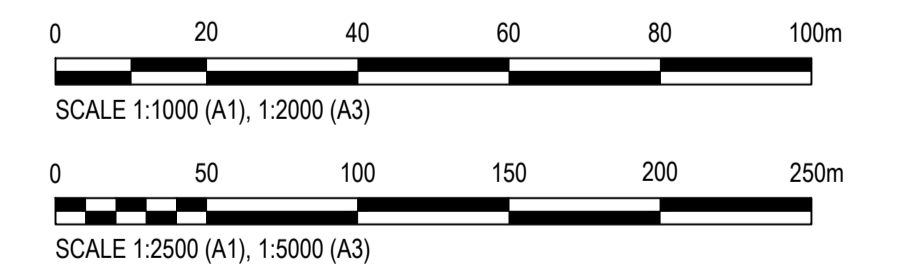
BUILDING ENVELOPE DETAIL
SCALE N.T.S

NOTE

1. IMAGE SOURCED FROM NEARMAP (JUNE, 2020).
2. EXISTING SITE CONDITIONS AND CONSTRAINTS ARE BASED ON AN AERIAL IMAGE AND CADASTRE ONLY. NO SURVEY OR APZ DATA IS CURRENTLY AVAILABLE AND AS SUCH ALL AREAS, CONSTRAINTS AND EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.

LEGEND

- PROPOSED STAGING BOUNDARY
- APZ ZONING BOUNDARY
- 10.0 EXISTING SURFACE CONTOURS
- INDICATIVE BUILDING ENVELOPE



Rev.	Date	Description	Des.	Verif.	Appd.
1	2/09/2020	ISSUED FOR INFORMATION	BAH	GM	

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Drawn	BAH	Date	2/09/2020
Checked	MPR	Date	2/09/2020
Designed	BAH	Date	2/09/2020
Verified	GM	Date	2/09/2020
Approved			

Client	M GRIMSON
Project	DEVELOPMENT APPRAISAL CREST ROAD ALBION PARK
Title	LAYOUT OPTION 5

Status	FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES		
DATUM	AHD	Scale	AS SHOWN
Drawing Number	82019089-001-SK005	Size	A1
Revision			1

APPENDIX

B

SITE PHOTOS



Photograph 1 – Tanks and structures in northern site areas



Photograph 2 – Swale constructed on eastern boundary.



Photograph 3 – Small stockpile in the north east corner of the site.



Photograph 4 – Wombat burrow, western boundary.



Photograph 5 – Styrofoam and waste, northern edge of site



Photograph 6 – Larger plastic fragment on northern edge of site



Photograph 7 – Likely fill material, southern portion of site, east of the residence



Photograph 8 – Recently emplaced fill, foreground, looking south along eastern edge of ridgeline



Photograph 9 – Thick fill profile relief.

APPENDIX

C

LOTSEARCH REPORT



LOTSEARCH
LOTSEARCH ENVIRO PROFESSIONAL

Date: 14 May 2020 14:54:39

Reference: LS012363 EP

Address: 225 Crest Road, Albion Park, NSW 2526

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

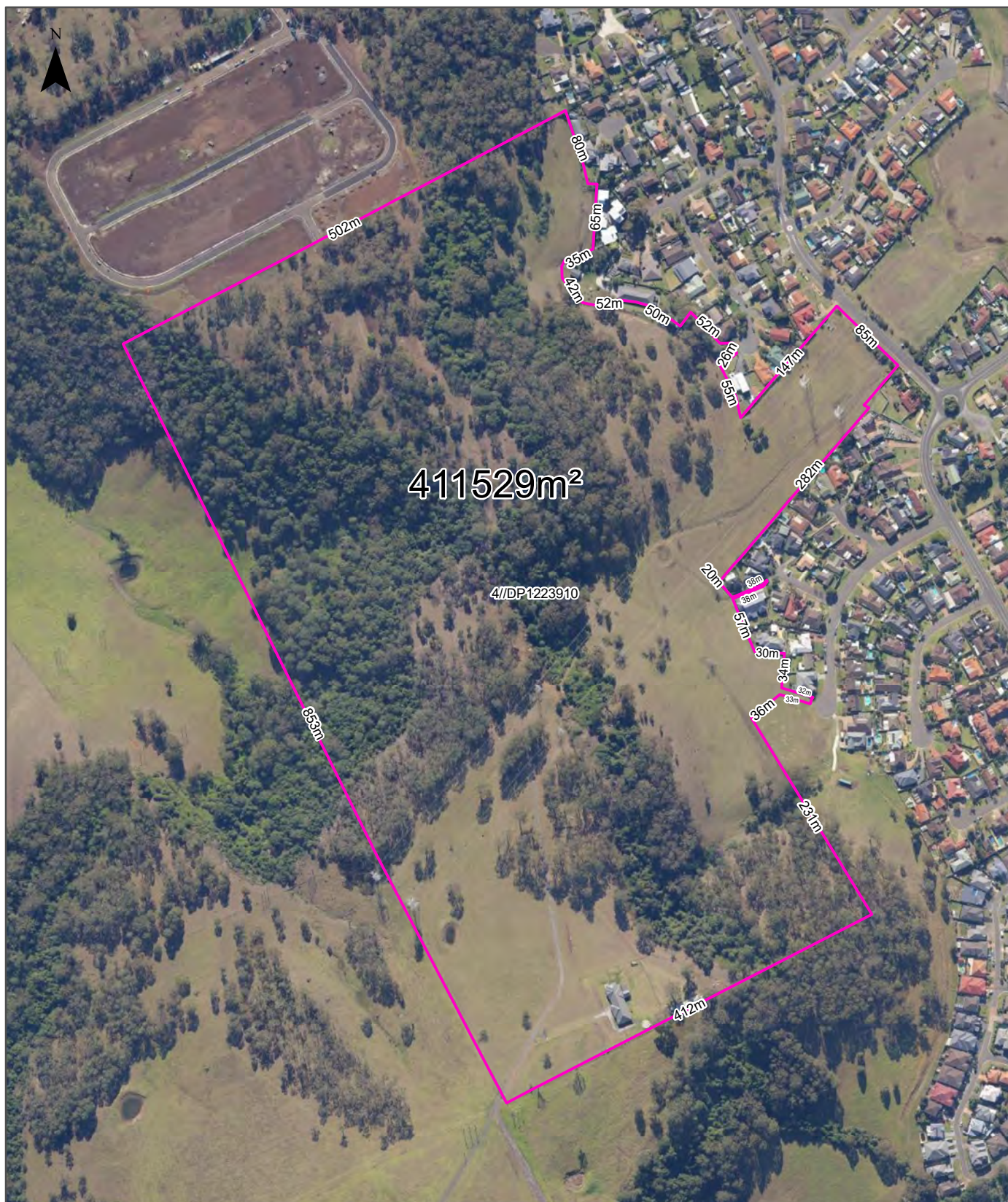
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	03/03/2020	03/03/2020	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	15/04/2020	15/04/2020	Monthly	1000	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	21/04/2020	21/04/2020	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	21/04/2020	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/02/2020	07/03/2017	Quarterly	1000	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	05/02/2020	13/07/2012	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	22/04/2020	22/04/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	12/02/2020	12/02/2020	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	12/02/2020	12/02/2020	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	22/04/2020	22/04/2020	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	04/05/2020	04/05/2020	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	04/02/2020	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	09/04/2020	09/04/2020	Monthly	1000	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	09/04/2020	09/04/2020	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	09/04/2020	09/04/2020	Monthly	1000	0	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	1
Points of Interest	NSW Department of Finance, Services & Innovation	19/02/2020	19/02/2020	Quarterly	1000	0	0	20
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/02/2020	19/02/2020	Quarterly	1000	0	0	2
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/02/2020	19/02/2020	Quarterly	1000	0	0	3
Major Easements	NSW Department of Finance, Services & Innovation	19/02/2020	19/02/2020	Quarterly	1000	1	6	11
State Forest	Forestry Corporation of NSW	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	21/01/2020	30/09/2019	Annually	1000	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000	1	1	1
Botany Groundwater Management Zones	NSW Department of Planning, Industry and Environment	15/03/2018	01/10/2005	As required	1000	0	0	0

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000	0	0	14
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	3	-	6
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		None planned	1000	0	-	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000	1	1	2
Soil Landscapes	NSW Department of Planning, Industry and Environment	12/08/2014		None planned	1000	3	-	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	24/04/2020	28/02/2020	Monthly	500	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000	0	0	0
Dryland Salinity Potential of Western Sydney	NSW Department of Planning, Industry and Environment	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	19/02/2020	19/02/2020	Quarterly	1000	0	0	0
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	24/04/2020	07/12/2018	Monthly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	26/03/2020	26/03/2020	Monthly	1000	5	15	68
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	04/02/2020	31/07/2018	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	04/02/2020	20/11/2019	Quarterly	1000	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	12/02/2020	09/11/2018	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning, Industry and Environment	24/04/2020	17/04/2020	Monthly	1000	0	0	6
Bush Fire Prone Land	NSW Rural Fire Service	04/02/2020	14/12/2019	Quarterly	1000	3	3	3
Vegetation of Southern Forests	NSW Office of Environment & Heritage	09/12/2014	10/10/2011	Unknown	1000	1	1	4
Ramsar Wetlands of Australia	Department of the Agriculture, Water and the Environment	08/10/2014	24/06/2011	As required	1000	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	1	1	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	4	4	9
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	13/05/2020	13/05/2020	Weekly	10000	-	-	-

Site Diagram

225 Crest Road, Albion Park, NSW 2526



Legend Site Boundary Internal Parcel Boundaries	Total Area: 411529m ² Total Perimeter: 3354m	Scale:
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Data Sources: Aerial Imagery: © NSW Department Finance, Services & Innovation 2020
		Date: 14 May 2020

Contaminated Land

225 Crest Road, Albion Park, NSW 2526

List of NSW contaminated sites notified to EPA

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

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

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

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

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

Contaminated Land

225 Crest Road, Albion Park, NSW 2526

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

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

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

225 Crest Road, Albion Park, NSW 2526

National Waste Management Site Database

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

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

Waste Management Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist (m)	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

PFAS Investigation & Management Programs

225 Crest Road, Albion Park, NSW 2526

EPA PFAS Investigation Program

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

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

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

Defence PFAS Investigation Program

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

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

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

Defence PFAS Management Program

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

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

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

Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

225 Crest Road, Albion Park, NSW 2526

Defence 3 Year Regional Contamination Investigation Program

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

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

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

EPA Other Sites with Contamination Issues

225 Crest Road, Albion Park, NSW 2526

EPA Other Sites with Contamination Issues

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

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

Sites within the dataset buffer:

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

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

EPA Activities

225 Crest Road, Albion Park, NSW 2526

Licensed Activities under the POEO Act 1997

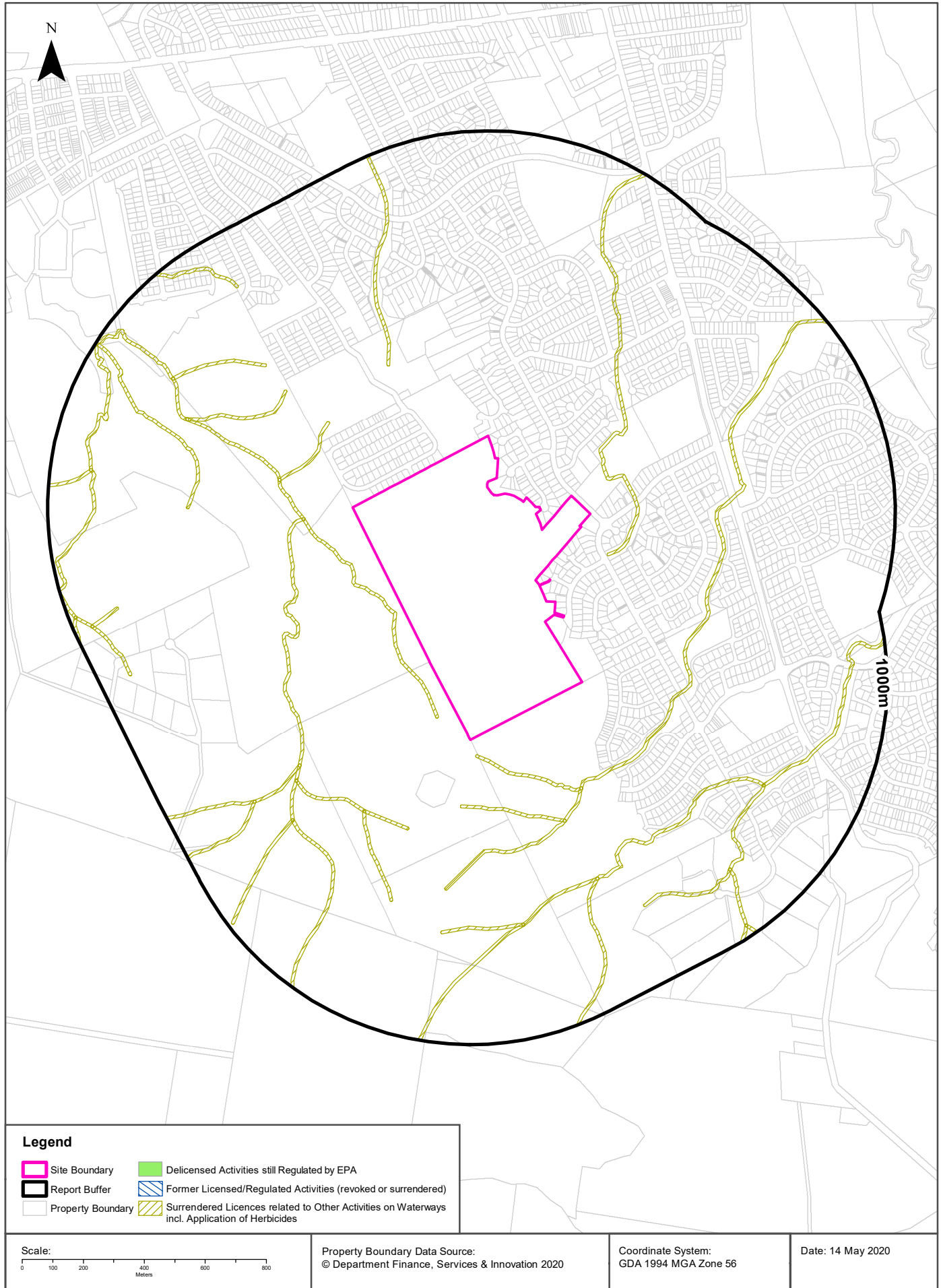
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

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

POEO Licence Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

225 Crest Road, Albion Park, NSW 2526



EPA Activities

225 Crest Road, Albion Park, NSW 2526

Delicensed Activities still regulated by the EPA

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

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

Delicensed Activities Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

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

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

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	25m	-
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	25m	-
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	25m	-

Former Licensed Activities Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

Historical Business Directories

225 Crest Road, Albion Park, NSW 2526

Business Directory Records 1950-1991 Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer						

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

Business Directory Records 1950-1991 Road or Area Matches

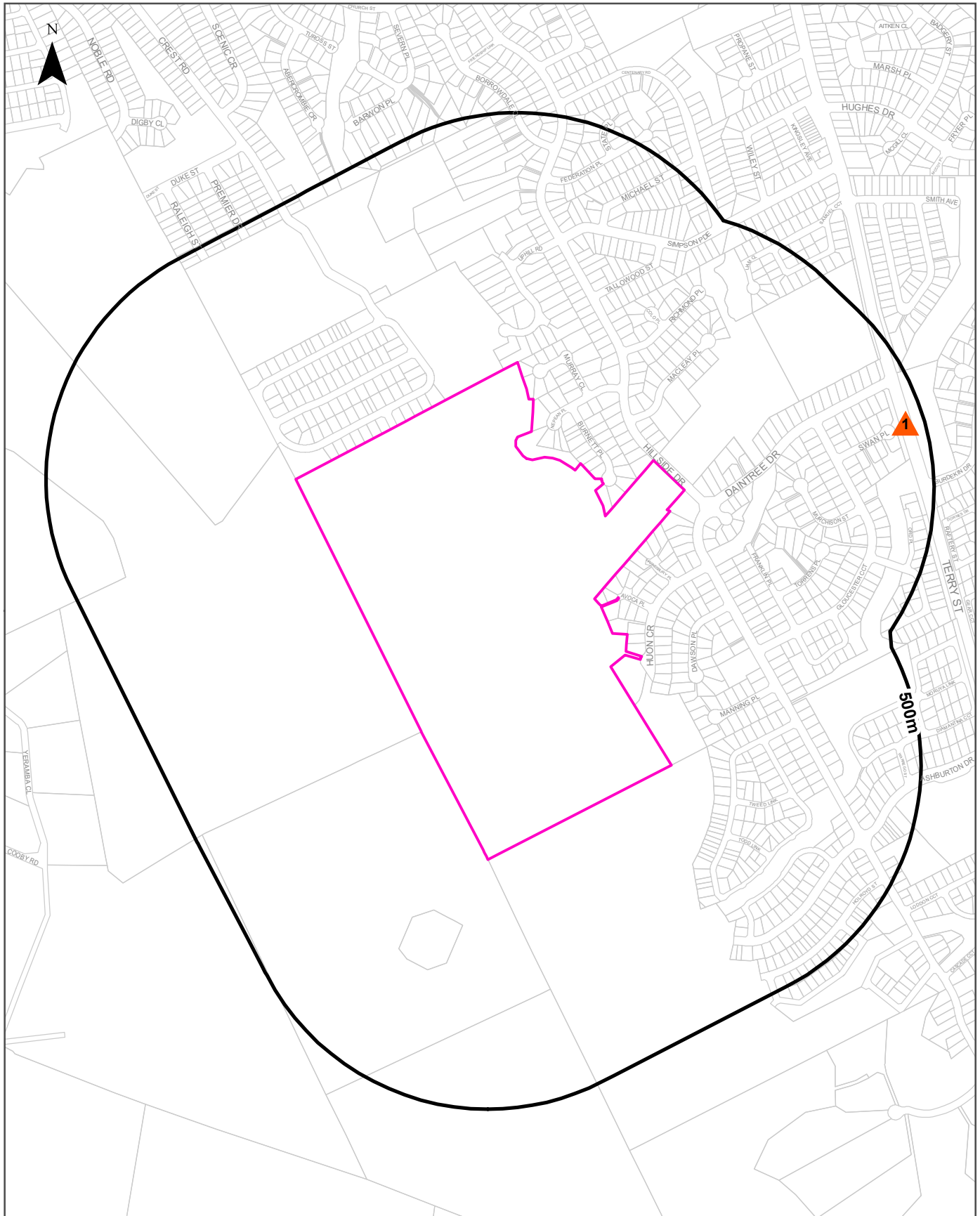
Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

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

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

Dry Cleaners, Motor Garages & Service Stations

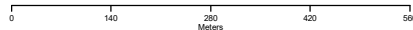
225 Crest Road, Albion Park, NSW 2526



Legend

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

Scale:



Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

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

Historical Business Directories

225 Crest Road, Albion Park, NSW 2526

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer						

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

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	MOTOR GARAGES & ENGINEERS	Total Service Station, Terry St. Albion Park	559474	1970	Road Match	451m

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

Aerial Imagery 2019

225 Crest Road, Albion Park, NSW 2526



Scale:
0 75 150 225 300
Meters

Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

Aerial Imagery 2014

225 Crest Road, Albion Park, NSW 2526



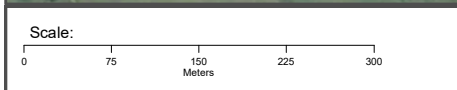
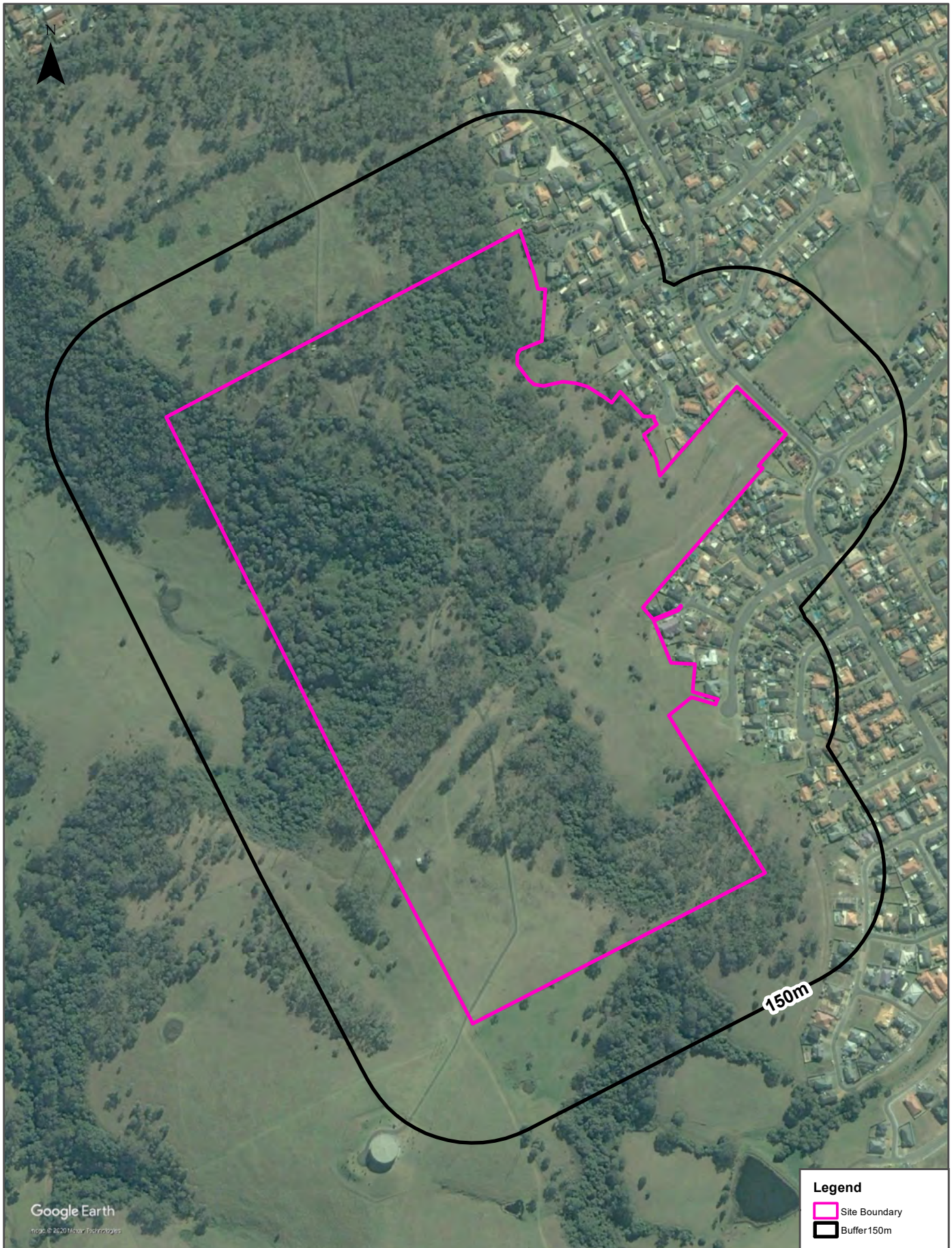
Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

Aerial Imagery 2006

225 Crest Road, Albion Park, NSW 2526



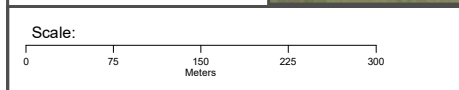
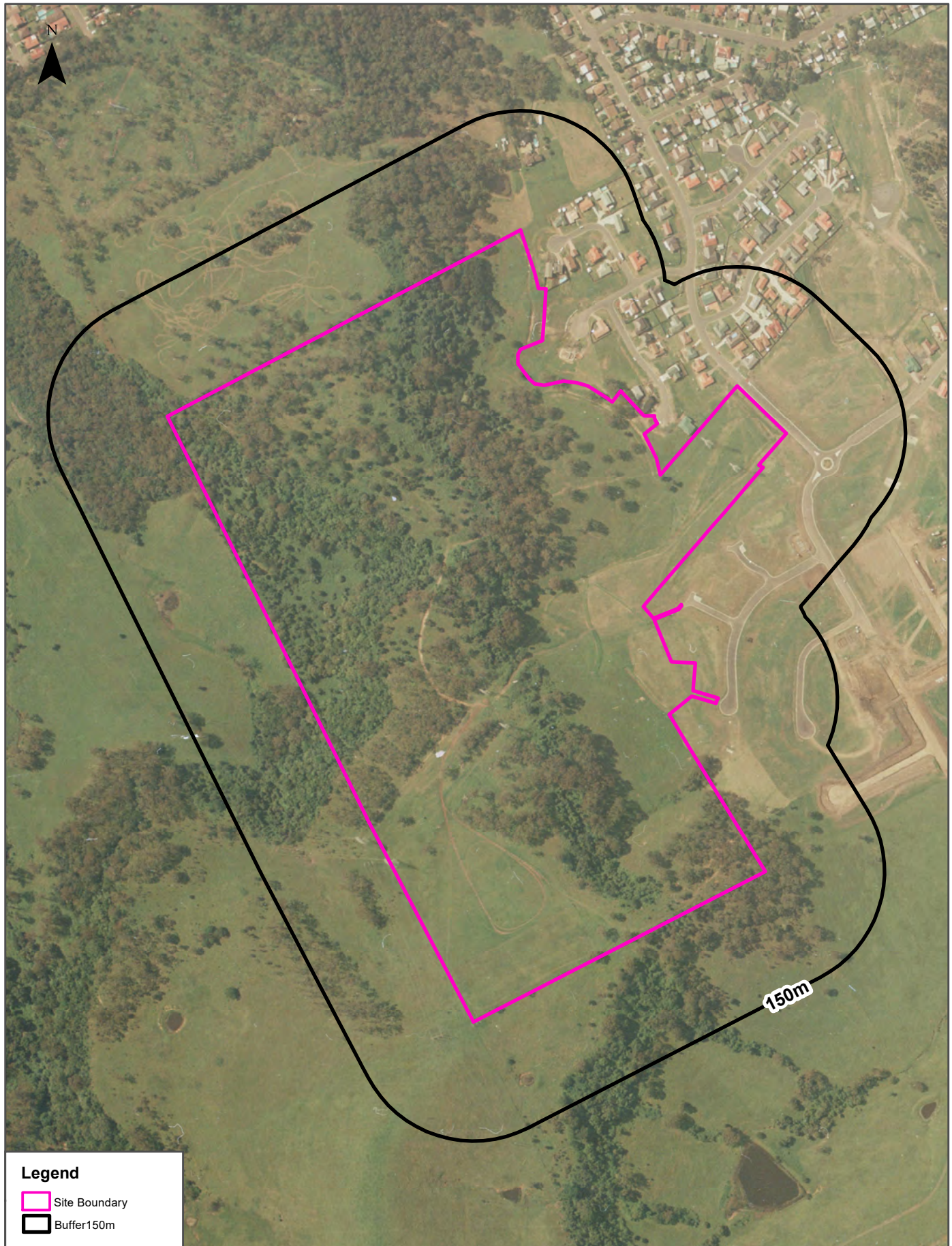
Data Source Aerial Imagery: © 2020 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 May 2020

Aerial Imagery 1993

225 Crest Road, Albion Park, NSW 2526



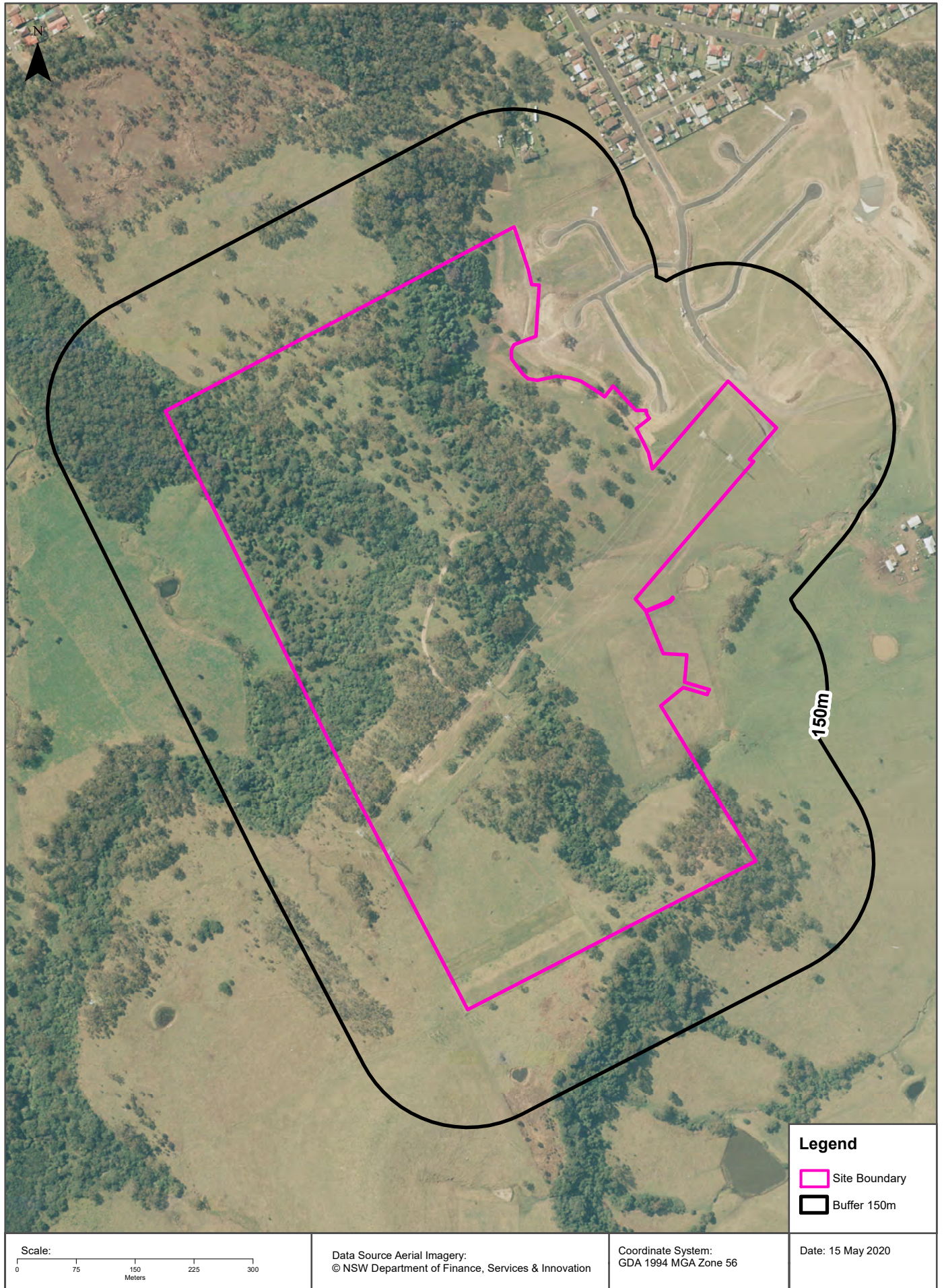
Data Source Aerial Imagery:
© NSW Department Finance, Services & Innovation

Coordinate System:
GDA 1994 MGA Zone 56

Date: 13 May 2020

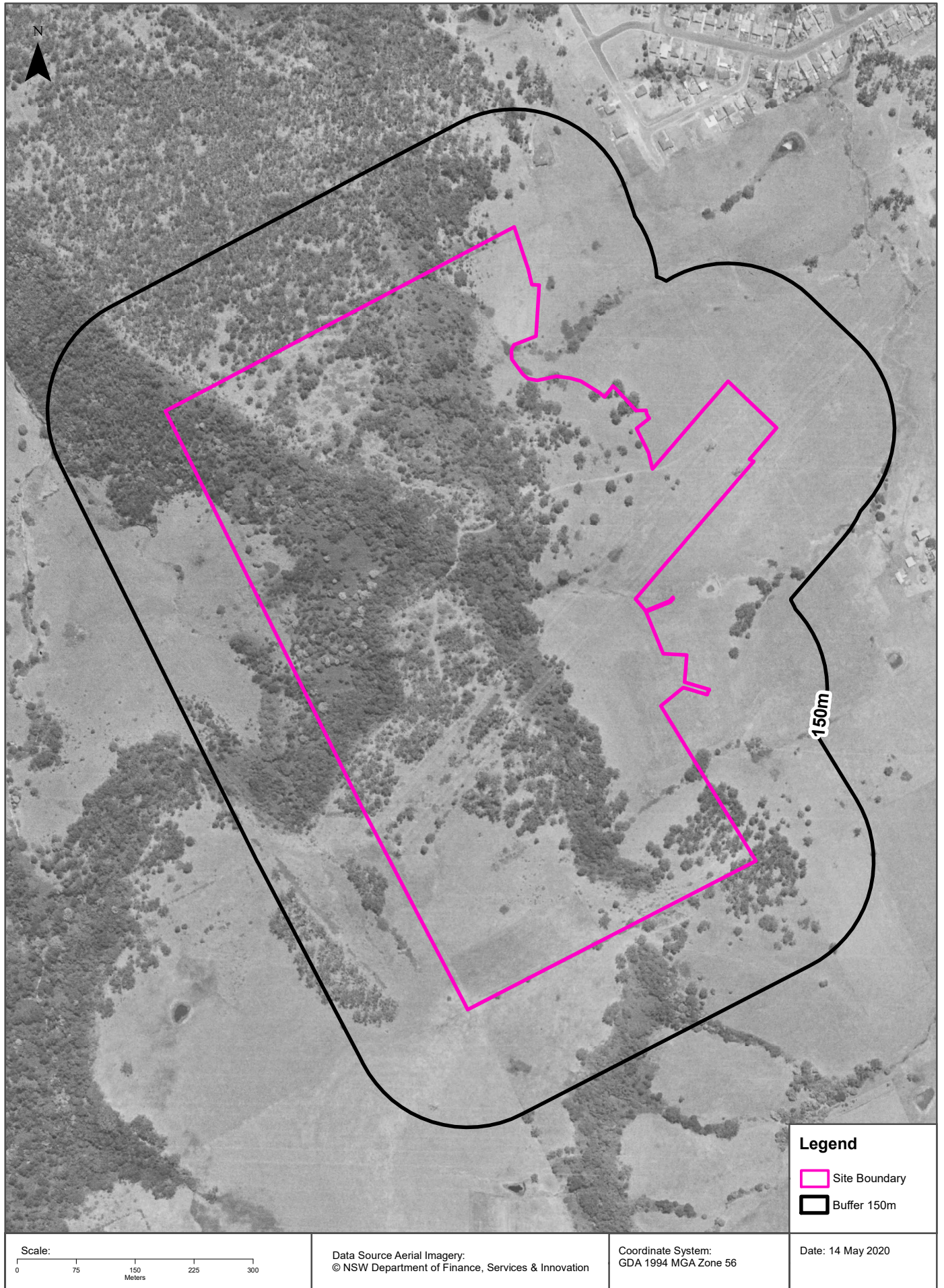
Aerial Imagery 1984

225 Crest Road, Albion Park, NSW 2526



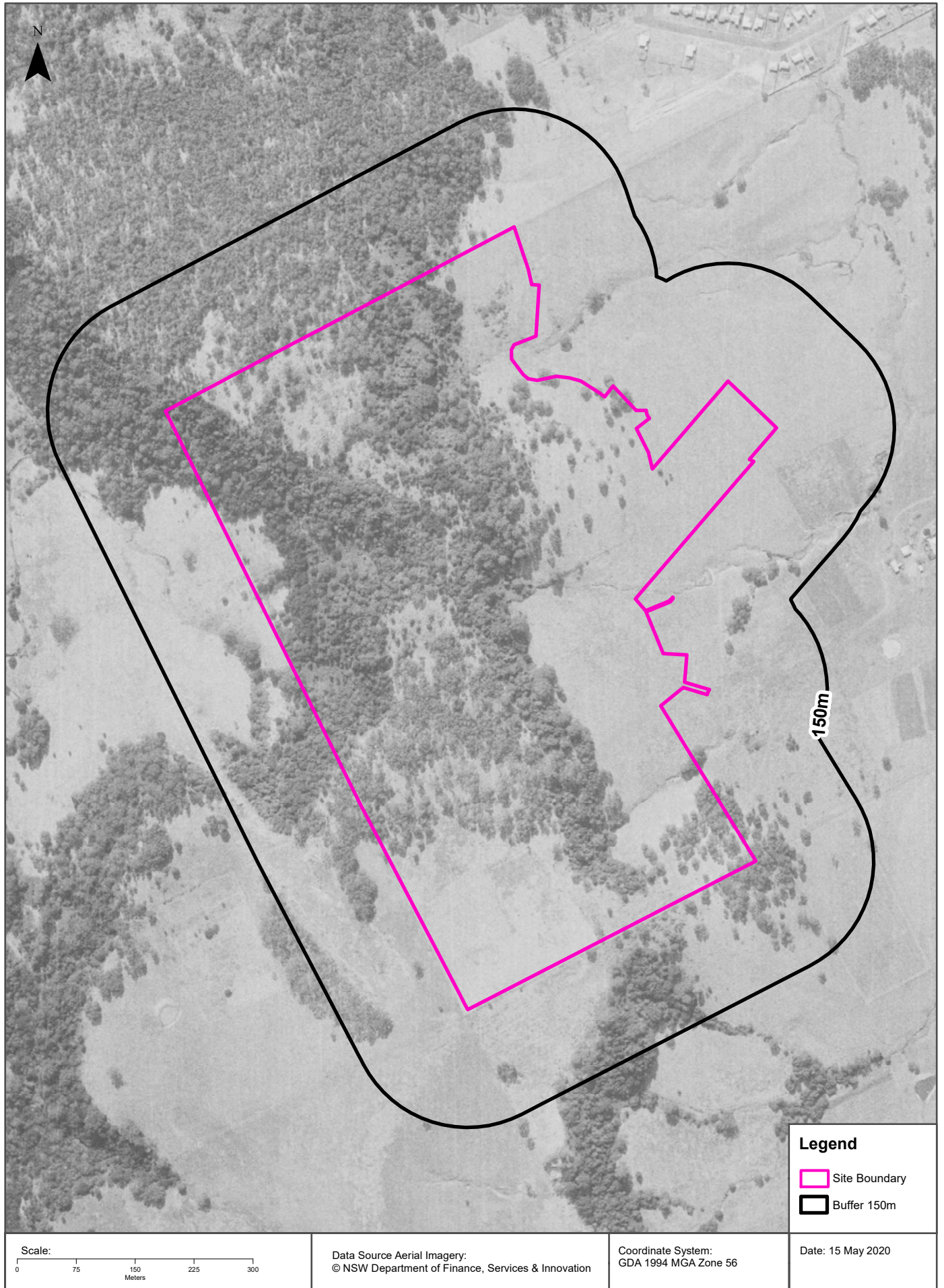
Aerial Imagery 1974

225 Crest Road, Albion Park, NSW 2526



Aerial Imagery 1963

225 Crest Road, Albion Park, NSW 2526





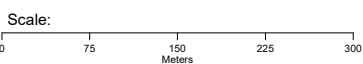
Aerial Imagery 1961

225 Crest Road, Albion Park, NSW 2526



Legend

-  Site Boundary
-  Buffer 150m



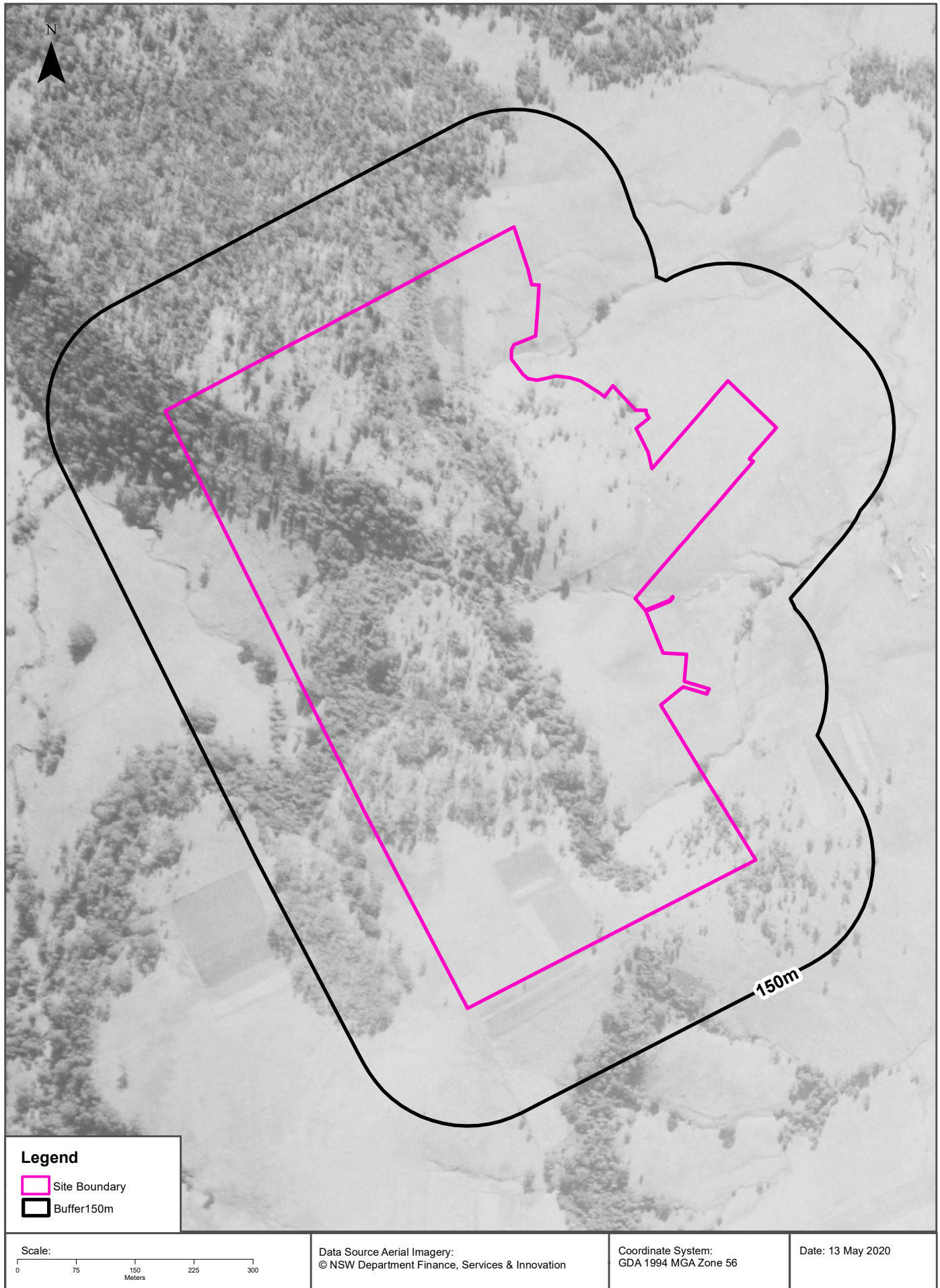
Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

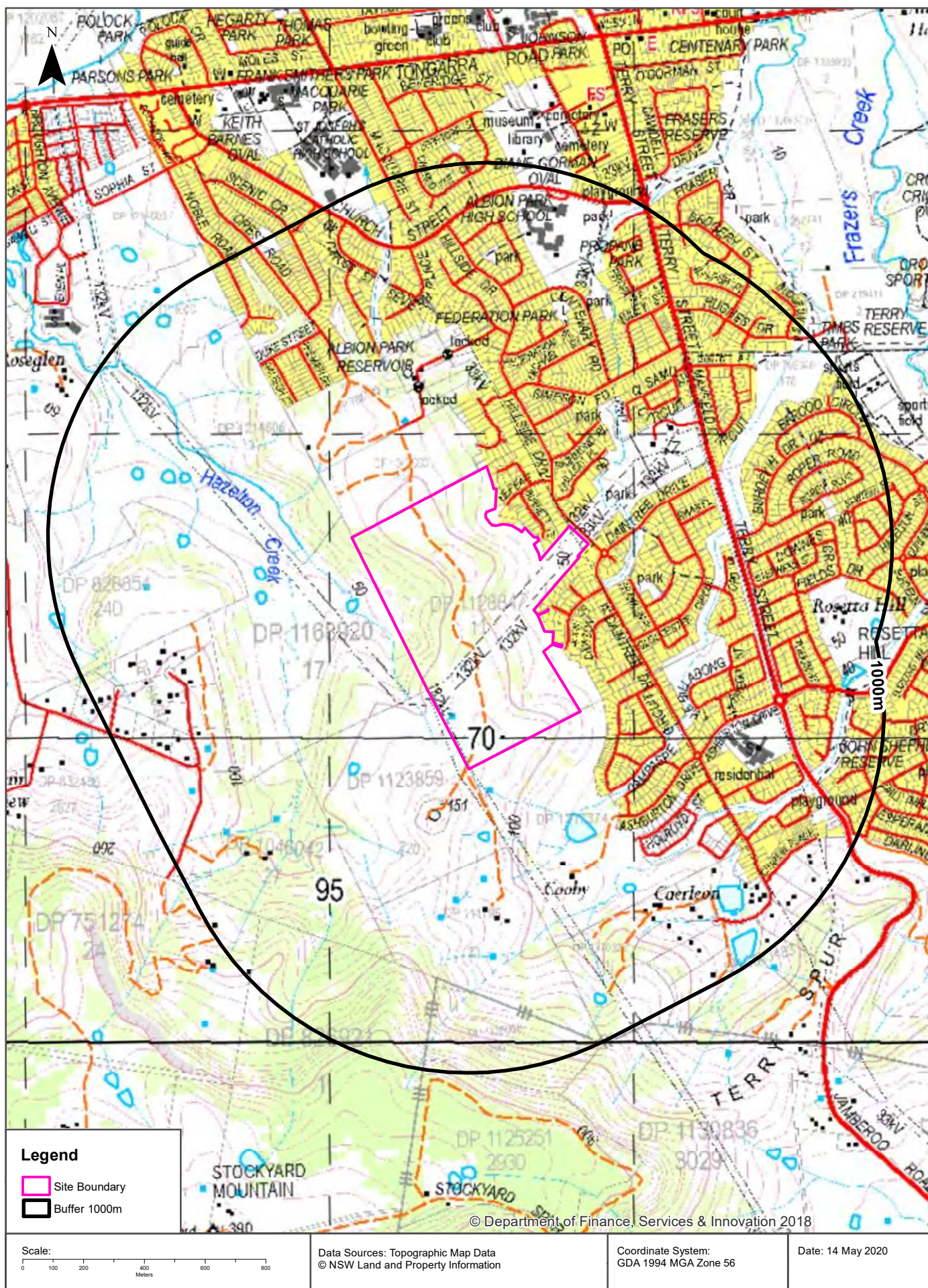
Aerial Imagery 1949

225 Crest Road, Albion Park, NSW 2526



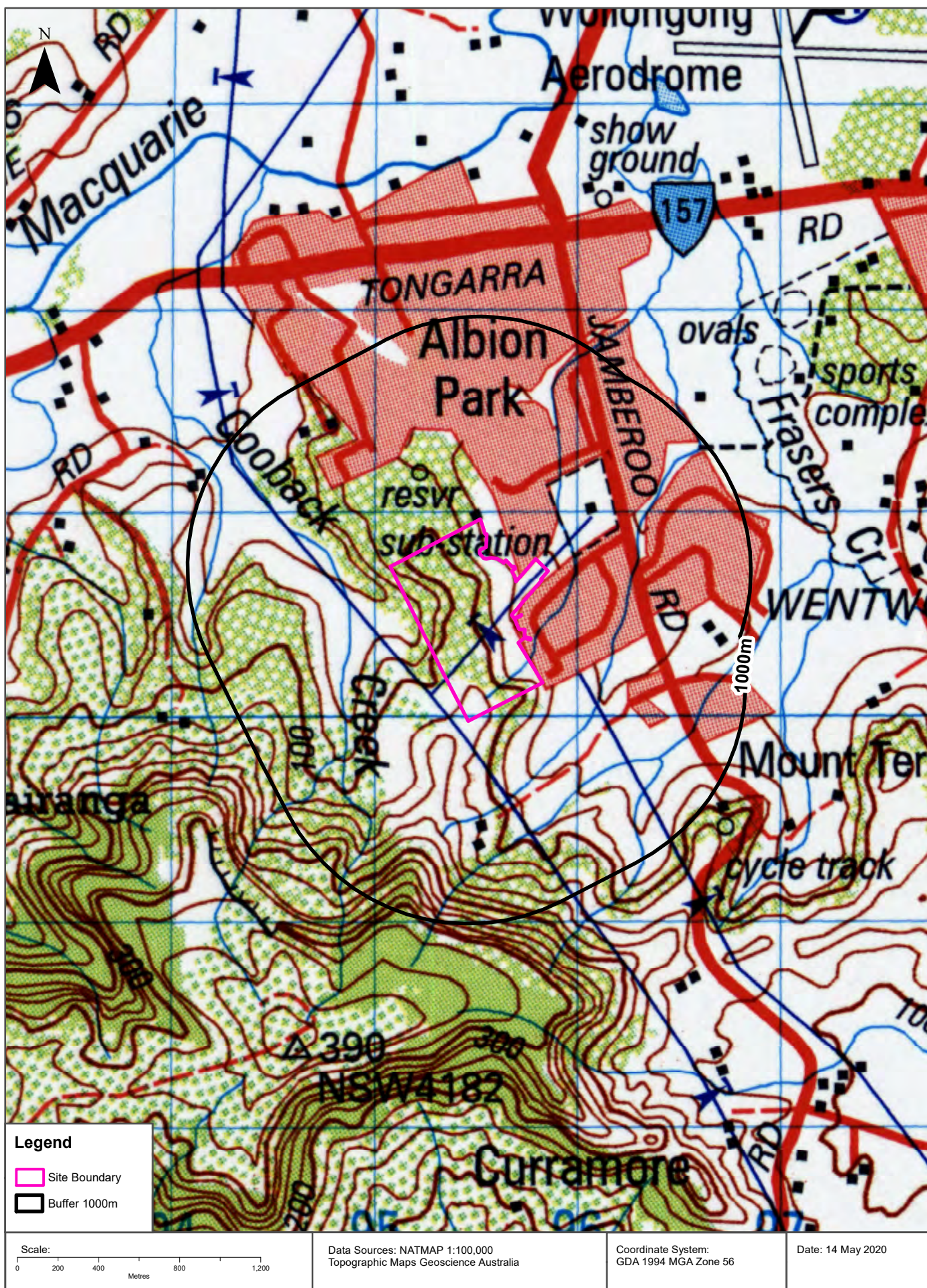
Topographic Map 2015

225 Crest Road, Albion Park, NSW 2526



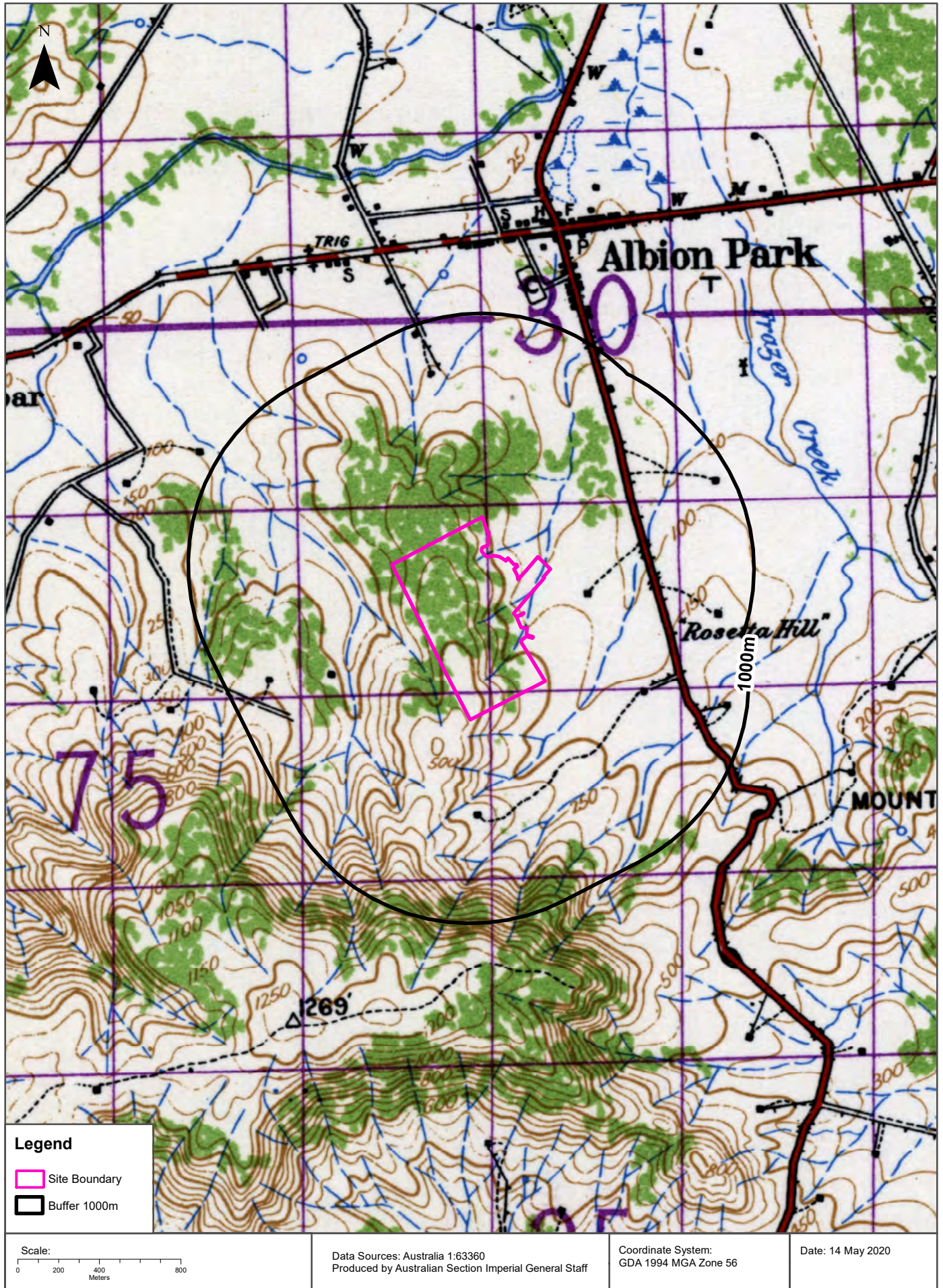
Historical Map 1998

225 Crest Road, Albion Park, NSW 2526



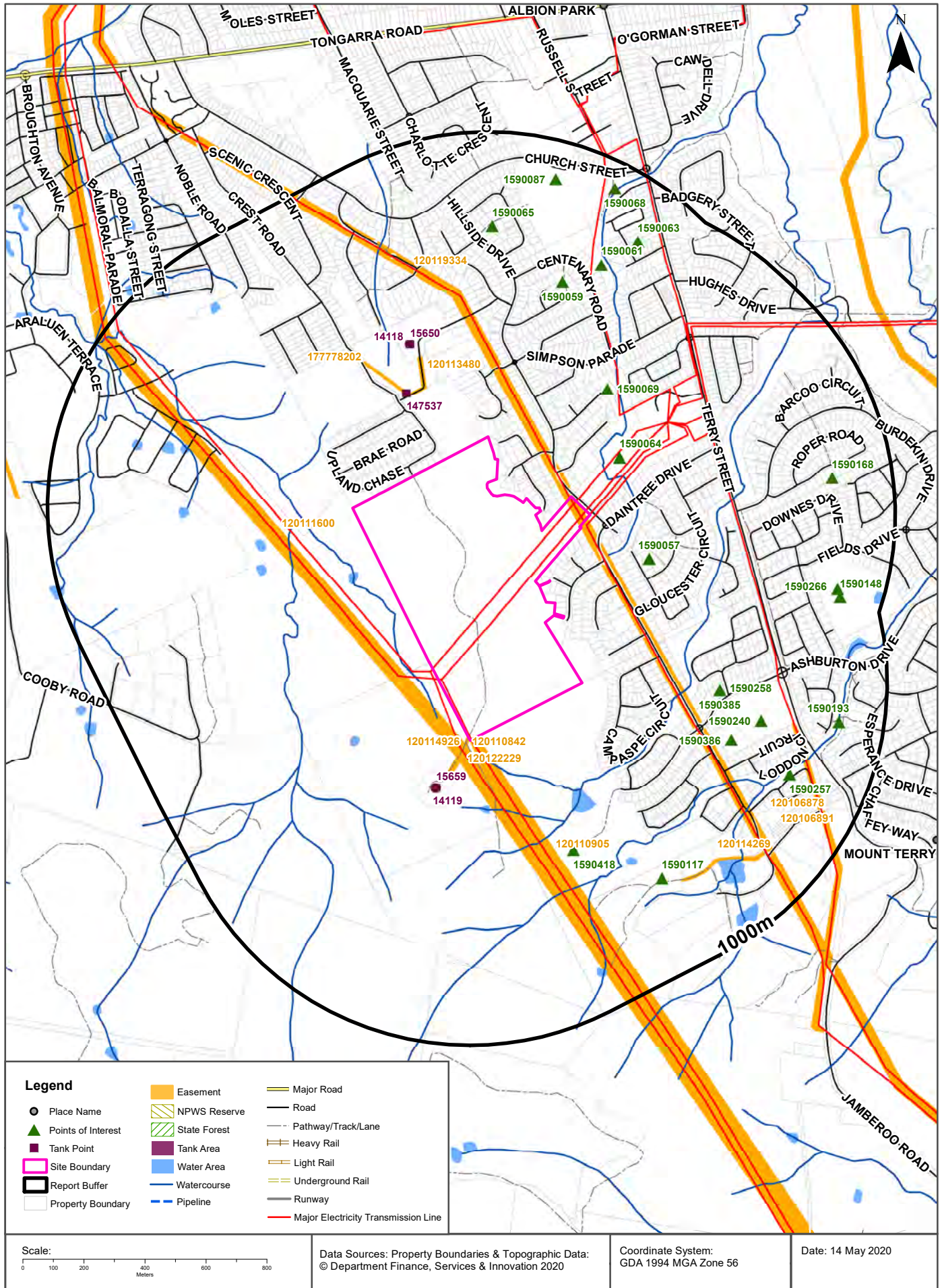
Historical Map c.1932

225 Crest Road, Albion Park, NSW 2526

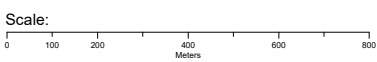


Topographic Features

225 Crest Road, Albion Park, NSW 2526



Legend		
	Place Name	
	Points of Interest	
	Tank Point	
	Site Boundary	
	Report Buffer	
	Property Boundary	



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

Topographic Features

225 Crest Road, Albion Park, NSW 2526

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1590064	Park	Park	201m	North East
1590057	Park	Park	242m	East
1590069	Park	Park	372m	North East
1590258	Child Care Centre	MOUNT TERRY PRE-SCHOOL	451m	South East
1590385	Community Medical Centre	MOUNT TERRY EARLY CHILDHOOD CENTRE	451m	South East
1590418	Homestead	COOBY	474m	South
1590386	Nursing Home	WARRIGAL MOUNT TERRY	523m	South East
1590059	Park	FEDERATION PARK	563m	North
1590240	Primary School	MOUNT TERRY PUBLIC SCHOOL	599m	South East
1590061	Park	Park	674m	North
1590065	Park	Park	690m	North
1590117	Homestead	CAERLEON	691m	South East
1590257	Park	PLAYGROUND	743m	South East
1590168	Park	Park	801m	East
1590063	Park	PROPANE PARK	805m	North East
1590266	Homestead	ROSETTA HILL	846m	East
1590193	Park	JOHN SHEPHERD RESERVE	850m	East
1590148	Mountain/Hill/Peak	ROSETTA HILL	862m	East
1590087	High School	ALBION PARK HIGH SCHOOL	873m	North
1590068	Park	Park	913m	North

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

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Topographic Features

225 Crest Road, Albion Park, NSW 2526

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

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

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
14119	Water	Operational	YELLOW ROCK RESERVOIR	01/12/2013	176m	South
14118	Water	Operational	ALBION PARK RESERVOIR	01/12/2013	375m	North

Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
15659	Water	Feature on Previous LPI Tank Area Supply		10/04/2005	191m	South
147537	Water	Operational		01/12/2013	251m	North
15650	Water	Feature on Previous LPI Tank Area Supply		01/02/2001	387m	North

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

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Major Easements

What Major Easements exist within the dataset buffer?

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

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120119334	Primary	Undefined		0m	Onsite
120122229	Primary	Undefined		0m	South
120110842	Primary	Undefined		0m	South
120110905	Primary	Undefined		0m	South
120114926	Primary	Undefined		21m	South
120111600	Primary	Undefined		22m	North West
120113480	Primary	Undefined		237m	North
177778202	Primary	Right of way	5m	259m	North West
120106891	Primary	Undefined		701m	South East

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120114269	Primary	Undefined		724m	South East
120106878	Primary	Undefined		894m	South East

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

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Topographic Features

225 Crest Road, Albion Park, NSW 2526

State Forest

What State Forest exist within the dataset buffer?

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

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

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

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

225 Crest Road, Albion Park, NSW 2526



Hydrogeology & Groundwater

225 Crest Road, Albion Park, NSW 2526

Hydrogeology

Description of aquifers on-site:

Description
Fractured or fissured, extensive aquifers of low to moderate productivity

Description of aquifers within the dataset buffer:

Description
Fractured or fissured, extensive aquifers of low to moderate productivity

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Botany Groundwater Management Zones

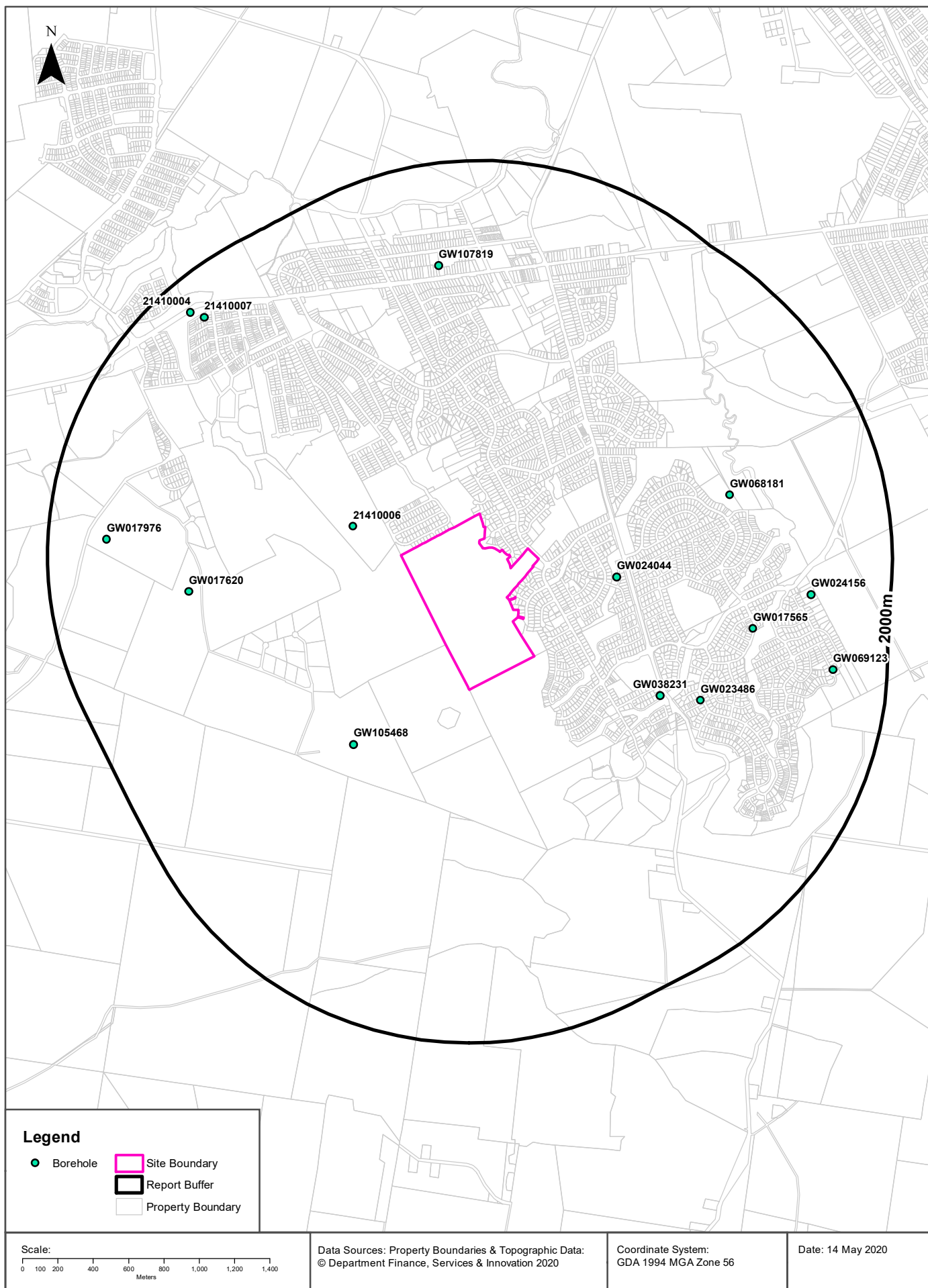
Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

Management Zone No.	Restriction	Distance	Direction
N/A	No records in buffer		

Botany Groundwater Management Zones Data Source : NSW Department of Primary Industries

Groundwater Boreholes

225 Crest Road, Albion Park, NSW 2526



Hydrogeology & Groundwater

225 Crest Road, Albion Park, NSW 2526

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
21410006					UNK								54.38	315m	North West
GW024044	10BL017375	Bore open thru rock	Private	Irrigation, Stock	General Use		01/11/1965	37.10	37.20					454m	East
GW105468	10BL162220, 10WA106382	Bore		Domestic, Stock	Domestic, Stock		23/10/2003	48.00	48.00	600	9.50	9.090		722m	South West
GW038231	10BL028688, 10WA105954	Bore open thru rock	Private	Domestic, Farming, Stock	Domestic, Stock		01/06/1974	60.90	61.00	3001-7000 ppm				747m	South East
GW023486	10BL017362	Bore open thru rock	Private	Irrigation, Stock	Irrigation		01/10/1965	36.50		1001-3000 ppm				975m	South East
GW068181	10BL145465, 10BL165582	Bore	Local Govt	Test Bore	Test Bore		22/02/1992	204.00	204.00		0.50	0.100		1140m	East
GW017620	10BL009799, 10WA105877	Bore	Private	Stock	Stock		01/09/1959	43.80	43.90	Good				1218m	West
GW017565	10BL009342	Bore open thru rock	Private	Irrigation, Stock	Irrigation		01/04/1959	20.40	20.40					1250m	East
GW107819	10BL164945, 10BL600069, 10WA106704	Bore		Recreation (groundwater), Test Bore	Recreation (groundwater)		20/12/2005	150.00	150.00	4750	0.20	0.100		1423m	North
GW024156	10BL018349, 10WA105899	Bore open thru rock	Private	Farming, Stock	Stock			53.00	53.00	Fair				1554m	East
GW017976	10BL010066, 10WA105880	Bore open thru rock	Private	Stock	Stock		01/05/1959	18.80	18.90					1668m	West
GW069123		Bore open thru rock	Private		Domestic, Stock		01/03/1991	36.00	36.00	S.Salty				1693m	East
21410007					UNK								16.75	1745m	North West
21410004					UNK								16.29	1817m	North West

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

225 Crest Road, Albion Park, NSW 2526

Driller's Logs

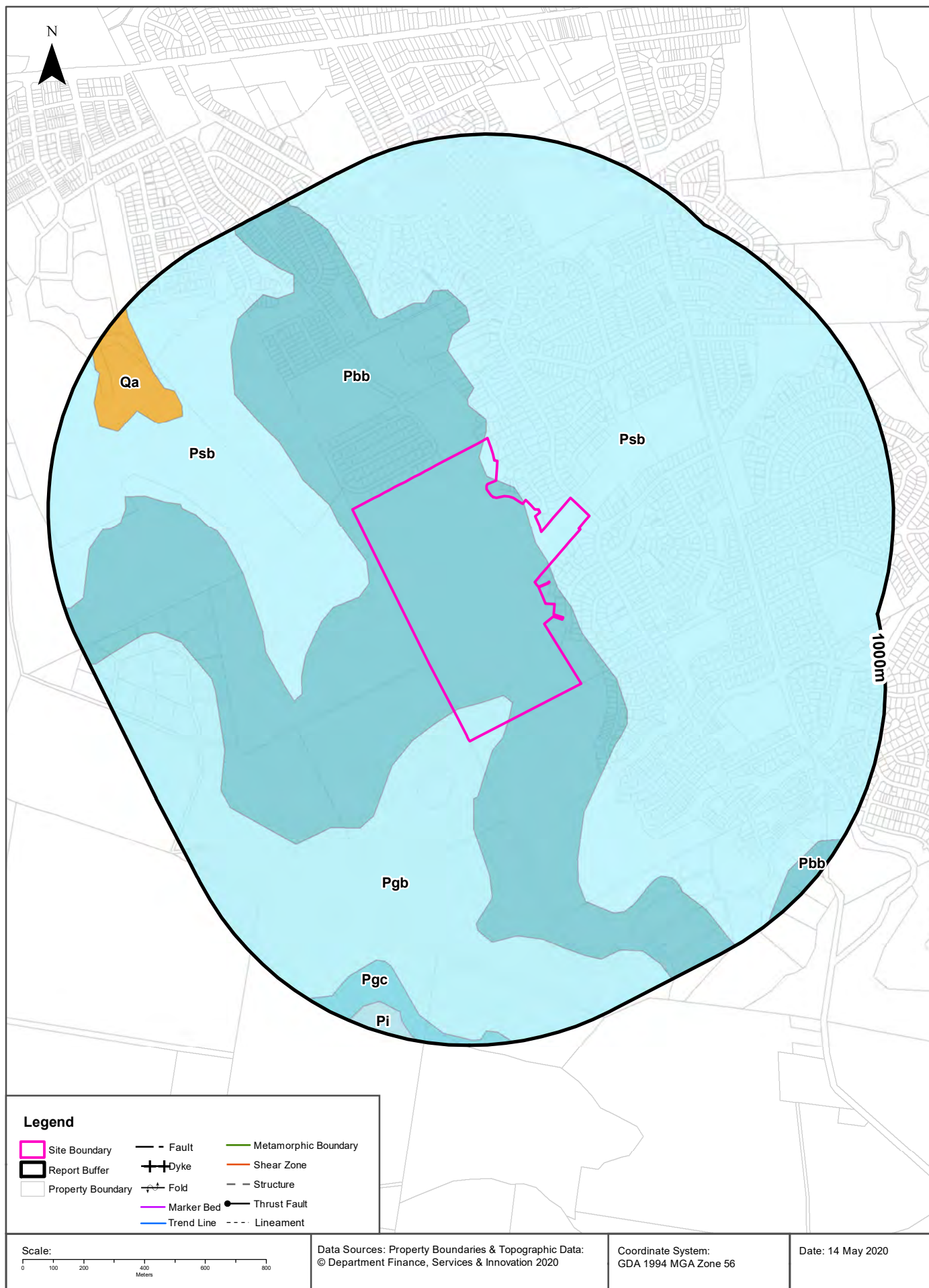
Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
GW024044	0.00m-0.30m Soil 0.30m-3.04m Clay 3.04m-37.18m Shale Black Water Supply	454m	East
GW105468	0.00m-6.00m DECOMPOSED BASALT 6.00m-48.00m SILTSTONE HARD	722m	South West
GW038231	0.00m-0.45m Soil 0.45m-1.82m Boulders Large 1.82m-9.14m Clay Boulder 9.14m-14.93m Shale Dark Grey Sandy Very Hard 14.93m-15.24m Volcanic Ash Light Grey White Soft Water Supply 15.24m-42.67m Shale Dark Grey Sandy Very Hard 42.67m-43.89m Volcanic Ash Light Grey White Soft Water Supply 43.89m-60.96m Shale Dark Grey Sandy Very Hard	747m	South East
GW068181	0.00m-1.00m TOP SOIL 1.00m-3.00m CLAY 3.00m-21.00m DECOMPOSED BASALT 21.00m-204.00m MUDSTONE OR SILTSTONE	1140m	East
GW017620	0.00m-0.60m Topsoil 0.60m-2.74m Boulders 2.74m-3.96m Marl Yellow 3.96m-4.26m Sandstone Yellow 4.26m-4.87m Shale Soft Water Supply 4.87m-6.09m Shale Hard 6.09m-6.70m Boulders 6.70m-43.89m Rock Water Supply	1218m	West
GW017565	0.00m-0.30m Topsoil 0.30m-1.82m Clay Yellow 1.82m-6.09m Ironstone 6.09m-7.62m Shale 7.62m-19.20m Shale Black Water Supply 19.20m-20.42m Sandstone Hard	1250m	East
GW107819	0.00m-7.00m CLAY 7.00m-150.00m SILTSTONE	1423m	North
GW024156	0.00m-1.82m Clay 1.82m-5.48m Rock Decomposed 5.48m-12.80m Basalt 12.80m-17.37m Shale 17.37m-53.03m Basalt Water Supply	1554m	East
GW017976	0.00m-11.88m Clay Stones 11.88m-15.24m Rock Volcanic 15.24m-18.89m Basalt Water Supply	1668m	West
GW069123	0.00m-7.00m Soils & Clay	1693m	East

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology 1:250,000

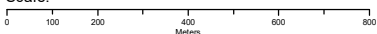
225 Crest Road, Albion Park, NSW 2526



Legend

- Site Boundary
- Report Buffer
- Property Boundary
- Fault
- Dyke
- Fold
- Marker Bed
- Trend Line
- Metamorphic Boundary
- Shear Zone
- Structure
- Thrust Fault
- Lineament

Scale:



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

Geology

225 Crest Road, Albion Park, NSW 2526

Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Pbb	Latite	Bumbo Latite Member	Shoalhaven Group	Broughton Formation Gerringong Volcanic Facies	Palaeozoic			1:250,000
Pgb	Sandstone	Jamberoo Sandstone Member	Shoalhaven Group	Broughton Formation Gerringong Volcanic Facies	Palaeozoic			1:250,000
Psb	Bluish grey to light grey siltstone, shaly in part with bands of silty sandstone	Berry Siltstone	Shoalhaven Group		Palaeozoic			1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Pbb	Latite	Bumbo Latite Member	Shoalhaven Group	Broughton Formation Gerringong Volcanic Facies	Palaeozoic			1:250,000
Pgb	Sandstone	Jamberoo Sandstone Member	Shoalhaven Group	Broughton Formation Gerringong Volcanic Facies	Palaeozoic			1:250,000
Pgc	Latite	Saddleback and Cambewarra Latite Members	Shoalhaven Group	Broughton Formation Gerringong Volcanic Facies	Palaeozoic			1:250,000
Pi	Shale, sandstone, conglomerate, chert, coal torbanite seams	undifferentiated	Illawarra Coal Measures		Palaeozoic			1:250,000
Psb	Bluish grey to light grey siltstone, shaly in part with bands of silty sandstone	Berry Siltstone	Shoalhaven Group		Palaeozoic			1:250,000
Qa	Sand, silt, gravel	undifferentiated			Cainozoic			1:250,000

Geological Structures

What are the Geological Structures onsite?

Feature	Name	Description	Map Sheet	Dataset
No features				1:250,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Dataset
No features				1:250,000

Geological Data Source : NSW Department of Industry, Resources & Energy
© State of New South Wales through the NSW Department of Industry, Resources & Energy

Naturally Occurring Asbestos Potential

225 Crest Road, Albion Park, NSW 2526

Naturally Occurring Asbestos Potential

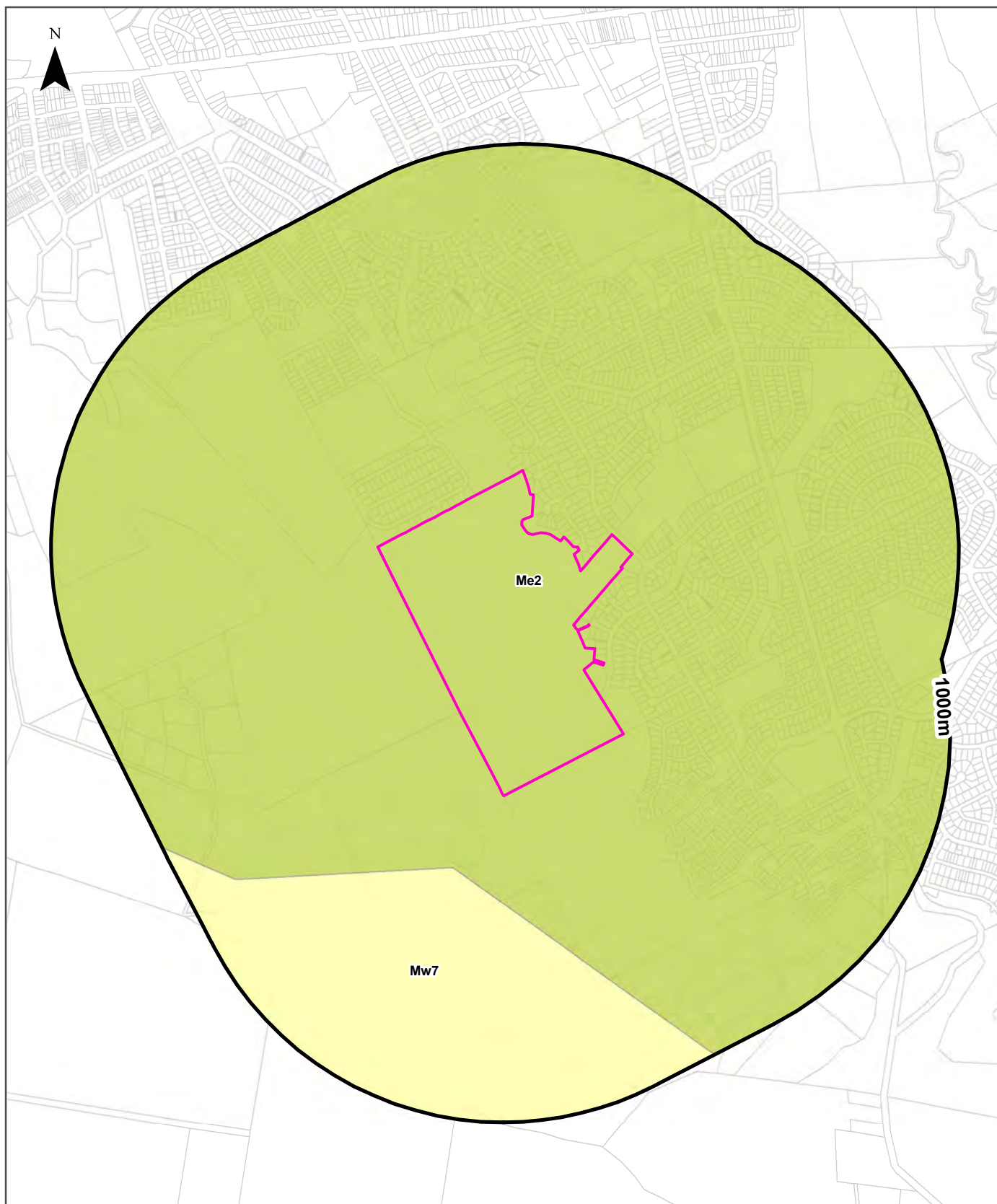
Naturally Occurring Asbestos Potential within the dataset buffer:

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

Mining Subsidence District Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Atlas of Australian Soils

225 Crest Road, Albion Park, NSW 2526



Legend		Australian Soil Classification Orders					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Report Buffer	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		

<p>Scale:</p>	<p>Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2020</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 14 May 2020</p>
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Soils

225 Crest Road, Albion Park, NSW 2526

Atlas of Australian Soils

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

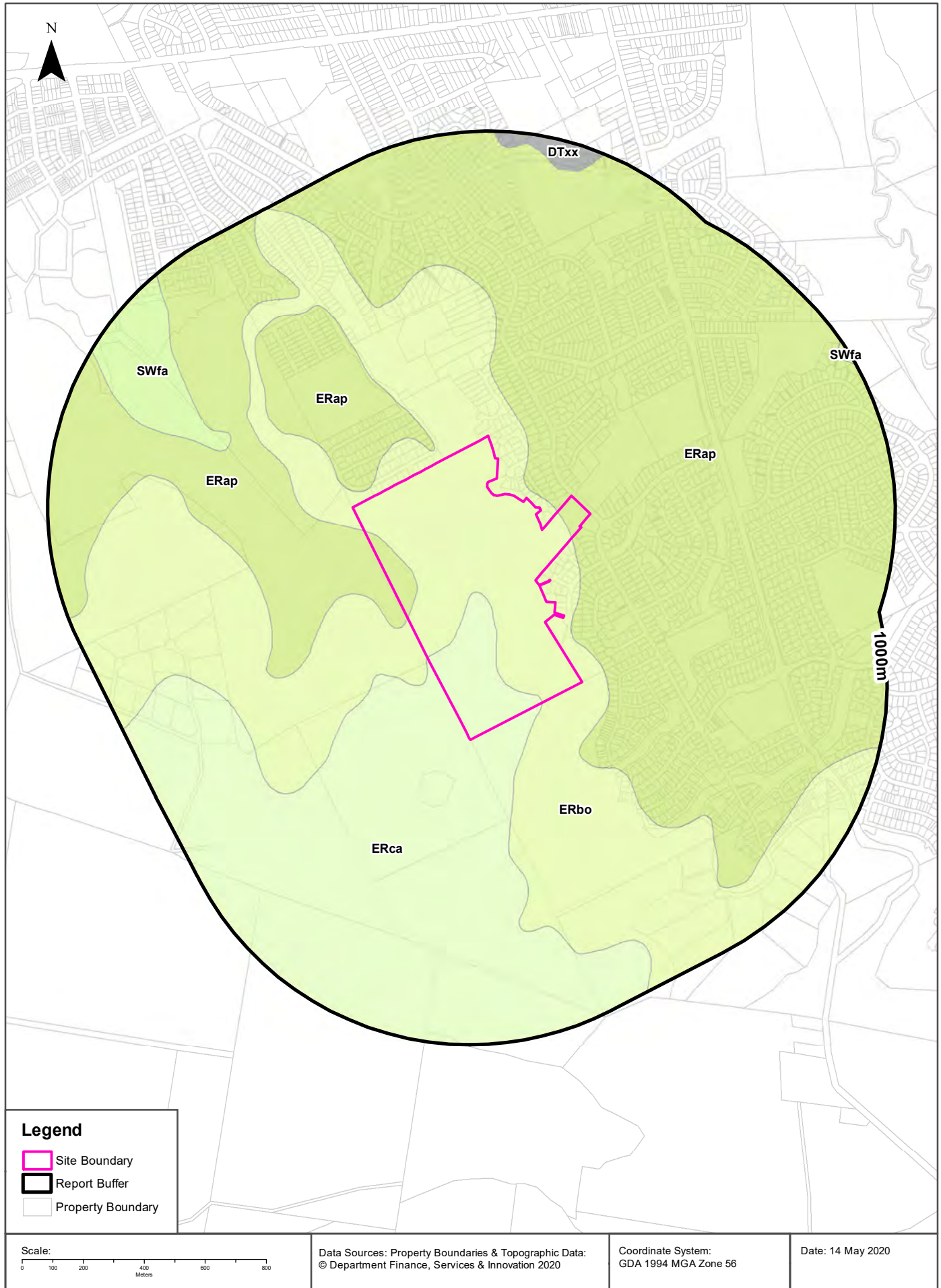
Map Unit Code	Soil Order	Map Unit Description	Distance
Me2	Dermosol	Steep hilly to mountainous with incised stream valleys: steep but more or less rounded hill slopes of brown friable earths (Gn3.21 and Gn3.22) and possibly some (Gn4) soils, in association with: at the higher altitudes, steep hill slopes of sandy soils (Uc4.2), loamy soils having an A2 horizon (Um4.2) with yellow-brown earths (Gn2.44), and possibly (Uc6.11) and (Um5.41) soils; and at the lower altitudes, moderate to steep slopes of hard acidic yellow mottled soils (Dy3 21 and Dy3.41), hard acidic red soils (Dr2.21), and yellow leached friable earths (Gn3.54); and narrow incised stream valleys of various soils including (Um6.11) and (Dy) soils. This unit is a broad one. In some areas the (Um4.2) and (Gn2.44) soils and in others the (Dy) and (Dr) soils rather than the (Gn3) soils could be dominant.	0m
Mw7	Kandosol	Steep colluvial slump slopes beneath the sandstone scarp: chief soils are acid leached red earths (Gn2.14). Associated are a variety of soils including (Gn2.44) and (Gn3.21).	269m

Atlas of Australian Soils Data Source: CSIRO

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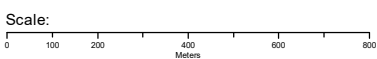
Soil Landscapes

225 Crest Road, Albion Park, NSW 2526



Legend

- Site Boundary
- Report Buffer
- Property Boundary



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

Soils

225 Crest Road, Albion Park, NSW 2526

Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
ERap	ALBION PARK		EROSIONAL	Kiama	1:100,000
ERbo	BOMBO		EROSIONAL	Kiama	1:100,000
ERca	CAMBEWARRA		EROSIONAL	Kiama	1:100,000

What are the Soil Landscapes within the dataset buffer?

Soil Code	Name	Group	Process	Map Sheet	Scale
DTxx	DISTURBED TERRAIN		DISTURBED TERRAIN	Kiama	1:100,000
ERap	ALBION PARK		EROSIONAL	Kiama	1:100,000
ERbo	BOMBO		EROSIONAL	Kiama	1:100,000
ERca	CAMBEWARRA		EROSIONAL	Kiama	1:100,000
SWfa	FAIRY MEADOW		SWAMP	Kiama	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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Acid Sulfate Soils

225 Crest Road, Albion Park, NSW 2526

Environmental Planning Instrument - Acid Sulfate Soils

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

Soil Class	Description	EPI Name
N/A		

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

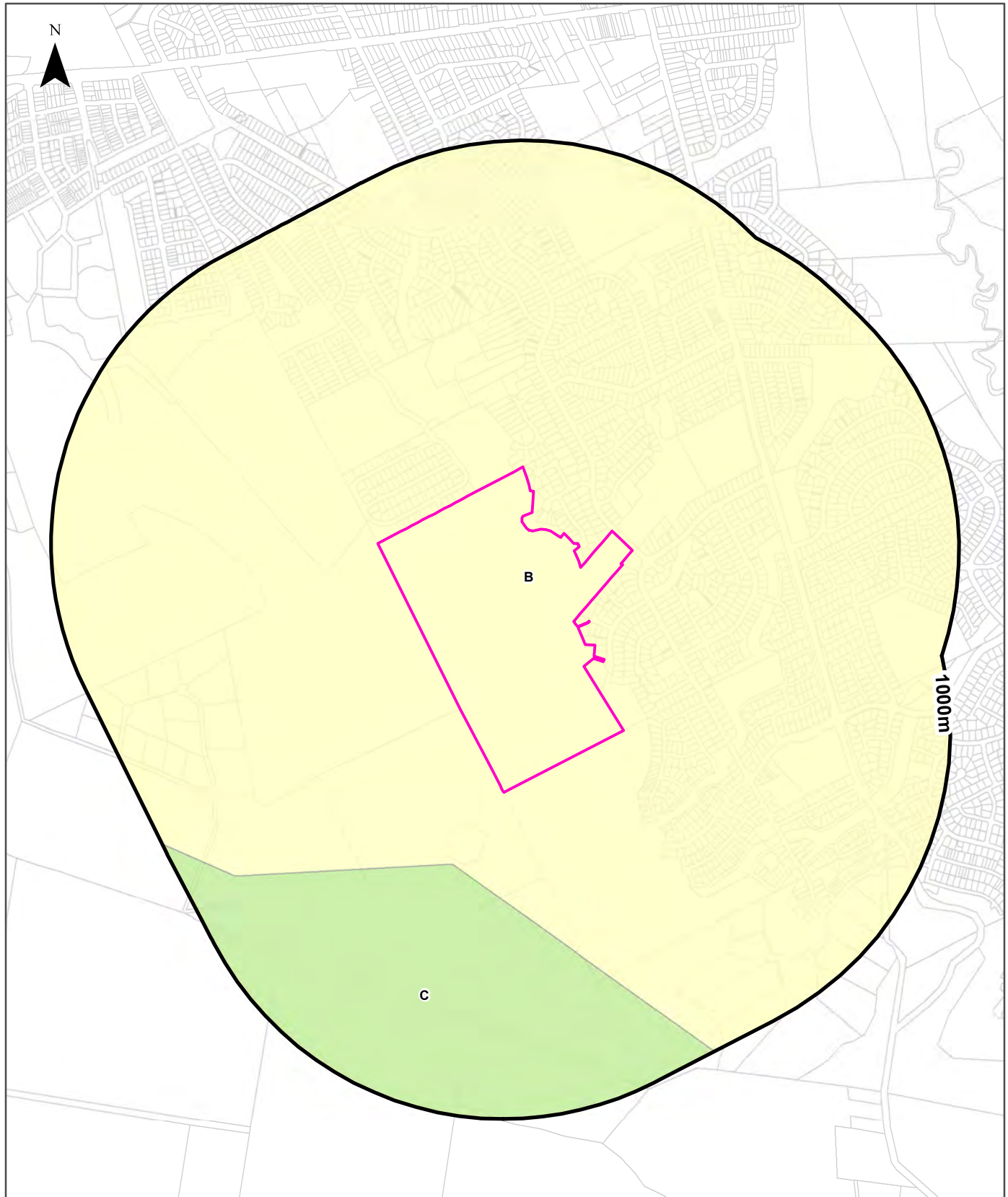
Soil Class	Description	EPI Name	Distance	Direction
N/A				

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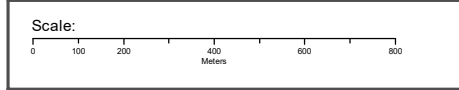
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Atlas of Australian Acid Sulfate Soils

225 Crest Road, Albion Park, NSW 2526



Legend			
Site Boundary	Probability of occurrence of Acid Sulfate Soils		
Report Buffer	A. High (>70%)	C. Extremely Low (1-5%)	No Data
Property Boundary	B. Low (6-70%)	D. No Chance (0%)	



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14May 2020

Acid Sulfate Soils

225 Crest Road, Albion Park, NSW 2526

Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	270m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

225 Crest Road, Albion Park, NSW 2526

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

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

No

What Dryland Salinity assessments are given?

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

Dryland Salinity Data Source : National Land and Water Resources Audit

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

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

Dryland Salinity Potential of Western Sydney

Dryland Salinity Potential of Western Sydney within the dataset buffer?

Feature Id	Classification	Description	Distance	Direction
N/A	Outside Data Coverage			

Dryland Salinity Potential of Western Sydney Data Source : NSW Office of Environment and Heritage

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Mining Subsidence Districts

225 Crest Road, Albion Park, NSW 2526

Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

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

Mining Subsidence District Data Source: © Land and Property Information (2016)
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State Environmental Planning Policy

225 Crest Road, Albion Park, NSW 2526

State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

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

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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Environmental Planning Instrument

225 Crest Road, Albion Park, NSW 2526

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
E3	Environmental Management		Shellharbour Local Environmental Plan 2013	14/02/2020	14/02/2020	14/02/2020	Amendment No 23	0m	Onsite
SP2	Infrastructure	Electricity Transmission & Distribution	Shellharbour Local Environmental Plan 2013	02/04/2015	02/04/2015	14/02/2020	Amendment No 6	0m	Onsite
E3	Environmental Management		Shellharbour Local Environmental Plan 2013	02/04/2015	02/04/2015	14/02/2020	Amendment No 6	0m	Onsite
E4	Environmental Living		Shellharbour Local Environmental Plan 2013	02/04/2015	02/04/2015	14/02/2020	Amendment No 6	0m	Onsite
E4	Environmental Living		Shellharbour Local Environmental Plan 2013	03/10/2014	03/10/2014	14/02/2020	Amendment No 3	0m	Onsite
DM	Deferred Matter		Shellharbour Local Environmental Plan 2013	14/02/2020	14/02/2020	14/02/2020	Amendment No 23	0m	North West
E4	Environmental Living		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		0m	North
R2	Low Density Residential		Shellharbour Local Environmental Plan 2013	03/10/2014	03/10/2014	14/02/2020	Amendment No 3	0m	East
R2	Low Density Residential		Shellharbour Local Environmental Plan 2013	14/02/2020	14/02/2020	14/02/2020	Amendment No 23	0m	North East
R5	Large Lot Residential		Shellharbour Local Environmental Plan 2013	03/10/2014	03/10/2014	14/02/2020	Amendment No 3	0m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		18m	North East
E3	Environmental Management		Shellharbour Local Environmental Plan 2013	02/04/2015	02/04/2015	14/02/2020	Amendment No 6	65m	West
E4	Environmental Living		Shellharbour Local Environmental Plan 2013	27/02/2015	27/02/2015	14/02/2020	Amendment No 4	66m	South West
E4	Environmental Living		Shellharbour Local Environmental Plan 2013	02/04/2015	02/04/2015	14/02/2020	Amendment No 6	87m	South East
E3	Environmental Management		Shellharbour Local Environmental Plan 2013	27/02/2015	27/02/2015	14/02/2020	Amendment No 4	99m	South West
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		110m	East
SP2	Infrastructure	Water Supply System	Shellharbour Local Environmental Plan 2013	03/10/2014	03/10/2014	14/02/2020	Amendment No 3	140m	South
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		198m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		207m	East
SP2	Infrastructure	Water Supply System	Shellharbour Local Environmental Plan 2013	03/10/2014	03/10/2014	14/02/2020	Amendment No 3	237m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		268m	South East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		271m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		274m	South East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		288m	East
SP2	Infrastructure	Water Supply System	Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		334m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		360m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		447m	North East

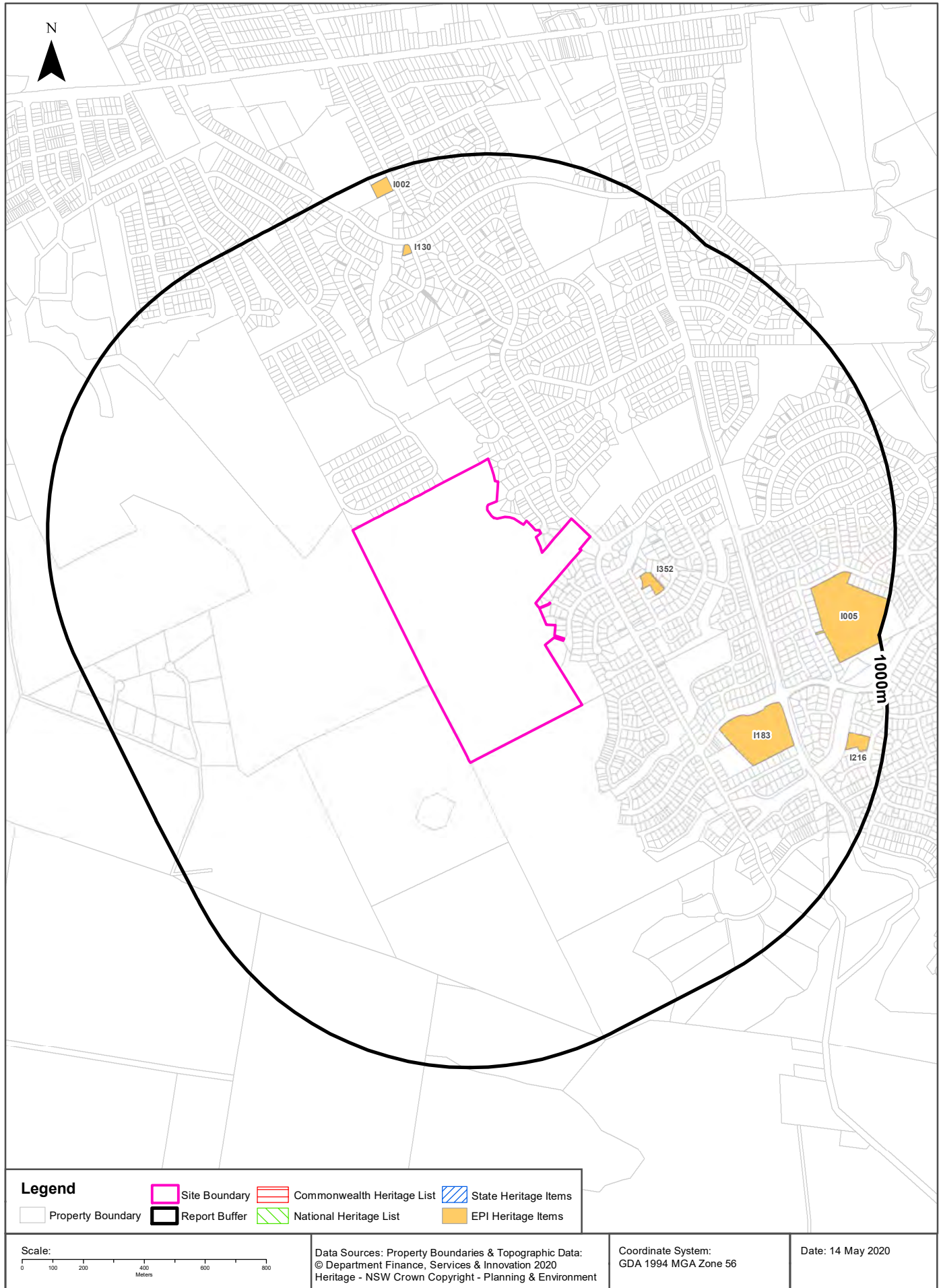
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		468m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		471m	North West
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		475m	North East
E4	Environmental Living		Shellharbour Local Environmental Plan 2013	02/04/2015	02/04/2015	14/02/2020	Amendment No 6	489m	South East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		496m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		529m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		542m	South East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		566m	North East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		577m	South East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		614m	North
E4	Environmental Living		Shellharbour Local Environmental Plan 2013	03/10/2014	03/10/2014	14/02/2020	Amendment No 3	615m	West
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		617m	North East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		648m	North West
SP2	Infrastructure	Electricity Transmission & Distribution	Shellharbour Local Environmental Plan 2013	02/04/2015	02/04/2015	14/02/2020	Amendment No 6	648m	South
E3	Environmental Management		Shellharbour Local Environmental Plan 2013	13/04/2017	13/04/2017	14/02/2020	Amendment No 19	649m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		653m	North East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		661m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		666m	North East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		671m	South East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		673m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		674m	East
B1	Neighbourhood Centre		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		685m	North East
E2	Environmental Conservation		Kiama Local Environmental Plan 2011	16/12/2011	16/12/2011	05/07/2019		701m	South
E3	Environmental Management		Shellharbour Local Environmental Plan 2013	03/10/2014	03/10/2014	14/02/2020	Amendment No 3	732m	West
E4	Environmental Living		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		741m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		744m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		761m	North East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		776m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		778m	North East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		784m	North East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		785m	North West
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		787m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		791m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		794m	North

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RU2	Rural Landscape		Shellharbour Local Environmental Plan 2013	03/10/2014	03/10/2014	14/02/2020	Amendment No 3	801m	South West
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		834m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		841m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		904m	East
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		930m	North
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		935m	North West
RE1	Public Recreation		Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	14/02/2020		990m	North

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Heritage Items

225 Crest Road, Albion Park, NSW 2526



Heritage

225 Crest Road, Albion Park, NSW 2526

Commonwealth Heritage List

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

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

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

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

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

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

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

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

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

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

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

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I352	Fred Ball Park trees	Item - Landscape	Local	Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	27/02/2015	207m	East
I183	Tara fig tree, Mt Terry Primary School	Item - Landscape	Local	Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	27/02/2015	455m	South East
I130	Sunnyside Farmhouse	Item - General	Local	Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	27/02/2015	721m	North

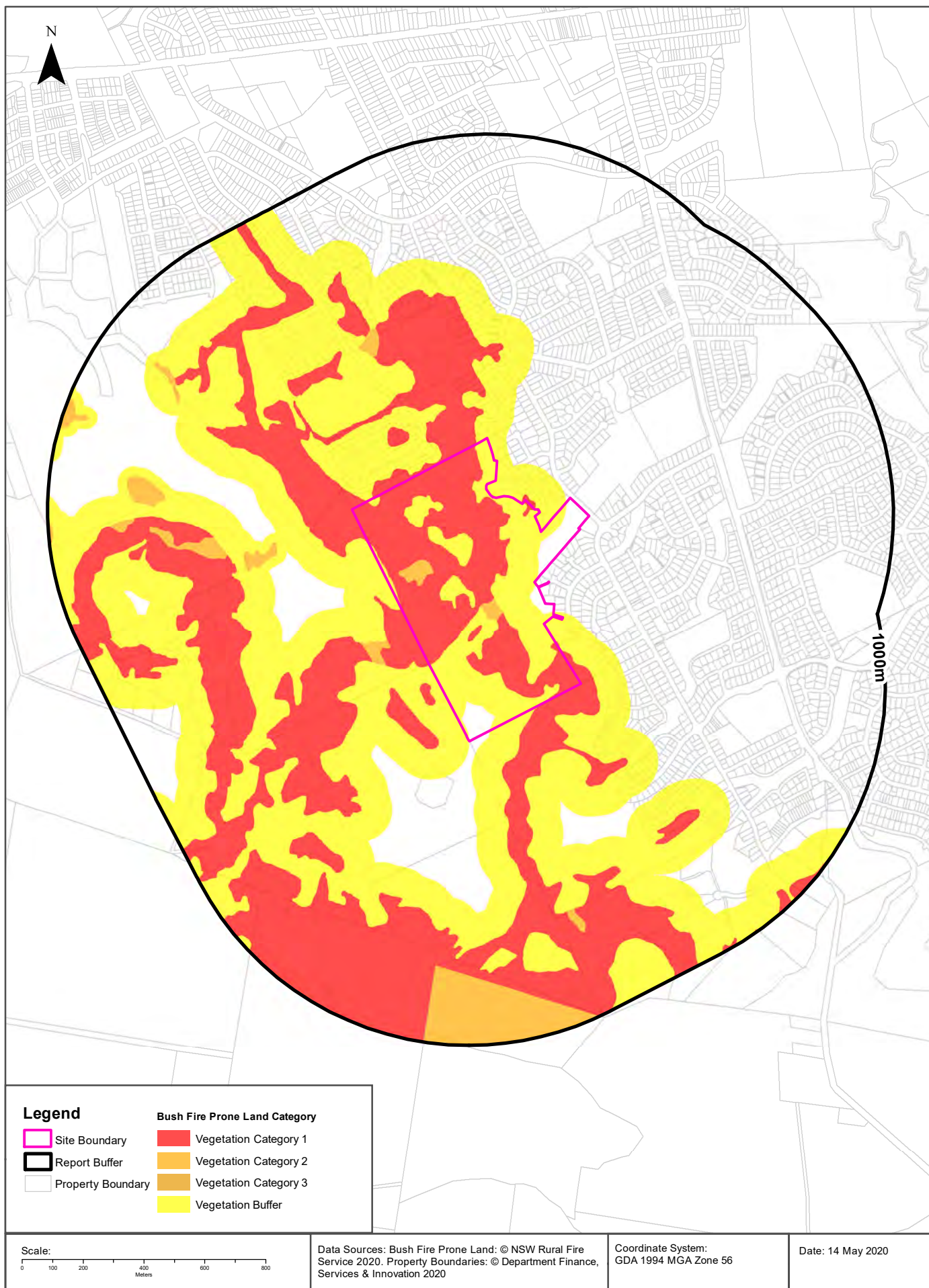
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I005	Rosetta Hill and trees	Item - General	Local	Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	27/02/2015	741m	East
I216	Moreton Bay fig trees	Item - Landscape	Local	Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	27/02/2015	874m	East
I002	Presbyterian Manse (former) and gardens	Item - General	Local	Shellharbour Local Environmental Plan 2013	05/04/2013	05/04/2013	27/02/2015	930m	North

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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Natural Hazards - Bush Fire Prone Land

225 Crest Road, Albion Park, NSW 2526



Natural Hazards

225 Crest Road, Albion Park, NSW 2526

Bush Fire Prone Land

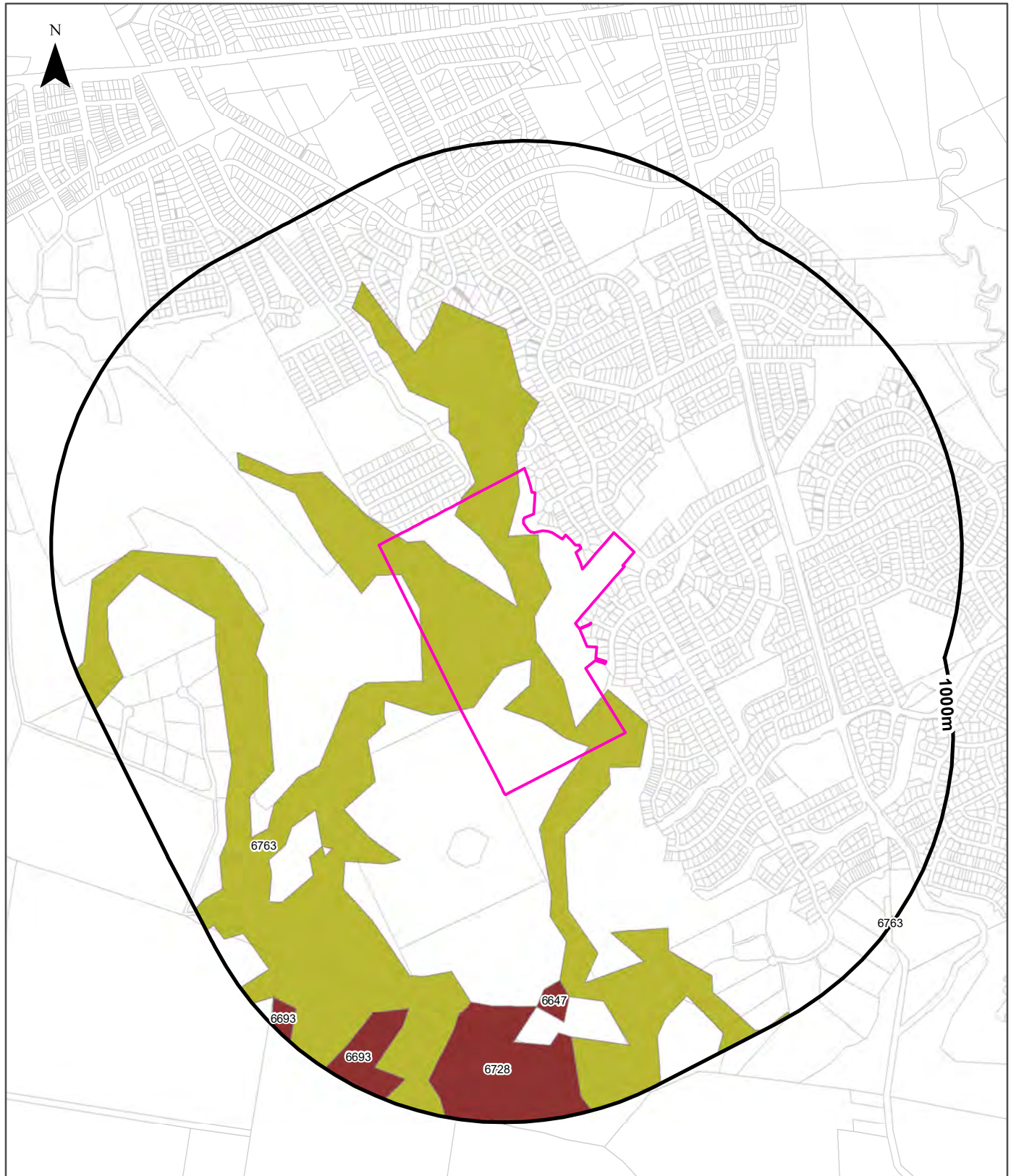
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 1	0m	Onsite
Vegetation Category 2	0m	Onsite

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

Ecological Constraints - Vegetation of the Southern Forests

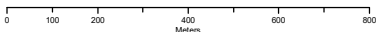
225 Crest Road, Albion Park, NSW 2526



Legend

Site Boundary	01 Rainforests	06 Grassy Woodlands/Grasslands	11 Riparian Forests
Report Buffer	02 Wet Sclerophyll Forests	07 Dry Shrubby Forests	12 Sub-alpine Low Forests
Property Boundary	03 Ash Eucalypt Forests	08 Heath Forests, Mallee Low Forests, and Heathlands	13 Alpine/Sub-alpine Complex
Ramsar Wetlands	04 Montane Tableland Forests	09 Swamp Forests, Wet Heaths, & Sedgeland	14 Coastal Complex
	05 Dry Grass/Shrub Forests	10 Vegetation on Rock Outcrops / Screens	15 Wetlands

Scale:



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

Ecological Constraints

225 Crest Road, Albion Park, NSW 2526

Vegetation of the Southern Forests

What vegetation of the Southern Forests exists within the dataset buffer?

Map Id	Veg Code	Formation	Class	Group	Distance	Direction
6763	54	05 Dry Grass/Shrub Forests	05a SC Forest Red Gum Grass Forests	Far Southern Dry Grass-Herb Forest-Woodland (171)	0m	Onsite
6647	177	01 Rainforests	01b Warm Temperate/Sub-Tropical 01 Rainforests	Illawarra Lowland Sub-Tropical Rainforest	589m	South
6728	177	01 Rainforests	01b Warm Temperate/Sub-Tropical 01 Rainforests	Illawarra Lowland Sub-Tropical Rainforest	640m	South
6693	177	01 Rainforests	01b Warm Temperate/Sub-Tropical 01 Rainforests	Illawarra Lowland Sub-Tropical Rainforest	714m	South West

Vegetation of the Southern Forests: NSW Office of Environment and Heritage

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Ramsar Wetlands

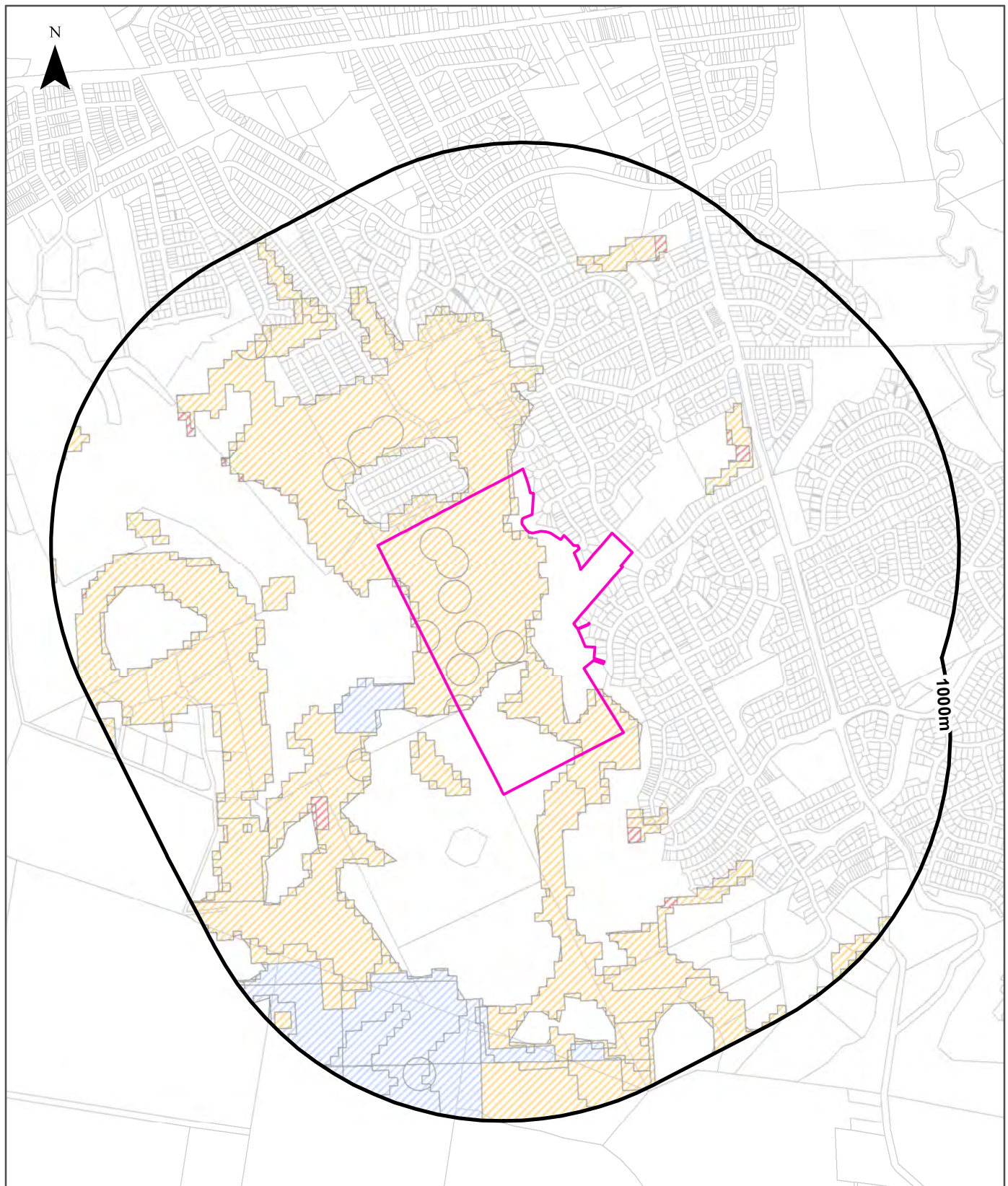
What Ramsar Wetland areas exist within the dataset buffer?

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

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Environment

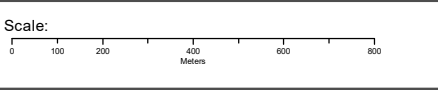
Ecological Constraints - Groundwater Dependent Ecosystems Atlas

225 Crest Road, Albion Park, NSW 2526



Legend

Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment
Report Buffer	High potential GDE - from regional studies	Low potential GDE - from regional studies
Property Boundaries	Moderate potential GDE - from national assessment	Known GDE - from regional studies
	Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment
		Unclassified potential GDE - from regional studies



Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2020

Coordinate System:
GDA 1994 MGA Zone 56

Date: 14 May 2020

Ecological Constraints

225 Crest Road, Albion Park, NSW 2526

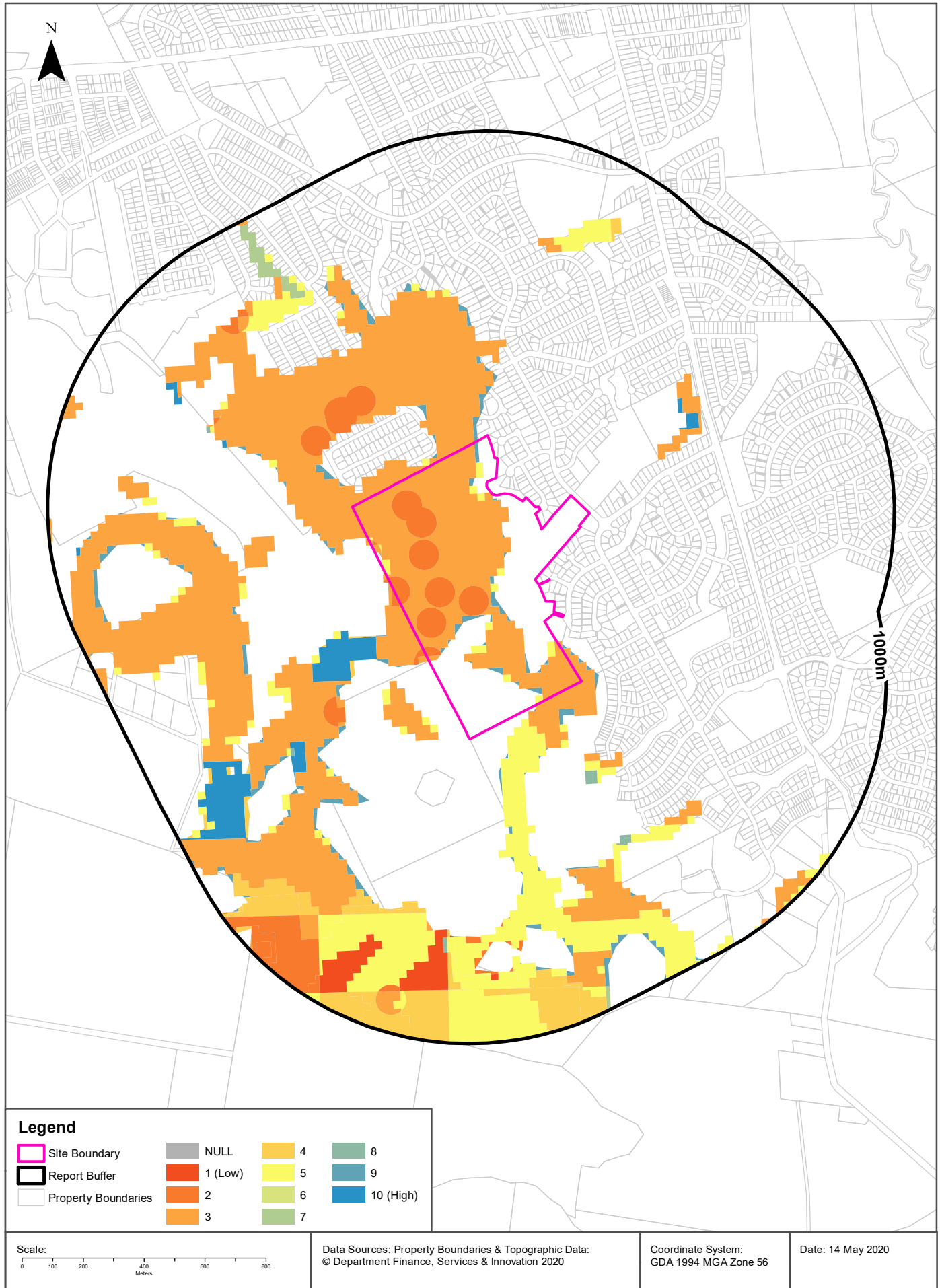
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	Moderate potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		0m
Terrestrial	Low potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		117m
Terrestrial	High potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		133m

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

225 Crest Road, Albion Park, NSW 2526



Ecological Constraints

225 Crest Road, Albion Park, NSW 2526

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	2	Deeply dissected sandstone plateaus.	Vegetation		0m
Terrestrial	3	Deeply dissected sandstone plateaus.	Vegetation		0m
Terrestrial	5	Deeply dissected sandstone plateaus.	Vegetation		0m
Terrestrial	9	Deeply dissected sandstone plateaus.	Vegetation		0m
Terrestrial	4	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		117m
Terrestrial	10	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		118m
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation		265m
Terrestrial	1	Deeply dissected sandstone plateaus.	Vegetation		629m
Terrestrial	7	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		678m

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

225 Crest Road, Albion Park, NSW 2526

NSW BioNet Atlas

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

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria littlejohni	Littlejohn's Tree Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardea ibis	Cattle Egret	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Ardenna pacificus	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus lathami	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Charadrius leschenaultii	Greater Sand-plover	Vulnerable	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Dasyornis brachypterus	Eastern Bristlebird	Endangered	Category 2	Endangered	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Endangered	Not Sensitive	Endangered	JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Egretta sacra</i>	Eastern Reef Egret	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	<i>Epthianura albifrons</i>	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Gallinago hardwickii</i>	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Gelochelidon nilotica</i>	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Glossopsitta pusilla</i>	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Grus rubicunda</i>	Brolga	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Haematopus fuliginosus</i>	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Haematopus longirostris</i>	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Hirundapus caudacutus</i>	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Hydroprogne caspia</i>	Caspian Tern	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	<i>Irediparra gallinacea</i>	Comb-crested Jacana	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Ixobrychus flavicollis</i>	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Lathamus discolor</i>	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	<i>Limosa lapponica</i>	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	<i>Lophoictinia isura</i>	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Ninox connivens</i>	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Ninox strenua</i>	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Numenius madagascariensis</i>	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Numenius phaeopus</i>	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pachycephala olivacea</i>	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pandion cristatus</i>	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Petroica phoenicea</i>	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Petroica rodinogaster</i>	Pink Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pezoporus wallicus</i>	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Plegadis falcinellus</i>	Glossy Ibis	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	<i>Pluvialis fulva</i>	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Pluvialis squatarola</i>	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Puffinus assimilis</i>	Little Shearwater	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Rostratula australis	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Tyto longimembris	Eastern Grass Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isodon obesulus obesulus	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Megaptera novaeangliae	Humpback Whale	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascogale tapoatafa	Brush-tailed Phascogale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Potorous tridactylus	Long-nosed Potoroo	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Reptilia	<i>Chelonia mydas</i>	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	<i>Dermochelys coriacea</i>	Leatherback Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	<i>Tiliqua occipitalis</i>	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Arthropteris palisotii</i>	Lesser Creeping Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	<i>Boronia deanei</i>	Deane's Boronia	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Chorizema parviflorum</i>	Eastern Flame Pea	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Cynanchum elegans</i>	White-flowered Wax Plant	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Daphnandra johnsonii</i>	Illawarra Socketwood	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Galium australe</i>	Tangled Bedstraw	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Gossia acmenoides</i>	Scrub Ironwood	Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Grevillea raybrownii</i>		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	<i>Grevillea rivularis</i>	Carrington Falls Grevillea	Critically Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Haloragis exalata</i> subsp. <i>exalata</i>	Square Raspwort	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Irenepharus trypherus</i>	Illawarra Irene	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Lespedeza juncea</i> subsp. <i>sericea</i>		Endangered Population	Not Sensitive	Not Listed	
Plantae	Flora	<i>Pimelea curviflora</i> var. <i>curviflora</i>		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Pimelea spicata</i>	Spiked Rice-flower	Endangered	Not Sensitive	Endangered	
Plantae	Flora	<i>Pomaderris walshii</i>	Carrington Falls Pomaderris	Critically Endangered	Category 2	Not Listed	
Plantae	Flora	<i>Pterostylis gibbosa</i>	Illawarra Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	<i>Pterostylis pulchella</i>	Waterfall Greenhood	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	<i>Pultenaea aristata</i>	Prickly Bush-pea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	<i>Rhodamnia rubescens</i>	Scrub Turpentine	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Solanum celatum</i>		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	<i>Thelymitra kangaloonica</i>	Kangaloon Sun Orchid	Critically Endangered	Category 2	Critically Endangered	
Plantae	Flora	<i>Zieria granulata</i>	Illawarra Zieria	Endangered	Not Sensitive	Endangered	

Data does not include NSW category 1 sensitive species.

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

Location Confidences

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

LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

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2. The End User may not make the Report or any copies or extracts of the report or any part of it available to any other person. If End User wishes to provide the Report to any other person or make extracts or copies of the Report, it must contact the purchaser of the Report before doing so to ensure the proposed use is consistent with the contract terms between Lotsearch and the purchaser.
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4. The End User hereby to the maximum extent permitted by law:
 - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any

- of its Third Party Content Supplier have any liability to it under or in connection with the Report or these Terms;
- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
5. The End User acknowledges that any Third Party Supplier shall be entitled to plead the benefits conferred on it under clause 4, despite not being a party to these terms.
 6. End User must not remove any copyright notices, trade marks, digital rights management information, other embedded information, disclaimers or limitations from the Report or authorise any person to do so.
 7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
 8. To the extent permitted by law and subject to paragraph 9, all implied terms, representations and warranties whether statutory or otherwise relating to the subject matter of these Terms other than as expressly set out in these Terms are excluded.
 9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
 10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
 11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
 - (a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or
 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 12. These Terms are subject to New South Wales law.

APPENDIX

D

LAND 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: - 225 Crest Road, Albion Park

Description: - Lot 4 D.P. 1223910

<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>
05.11.1925 (1925 to 1930)	Richard Ball (Farmer) (As regards the part numbered (2) on the attached Cadastral Records Enquiry Report)	Book 1405 No. 571
16.12.1892 (1892 to 1930)	Richard Ball (Farmer) (As regards the part numbered (1) on the attached Cadastral Records Enquiry Report)	Book 507 No. 176
10.01.1930 (1930 to 1959)	Frederick Richard Ball (Farmer) (As regards the whole of the subject land)	Book 1589 No. 704
21.09.1959 (1959 to 1988)	Amelia Violet Ann Ball (Widow) (& Her deceased estate)	Book 2504 No. 650 Now 45/630116 & 46/630116
24.07.1973 (1973 to 1988)	Garnet Hedley James Johnston (Gatekeeper) Joseph Borrodale Smith (Farmer) (Re the Estate of Amelia Violet Ann Ball)	Vol 15044 Fol's 139 & 140 Now 45/630116 & 46/630116
02.12.1988 (1988 to 2012)	Miltonbrook Land Pty Limited Vadopin Pty Limited Now IMB Land Pty Ltd	45/630116 & 46/630116 Now 11/1128047 (Numerous intervening titles not investigated from 1990 to 08.03.2000)
22.12.2012 (2012 to date)	# Mark John Grimson # Leisa Anne Grimson	11/1128047 Now 4/1223910

Denotes current registered proprietor

Leases: -

- 21.12.1959 (Book 2513 No. 388) to Raymond Oliver Sproule – term of 5 years
- Titles not investigated between 1990 and 8th March 2000.



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

Easements: -

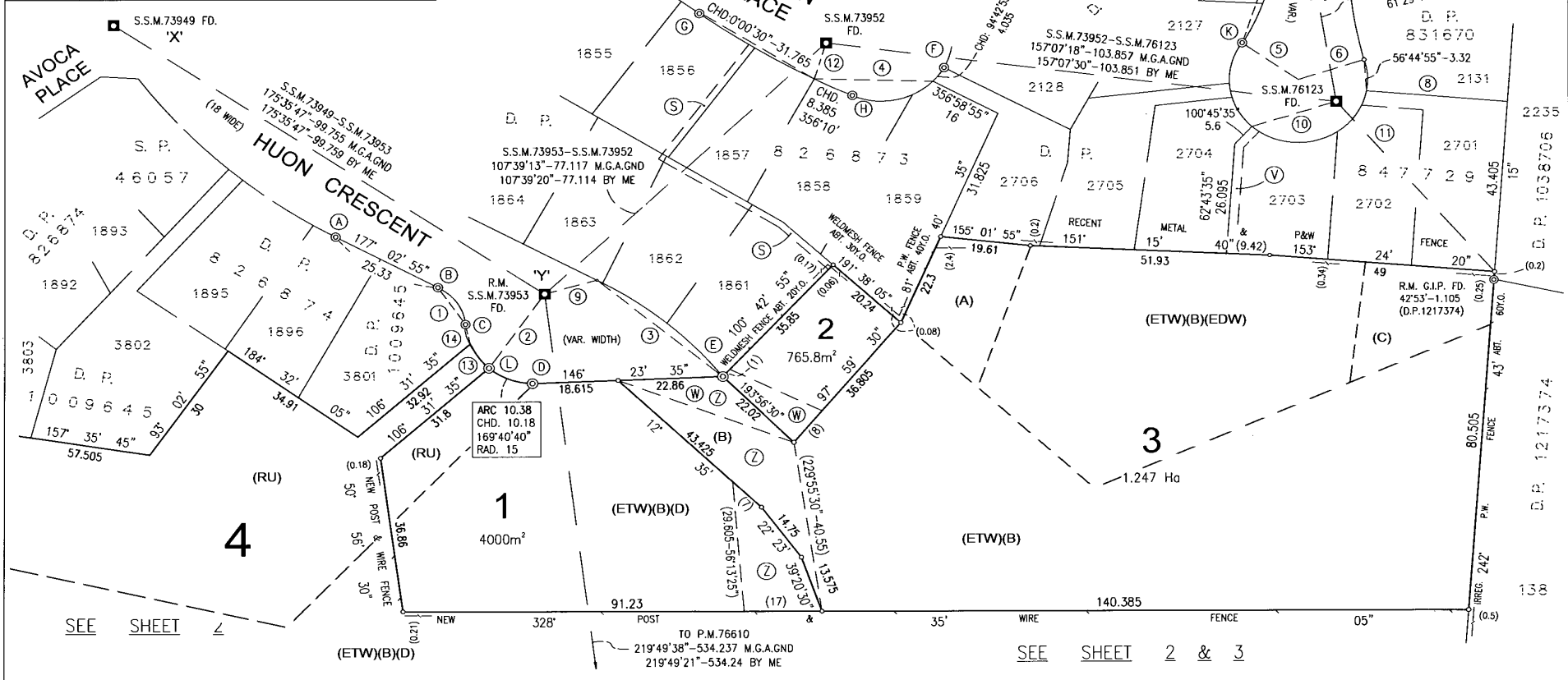
- 07.04.1961 (Gazette & Book 2699 No. 124) Easement for Transmission Line
- 29.11.1974 (Book 3177 No. 173) Easement for Transmission Line
- 15.09.1978 (Gazette & Book 3436 No. 722) Easement for Transmission Line
- 08.03.2000 (D.P. 1009645) Easement to Drain Water 1.5 metres wide and variable
- 08.03.2000 (D.P. 1009645) Right of Carriageway 1.5 metres wide and variable
- 08.03.2000 (D.P. 1009645) Easement for Services 1.5 metres wide and variable
- 29.05.2006 (AC 322155) Easement for Water Supply purposes 3, 5, 7 metres wide and variable
- 29.05.2006 (AC 322155) Easement for Access 5 metres wide and variable
- 30.04.2007 (AD 25321) Right of Way and Services Easement
- 16.10.2009 (D.P. 1144285) Easement for Bushfire Protection Zone Maintenance variable width
- 29.03.2016 (D.P. 1216525) Easement for Asset Protection Zone 10 metres wide

Yours Sincerely
Mark Groll
21 May 2020

MARK	M.G.A. COORDINATES		ZONE	CLASS	ORDER
	EASTING	NORTHING			
SSM 73949	295781.549	6170401.503	56	B	2
SSM 73952	295862.702	6170278.643	56	B	2
SSM 73953	295789.209	6170302.032	56	B	2
SSM 76123	295903.083	6170182.947	56	B	2
SSM 76124	295970.804	6170219.724	56	B	2
PM 76610	295447.010	6169891.707	56	A	1

SOURCE : M.G.A. COORDINATES ADOPTED FROM S.C.I.M.S. ON 4TH JULY, 2017
COMBINED SEA LEVEL AND SCALE FACTOR : 1.000101

- (W) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
EASEMENT FOR SERVICES VARIABLE WIDTH
- (Z) EASEMENT TO DRAIN WATER VARIABLE WIDTH



Reg: R067494 / Doc: DP 1223910 P / Rev: 21-Feb-2018 / NSW IRS / Pgs: ALL / Ent: 19-May-2020 10:45 / Seq: 1 of 5
 © Office of the Registrar-General / Str: INFOTRACK / Ref: Albion Park 225 Crest Rd

Surveyor: ALLAN BRUCE STEPHENS
 Date of Survey: 4TH JULY, 2017
 Surveyor's Ref.: 14168
 2015M7100 (347) PARTIAL SURVEY

PLAN OF SUBDIVISION OF
 LOT 11 IN D.P. 1128847

LGA: SHELLHARBOUR
 Locality: ALBION PARK
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1: 850

Registered
 21.2.2018



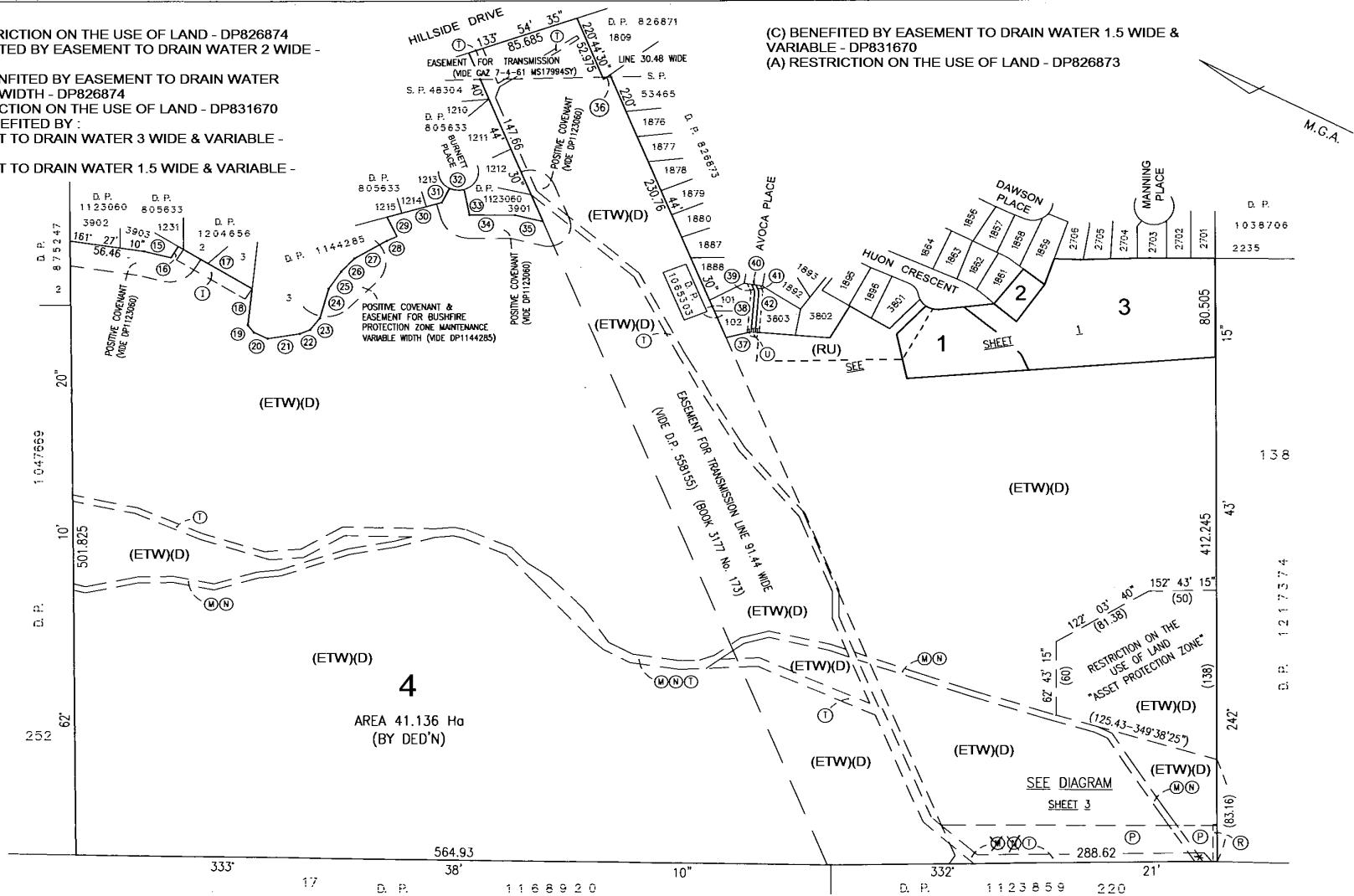
DP1223910 P

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PLAN AMENDED 21.11.2018

(RU) RESTRICTION ON THE USE OF LAND - DP826874
 (D) BENEFITED BY EASEMENT TO DRAIN WATER 2 WIDE - DP847729
 (ETW) EBENFITED BY EASEMENT TO DRAIN WATER VARIABLE WIDTH - DP826874
 (B) RESTRICTION ON THE USE OF LAND - DP831670 (EDW) BENEFITED BY:
 -EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE - DP826873
 -EASEMENT TO DRAIN WATER 1.5 WIDE & VARIABLE - DP826873

(C) BENEFITED BY EASEMENT TO DRAIN WATER 1.5 WIDE & VARIABLE - DP831670
 (A) RESTRICTION ON THE USE OF LAND - DP826873



Reg: R067494 / Doc: DP 1223910 P / Rev: 21-Feb-2018 / NSW IRS / Pgs: ALL / Pnt: 19-May-2020 10:45 / Seq: 2 of 5
 © Office of the Registrar-General / Src: INFOTRACK / Ref: Albion Park 225 Crest Rd

Surveyor: ALLAN BRUCE STEPHENS
 Date of Survey: 4TH JULY, 2017
 Surveyor's Ref.: 14168
 2015M7100 (347) PARTIAL SURVEY

PLAN OF SUBDIVISION OF
 LOT 11 IN D.P. 1128847

LGA: SHELLHARBOUR
 Locality: ALBION PARK
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1:3000

Registered
 21.2.2018

DP1223910

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SCHEDULE OF CHORDS & CONNECTION LINES (Sheet 1 & 2)

1	CHD: 205°27'35"-10.945
2	S.S.M.73953-CNR. 272°55'-26.275
3	CHD: 188°38'35"-35.78
4	CHD: 330°37'05"-25.025
5	14°10'55"-15
6	320°24'15"-15
7	CHD: 82°39'25"-22.015
8	151°07'55"-30.73
9	S.S.M.73953-T.P. 153°28'35"-8.77 (D.P.826873)
10	S.S.M.76123-CNR. 330°57'55"-9.675 (D.P.847729)
11	S.S.M.76123-CNR. 187°14'20"-54.97
12	S.S.M.73952-CNR. 258°20'55"-3.44 (D.P.826873)
13	CHD: 203°06'10"-7.045 ARC: 7.11 RAD:15
14	CHD: 225°16'40"-4.485
32	CHD: 158°03'35"-11.005 ARC:11.27 RAD:15

SCHEDULE OF EASEMENTS (Sheets 1, 2 & 3)

I	EASEMENT OF ASSET PROTECTION ZONE 10 WIDE (VIDE DP1216525)
M	EASEMENT FOR ACCESS 5 WIDE & VARIABLE WIDTH (VIDE AC322155)
N	RIGHT OF WAY & SERVICES EASEMENT (VIDE AD25321)
P	EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (VIDE GAZ 15-9-78 FOLIO 3975)
R	EASEMENT FOR UNDERGROUND CABLES 3 WIDE (VIDE AJ11566)
S	EASEMENT TO DRAIN WATER 1.5 WIDE & VARIABLE (VIDE DP826873)
T	EASEMENT FOR WATER SUPPLY PURPOSES 3, 5 & 7 WIDE & VARIABLE WIDTH (VIDE AC322155)
U	RIGHT OF CARRIAGEWAY-EASEMENT-FOR-SERVICES-EASEMENT-TO-DRAIN WATER 1.5 WIDE & VARIABLE (VIDE DP1009645)
V	EASEMENT TO DRAIN WATER 2 WIDE (VIDE D.P.847729)
W	RIGHT OF CARRIAGEWAY 1.5 WIDE & VAR (VIDE DP 1009645)
X	EASEMENT FOR SERVICES 1.5 WIDE & VAR (VIDE DP 1009645)
Y	EASEMENT TO DRAIN WATER 1.5 WIDE & VAR (VIDE DP 1009645)

SCHEDULE OF BOUNDARY LINES (Sheet 2)

BEARING	DISTANCE
15	167°06'35" 20.46
16	93°41' 9.5
17	183°41' 65.18
18	248°50'15" 30
19	206°07'10" 7.315
20	178°55'25" 11.635
21	143°34' 24.315
22	129°37'35" 8.45
23	100°49'20" 11.985
24	78°02'55" 25
25	96°44' 16.765
26	105°39'55" 14.655
27	122°12'20" 27.95
28	127°36'35" 8.615
29	37°36'10" 17.525
30	136°49'25" 42.75
31	89°35'05" 13
33	232°04'35" 21
34	153°22'55" 34.24
35	166°47'55" 21.5
36	116°48'55" 6.065
37	139°24'05" 20
38	67°35'45" 33
39	41°10'55" 6.255
40	162°02'55" 1.75
41	221°10'55" 5.71
42	247°35'45" 33.35

SCHEDULE OF REFERENCE MARKS (Sheet 1)

BEARING	DISTANCE	REFERENCE
A	267°02'55" 3.375 & 14.49	DH&W'S FD. (D.P.826873)
B	267°02'55" 3.36 & 14.49	DH&W'S FD. (D.P.826873)
C	298°23'55" 3.605	DH&W FD. (D.P.826873)
D	250°25'55" 3.47 BY ME	DH&W. FD. (D.P.826873)
E	243°50' 1	D.H.&W. PL. IN CONC.
F	177°55'55" 3.345	DH&W FD. (D.P.826873)
G	273°02'55" 3.405 & 11.505 BY ME	DH&W'S FD. (D.P.826873)
H	265°21'55" 3.43 & 26.555 BY ME	DH&W'S FD. (D.P.826873)
J	331°07'55" 3.375 & 11.545	DH&W'S FD. (D.P.831670)
K	14°10'55" 3.3 & 26.54	DH&W'S FD. (D.P.831670)
L	272°55" 26.275	SSM 73953 FD.

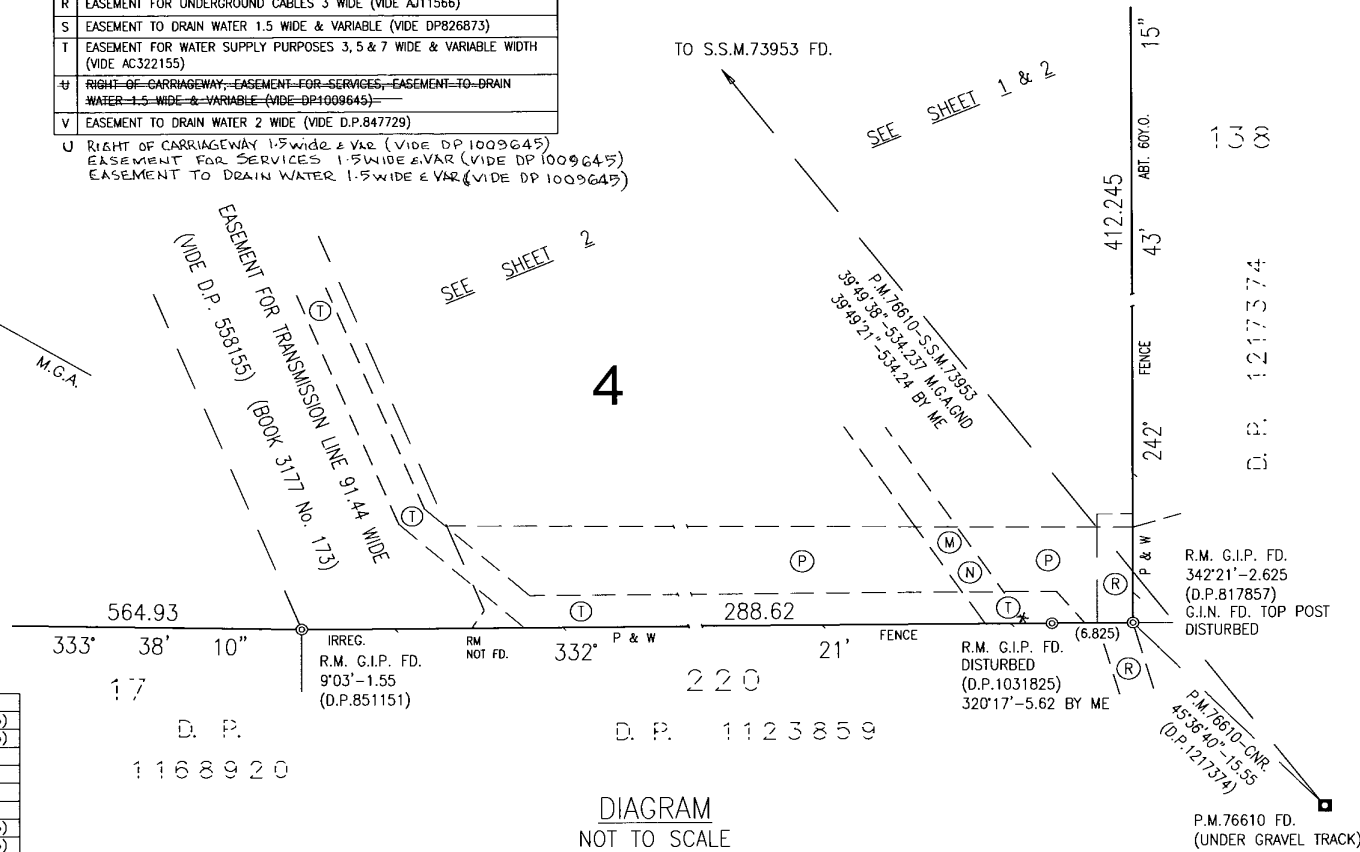


DIAGRAM
NOT TO SCALE

Reg: R067494 / Doc: DP 1223910 P / Rev: 21-Feb-2018 / NSW IRS / Pgs: ALL / Pdt: 18-May-2020 10:45 / Seg: 3 of 5
© Office of the Registrar-General / Str: INFOTRACK / Ref: Albion Park 225 Crest Rd

Surveyor: ALLAN BRUCE STEPHENS
Date of Survey: 4TH JULY, 2017
Surveyor's Ref.: 14168
2015M7100 (347) PARTIAL SURVEY

PLAN OF SUBDIVISION OF
LOT 11 IN D.P. 1128847

LGA: SHELLHARBOUR
Locality: ALBION PARK
Subdivision No:
Lengths are in metres. Reduction Ratio N.T.S.


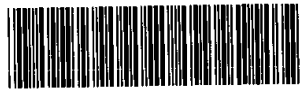

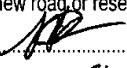
Registered
21.2.2018

DP1223910

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PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)									
<p>Registered:  21.02.2018</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p style="text-align: center;">Office Use Only</p> <div style="text-align: center;">  DP1223910 S </div> <p style="text-align: right;">e Use Only</p>										
<p style="text-align: center;">PLAN OF SUBDIVISION OF LOT 11 IN D.P. 1128847</p>	<p>LGA: SHELLHARBOUR</p> <p>Locality: ALBION PARK</p> <p>Parish: JAMBEROO</p> <p>County: CAMDEN</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:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, ALLAN BRUCE STEPHENS of PO BOX 4091 LUGARNO 2210 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 2012</i>, is accurate and the survey was completed on 4th JULY, 2017.....</p> <p>*(b) The part of the land shown in the plan ([^]being[^]excluding[^]..... was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</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 this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>.</p> <p>Signature:  Dated: 4-7-2017.....</p> <p>Surveyor ID:2022.....</p> <p>Datum Line: 'X - Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is Level Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable.</p> <p>[^]Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>										
<p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>Luke Preston</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: .....</p> <p>Accreditation number: <u>Shellharbour City Council</u></p> <p>Consent Authority: <u>Shellharbour City Council</u></p> <p>Date of endorsement: <u>20/09/2017</u></p> <p>Subdivision Certificate number: <u>SC0081/2017</u></p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p>										
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Plans used in the preparation of survey/compilation.</p> <table style="width: 100%;"> <tr> <td>D.P.817857</td> <td>D.P.1031825</td> </tr> <tr> <td>D.P.826873</td> <td>D.P.1058064</td> </tr> <tr> <td>D.P.831670</td> <td>D.P.1128847</td> </tr> <tr> <td>D.P.847729</td> <td>D.P.1217374</td> </tr> <tr> <td>D.P.851151</td> <td></td> </tr> </table> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p> <p>Surveyor's Reference: 14168</p>	D.P.817857	D.P.1031825	D.P.826873	D.P.1058064	D.P.831670	D.P.1128847	D.P.847729	D.P.1217374	D.P.851151	
D.P.817857	D.P.1031825										
D.P.826873	D.P.1058064										
D.P.831670	D.P.1128847										
D.P.847729	D.P.1217374										
D.P.851151											

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

<p style="text-align: right;">Office Use Only</p> <p>Registered: 21.02.2018</p> <p>PLAN OF SUBDIVISION OF LOT 11 IN D.P. 1128847</p> <p>Subdivision Certificate number: <u>SC0081/2017</u> Date of Endorsement: <u>20/09/2017</u></p>	<p style="text-align: right;">Office Use Only</p> <p style="font-size: 24pt; text-align: center;">DP1223910</p> <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 2012</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.
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PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE:

1. RIGHT OF CARRIAGEWAY VARIABLE WIDTH
2. EASEMENT FOR SERVICES VARIABLE WIDTH
3. EASEMENT TO DRAIN WATER VARIABLE WIDTH
4. RESTRICTION ON THE USE OF LAND
5. RESTRICTION ON THE USE OF LAND

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	24	HUON	CRESCENT	ALBION PARK
2	27	HUON	CRESCENT	ALBION PARK
3	29	HUON	CRESCENT	ALBION PARK
4	225	CREST	ROAD	ALBION PARK

Mortgagee under Mortgage No AH386682
 Signed at 18 this 19 day of
~~Princes Hwy~~ Fairy Meadow NSW October 2017 for National
 Australia Bank Limited ABN 12 004 044 937
 by BRAD HICKS
 its duly appointed Attorney under Power of
 Attorney No. 39 Book 4512

Level 3 Attorney
Robyn Brennan
 Witness/Bank Officer **ROBYN BRENNAN**
 118/126 Princes Highway -
 Fairy Meadow NSW 2519

SIGNED in my presence Mark John Grimson
 and Leisa Anne Grimson who are
 personally known to me.

Signature of Witness
KIM DUFFY
 Name of Witness (BLOCK LETTERS)
12 College Avenue,
Shellharbour 2529
 Address of Witness

Mark John Grimson

 Leisa Anne Grimson

If space is insufficient use additional annexure sheet

Surveyor's Reference: 14168

PLAN TERRY'S MEADOWS

DISTRICT OF ILLAWARRA

Parish of Jamberoo County of Camden

Scale: 12 chains to an Inch



Prepared from Sale Litho of June 1860.
Richardson & Wrench Auctioneers

N. H. Wells Surveyor

F.P. 11172

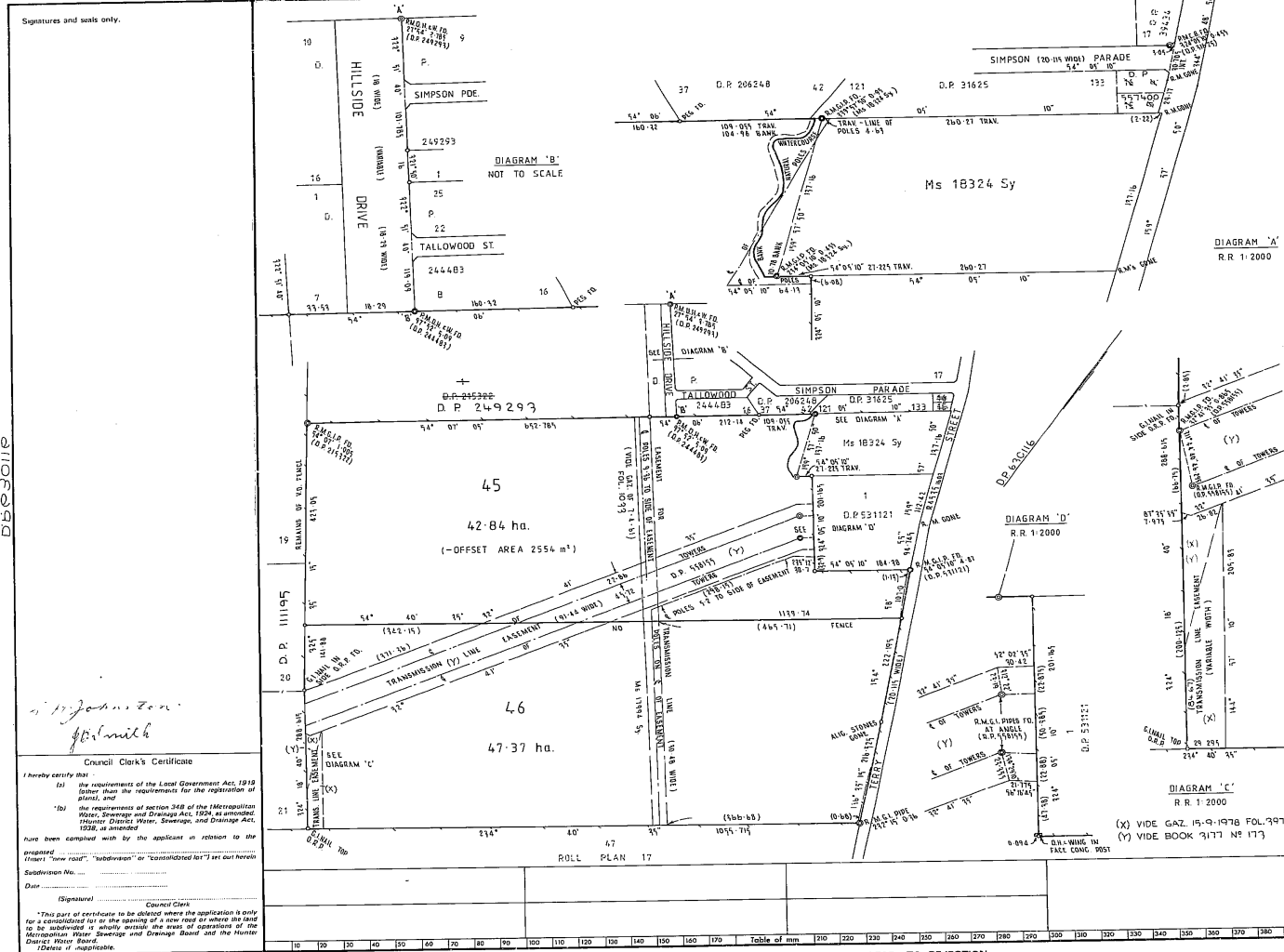
OK

7

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY



Signatures and seals only.

[Signature]

Council Clerk's Certificate

I hereby certify that:

(a) the requirements of the Local Government Act, 1915
 other than the requirements for the registration of
 plans, and

(b) the requirements of section 34B of the Metropolitan
 Water, Sewerage and Drainage Act, 1924, as amended,
 the Metropolitan Water, Sewerage, and Drainage Act,
 1926, as amended.

have been complied with by the applicant in relation to the
 proposed:

Use: "see plan"; "subdivision" or "consolidated lot" set out hereon

Subdivision No.

Date:

(Signature) Council Clerk

*This part of certificate to be deleted where the application is only
 for a consolidation or in the opening of a new road or where the land
 to be subdivided is wholly within the area of operations of the
 Metropolitan Water, Sewerage and Drainage Board and the Hunter
 Water Board.
 Delete if applicable.

D.P. 630116 (5)

Registered: **12.5.1983**

C.A.:

Title System: **OLD SYSTEM**

Purpose: **PA 57170**

Ref. Map: **W7370-8,9,91**

Last Plan: **D.P. 111172**

**PLAN OF PART LOT 45 AND
 LOT 46 ROLL PLAN 17
 (BK. 1589 No. 704)**

Reduction Ratio: **1:5000**
 Lengths are in metres.

Mun./Shire: **SHELLHARBUR**
 City

Locality: **ALBION PARK**

Parish: **JAMBEROO**

County: **CAMDEN**

This is sheet **1** of **1** sheets.
 (Delete if inapplicable.)

I, **FRANCIS CHRISTOPHER COLLARD**
 of **K.F. WILLIAMS & ASSOCES, P.O. BOX 1477, W. BONNS**
 a surveyor registered under the Surveyors Act, 1926, as
 amended, hereby certify that the survey represented in this
 plan is accurate and has been made (1) **in situ** under my
 immediate supervision in accordance with the Survey
 Practice Regulations, 1922, and was completed on **1**
27th JULY 1983

Signature **F. COLLARD**
 Surveyor registered under Surveyors Act, 1926, as amended.
 Custom Line of Address: "A", "B"
 Strike out either (1) or (2). Insert date of survey.

Panel for use only for statements of intention
 to dedicate public roads or to create public res-
 erves, drainage reserves, easements or restrictions
 as to user.

ROLL PLAN 17

Table of min

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390	400
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Surveyors Reference: 19163/181

AMENDMENTS AND/OR ADDITIONS NOTED ON
 PLAN IN REGISTRAR GENERAL'S OFFICE

I, Bruce Richard Davies, Under Secretary for Lands and
 Registrar General for New South Wales, certify that this
 negative is a photograph made as a permanent record of a
 document in my custody this day.

[Signature]

23rd August, 1983

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

[Signatures and seals]

THE COMMON SEAL OF THE LAND ACT, LTD WAS HERETOFORE OBSERVED IN THE PRESENCE OF:



THE COMMON SEAL OF THE COMMON SEAL OF THE LAND ACT, LTD WAS HERETOFORE OBSERVED IN THE PRESENCE OF:



THE COMMON SEAL OF THE LAND ACT, LTD WAS HERETOFORE OBSERVED IN THE PRESENCE OF:

[Signatures]

Crown Lands Office Approval

PLAN APPROVED
 Land District
 Paper No. pages
 Field Book pages

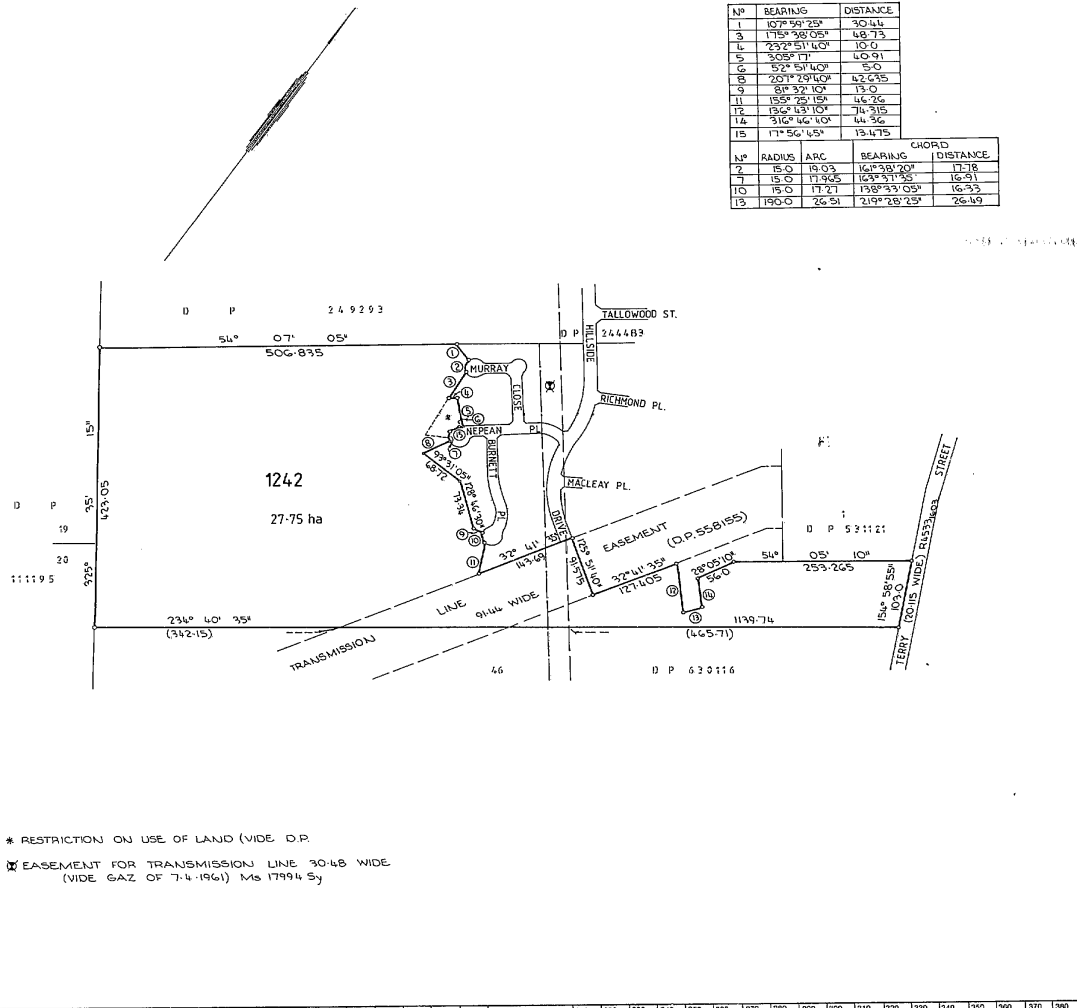
Council Clerk's Certificate

I hereby certify that—
 (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
 (b) the requirements of Part 3 Division 2 of the Water Board Act 1907 and the Water Supply Authorities Act 1907
 have been complied with by the applicant in relation to the proposed (insert "new road", "subdivision" or "consolidated lot") set out herein
 Subdivision No.
 Date:
 (Signature)
 Council Clerk
 Council File No.
 *This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operation of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.
 † Delete if inapplicable.

BOUNDARY SCHEDULE

Nº	BEARING	DISTANCE
1	167° 50' 25"	30.44
2	175° 38' 05"	48.73
3	232° 51' 40"	18.0
4	308° 11'	40.91
5	52° 51' 40"	5.0
6	201° 29' 40"	42.655
7	313° 37' 10"	13.0
8	155° 25' 15"	46.26
9	156° 43' 10"	74.315
10	316° 42' 10"	44.56
11	171° 56' 45"	13.475

Nº	RADIUS	ARC	BEARING	DISTANCE
12	15.0	15.03	161° 28' 20"	17.38
13	15.0	11.965	163° 31' 35"	16.91
14	15.0	17.27	158° 33' 05"	16.32
15	150.0	26.51	218° 26' 25"	26.49



DP 805632

Registered: *[Signature]* 9-10-1990

C.A.:

Title System: TORRENS

Purpose: CONSOLIDATION

Ref. Map: W 7370 - 8th 91st

Last Plan: DP 605633

PLAN OF CONSOLIDATION OF LOTS 1222, 1223 AND 1241 IN DP 805633

Lengths are in metres. Reduction Ratio 1:1000

Mon. City: SHELL HARBOUR

Locality: ALBION PARK

Parish: JAMBEROO

County: CAMDEN

This is sheet 1 of any plan in sheets.

FRANCIS CHRISTOPHER COLLIER, of NSW, WILLIAMS & ASS. SO SURVYORS, WOLLONGONG, 1990 is a surveyor registered under the Surveyors Act, 1926, as amended, hereby certifies that the survey represented in this plan, HAS BEEN COMPLETED in accordance with the Survey Practice Regulations, 1933 and any special requirements of the Department of Lands, and was completed on 19th SEPTEMBER, 1990.

Signature: *[Signature]*
 Surveyor registered under Surveyors Act, 1926, as amended, Datum Line of Assured.

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

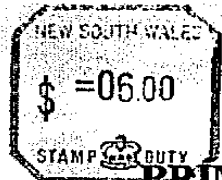
SURVEYOR'S REFERENCE: 23607/990

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 10th October, 1990

[Seal]

KEARNS



NEW SOUTH WALES

PRIMARY APPLICATION

SECTION 14, REAL PROPERTY ACT, 1900

\$ 50		

PA 57170
12-12-83

Typewriting and hand-writing should be clear legible and in permanent black non-copying ink. No alterations should be made by erasure; the words rejected must be ruled through and verified by signature or initials in the margin.

CAUTION.—Severe penalties are provided by the Crimes Act, 1900, and the Real Property Act, 1900, for procuring a certificate of title through fraud.

(a) GARNET HEDLEY JAMES JOHNSTON of 27 Tripoli Way, Albion Park, ~~Carekeeper~~ and JOSEPH BORROWDALE SMITH of 111 Terry Street, Albion Park, Farmer.

herein referred to as the APPLICANT

(a) Full name and address of person or corporation entitled to the land. If a person is entitled, the occupation should also be stated.

(b) Give an adequate description of the land, e.g. "Lot... in Deposited Plan...". If an appropriate assessment is claimed, the deed creating it should be disclosed and an adequate description of its location should be given; its location should also be shown on the plan.

hereby applies to have the undermentioned land brought under the provisions of the Real Property Act, 1900

All that piece of land situated at Albion Park in the County of Camden Parish of Jamberoo being^(b) Lots 45 and 46 in plan of Mr. Surveyor F.C. Collaery lodged herewith

and being ~~the whole~~ part of ^(c) portion 3 granted to ^(d) SAMUEL TERRY by Crown grant dated the 9th day of January, 1827

The application should be accompanied by a plan of survey unless the Registrar General has previously approved therewith. A plan is not normally required where the application relates to land in a qualified certificate of title; in such case it will be sufficient to describe the land by reference to the volume and folio number of the qualified certificate of title.

(c) Delete whichever is inapplicable.

(d) Insert reference to portion or allotment, or if none, to number of acres granted.

(e) Name of grantee.

and requests that the certificate of title issue in the name of

(f) GARNET HEDLEY JAMES JOHNSTON and JOSEPH BORROWDALE SMITH as joint tenants.

(f) If the certificate of title is required to issue in favour of the applicant, insert "the applicant", otherwise here insert the full name of the person or corporation in whose name the certificate of title is to issue. In the case of a person, the full address and occupation should also be stated.

If more than one person, state whether as joint tenants or tenants in common, and, if as tenants in common, the shares in which they take.

(g) Full name, address and occupation of declarant.

(h) If a lesser estate, state accordingly.

(i) Delete whichever is inapplicable.

and in support of this application I/We ^(k) GARNET HEDLEY JAMES JOHNSTON and JOSEPH BORROWDALE SMITH

solemnly and sincerely declare that—

1. The applicant is seised for an estate in fee simple^(h) of the abovescribed land.
2. There is no person in possession or occupation of the said land or any part thereof adversely to the estate or interest therein of the applicant.
3. The said land is now ⁽ⁱ⁾ occupied by the persons specified in the First Schedule as occupiers.
~~unoccupied.~~
4. There does not exist any lease or agreement for lease of the said land for any term exceeding a tenancy for one year, or from year to year, except as set out in the First Schedule.
5. There does not exist any right of way, right of drainage or other easement or any restrictive covenant affecting the said land, except as disclosed in the First Schedule.
6. There does not exist any mortgage, lien, writ of execution, order, charge, encumbrance, will, settlement, deed, writing, contract, or dealing giving any right, claim or interest in the said land, or any part thereof, to any person other than the applicant except as set out in the First Schedule; nor, to the best of my knowledge and belief, is there any action, proceeding or suit pending which affects or could affect the said land, or any person other than the applicant who has or claims any estate, right, title or interest therein, except as disclosed in the First Schedule.^(j)
7. There is no resumption or instrument whereby minerals or substrata have been excepted or reserved to any person, except as disclosed in the First Schedule.
8. The Second Schedule contains a full and correct list^(k) commencing with Conveyance dated 16th December, 1892 Registered Book 507 No. 176.

(j) Should any transaction affecting the land in this application be entered into or any alterations in the buildings or fences be made subsequent to the date of the application, but prior to the issue of the certificate of title, the Registrar General should be informed immediately, and all documents evidencing such transaction should be lodged.

(k) The declaration may be qualified, e.g. by inserting the words "commencing with conveyance dated registered Book No. ... or at the case may be. See also note on back page hereof."

Cert. of T., issued Vol. 15044 Fol. 139/140
Dated 19/5/83

of all settlements, deeds, documents, instruments, maps, plans and papers relating to the said land so far as I have any means of ascertaining them. All such documents as are in my possession or under my control are lodged herewith; the whereabouts of all other documents listed, so far as is known to me, is stated in such list.

9. The applicant has not become bankrupt or assigned his estate for the benefit of creditors.

10. The information shown in the Schedules hereto is to be taken as part of this declaration.

I, [Signature] have been authorised by power of attorney dated the _____ day of _____ 19____ to make this application on behalf of the applicant, and I have received no notice of revocation of such authority.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900,^(a) and certify this application to be correct for the purposes of the Real Property Act, 1900,^(b) and I hereby undertake to notify the Registrar General promptly of any further interest in the said land created after the making of this my declaration and before issue of the certificate of title.

DATE 12th November 1982

[Signature]
 Signature of witness
A. M. RENDEL
 Name of witness (BLOCK LETTERS)
Solentor, Kiara
 Qualification of witness

[Signature]
 Applicant, or authorised agent of applicant^(c)

(d) Delete this clause if inapplicable. The relevant power of attorney or other such authority should be lodged with the application.
 (e) If made outside N.S.W., strike out Oaths Act, 1900 and insert reference to local Act.
 (f) Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

(g) This application is a statutory declaration and must be made before a prescribed functionary. Attention is drawn to the penalties provided by law for any false statement therein.

CONSENT OF MORTGAGEE

_____, being the mortgagee under mortgage registered Book _____ Number _____, hereby joins in and consents to this application subject to:—

- (i) entry on the folio of the register to be created and on the certificate of title to issue of a notification relating to such mortgage,^(d) AND
- (ii) delivery to me of the certificate of title.

(g) See section 37A of the Real Property Act, 1900. If desired, this clause may be deleted and the words "registration" of a mortgage under the Real Property Act, 1900, in substitution for such mortgage inserted in lieu.

[Signature] Witness _____ [Signature] Mortgagee _____

FIRST SCHEDULE

PARTICULARS OF SUBSISTING INTERESTS (LEASES, EASEMENTS, MORTGAGES AND OTHER MATTERS REFERRED TO IN CLAUSES 3 TO 7 INCLUSIVE OF DECLARATION)

Full name and address (of occupier, lessee, mortgagee, etc.)	Nature of entitlement ("occupier", "lessee", "mortgagee", etc.)	Particulars of instrument (if any) by which entitlement created ^(e)
RAYMOND OLIVER SPROULE of "Wattle Grove", Terry Street, Albion Park Easement for transmission line 30.48 wide Easement for transmission line 91.44 wide and variable Easement for transmission line variable width <u>G. H. Johnston</u> <u>[Signature]</u>	Lessee 5 years	Holding over under Lease dated 21st December, 1959. See Government Gazette of 7th April, 1961 DP. 558155 See No. 173 Book 3177 See Government Gazette No. 116 of 15th September, 1978 Folio 3975.

(e) Where the whole or any part of the land is occupied by a tenant state also the nature and duration of the tenancy.

SECOND SCHEDULE

(See notes on back page hereof)

DOCUMENTS REFERRED TO IN CLAUSE 8 OF DECLARATION

To be completed by declarant

Documents Nos. 1 - 11 hereunder **LODGED HEREWITH**
 Documents Nos. hereunder **WHEREABOUTS UNKNOWN**
 Documents Nos. hereunder **PERMANENTLY LODGED**
 Receipt Nos.
 Documents Nos. hereunder **TO BE LODGED BY:**

Docs 1, 2, 3, 10 + 12 \$940

No.	Date	Nature of document	Parties	Registration		FOR OFFICE USE ONLY
				Book	No.	By whom produced
1	16.12.92	Conveyance	Richard Pedler Ball to Richard Ball	507	176	
2	5.11.25	Conveyance	Ebenezer Mathie to Richard Ball	1405	571	
3	1.2.29	Letters of Administration	Estate Richard Ball		156645	
4	10.1.30	Conveyance	The Public Trustee to Frederick Richard Ball	1589	704	
5	27.8.35	Mortgage	Frederick Richard Ball to E.S. & A. Bank Limited	1727	453	
6	11.4.58	Discharge of Mortgage	E.S. & A. Bank Limited to Executors of the Will of Frederick Richard Ball	2840	380	
7	19.2.58	Probate of Will	Will of Frederick Richard Ball		472406	
8	21.9.59	Acknowledgement	Amelia Violet Ann Ball and Edward Leslie Smith to Amelia Violet Ann Ball	2504	650	
9	21.9.59	Statutory Declaration (endorsed on above Acknowledgement)	Amelia Violet Ann Ball and Edward Leslie Smith			
10	21.12.59	Lease	Amelia Violet Ann Ball to Raymond Oliver Sproule (unregistered) <i>5 YEARS</i>			
11	4.2.74	Probate of Will	Will of Amelia Violet Ann Ball		766533	
12	1929	Abstract of title	<i>DOCS 1 to 12 read see sheet 1 & 2 p27 no. 23/2/82</i>			
			<i>G. H. Johnston</i>			
			<i>J.B. Smith</i>			
			<i>[Signature]</i>			
			<i>Docs 1 to 12 inclusive delivered to RHT 3.9.0.</i>			
			<i>27/5/83</i>			

DEPARTMENTAL USE ONLY	TO BE COMPLETED BY LODGING PARTY
PRIMARY APPLICATION 57170 lots 45 and 46 in.	Lodged by REED HANIGAN & TURNER 39 HUNTER ST., SYDNEY 2003 DX. 452 SYDNEY. PH.: 232 1466 39U Delivery Box Number

DP630116

NOTES

Documents to be scheduled

This application should be marked by the Commissioner of Stamp Duties before lodgment by hand at the Registrar General's Office. Where an applicant claims an estate in fee simple by virtue of a documentary title the Second Schedule should commence with a good root of title at least thirty years old or with a later deed which has already been accepted by the Registrar General in an earlier application. Clause 8 of the declaration should be suitably amended.

Where the applicant claims title by possession the devolution of the documentary title of the person(s) against whom possession is asserted should be shown in the Second Schedule.

Where the applicant claims the benefit of an appurtenant easement the Second Schedule should contain a reference to:

- * the deed by which the grantor of the easement acquired title to the servient tenement, and
- * the deed by which the easement was created.

The applicant will be required to establish (e.g., by production of searches) that (i) the grantor of the easement had a good title to the servient tenement; and (ii) the easement has not been determined by surrender, union of tenements or otherwise.

Documents to be lodged

Upon lodgment the application should be accompanied by:

- * all deeds and other documents evidencing the devolution of title from the abovementioned commencing point;
Deeds and other documents which relate to the period prior to the selected commencing point should not be scheduled in or lodged with this application but should be retained in case their subsequent production should be required.
- * any abstract(s) of title in the applicant's possession covering the relevant period; and
- * searches showing the result of searches in the general register of deeds, the register of causes, writs and orders, the register of resumptions and the bankruptcy registers.

Searches

The searches obtained when the applicant or a predecessor in title acquired the land in the application will suffice provided that they commence with a good root of title at least thirty years old or with a later deed already accepted by the Registrar General in an earlier application and, in either case, have been brought up to date or to a recent date. In the case of an application based on possession the searches should show not only the devolution of the documentary title (which in most cases will need to be traced from the Crown grant) but also the result of searches against the applicant and his predecessors in possession.

Applicants based upon possession

There is available upon request at the Title Conversion Branch a departmental circular containing directions for the guidance of applicants who claim title by possession.

Destruction of documents lodged with the application

Upon the issue of the certificate of title the Registrar General will as a general rule destroy those documents which exclusively affect the land in the application (and which accordingly will be totally cancelled pursuant to Section 23A (2), Real Property Act, 1900). However, documents which would otherwise be destroyed may be returned upon request to interested persons. The request (in writing) should specify the documents to be returned and should be made before the processing of the application has been completed.

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



15044-139

NEW SOUTH WALES

First Title Old System
Prior Title P.A. 57170

Vol. 15044 Fol. 139
EDITION ISSUED 19 5 1983



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.

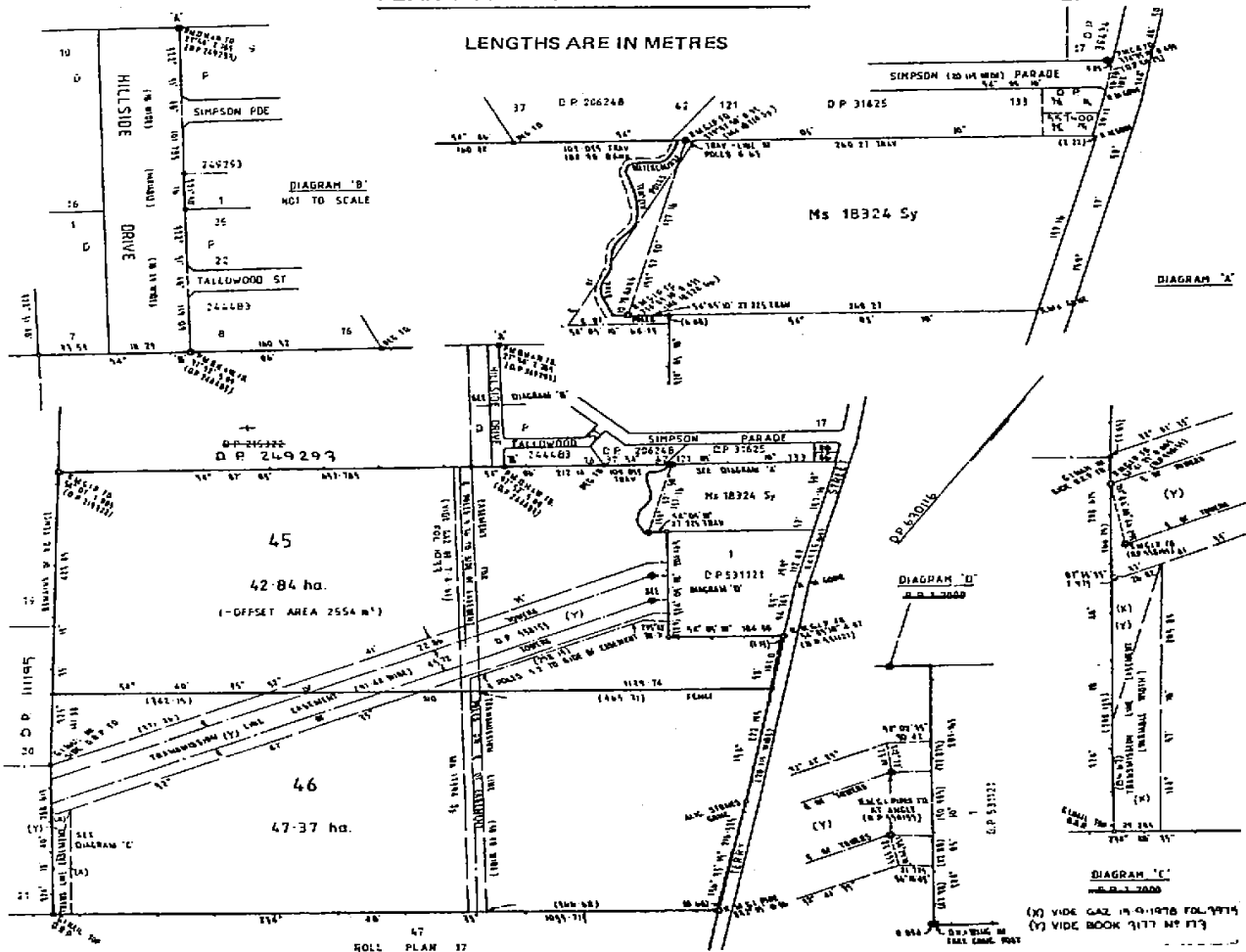
CANCELLED



Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



LAND REFERRED TO

Lot 45 in Deposited Plan 630116 at Albion Park in the Municipality of Shellharbour Parish of Jamberoo County of Camden.

FIRST SCHEDULE

GARNET HEDLEY JAMES JOHNSTON and JOSEPH BORROWDALE SMITH as Joint Tenants.

SECOND SCHEDULE

- GRY 1. Reservations and conditions, if any, contained in the Crown Grant.
- AA 2. Notification in Government Gazette dated 7-4-1961 Folio 1033. Easement for Transmission Line affecting the part of the land above described shown so burdened in the plan hereon.
- ET(SB) 3. Book 3177 No. 173 Easement for Transmission Line affecting the part of the land above described shown so burdened in the plan hereon.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page 1) Vol. 15044 Fol. 139

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

CERTIFICATE OF TITLE



15044140

Vol. 15044 Fol. 140
EDITION 19 5 1983
ISSUED

NEW SOUTH WALES

PROPERTY ACT, 1900

First Title Old System

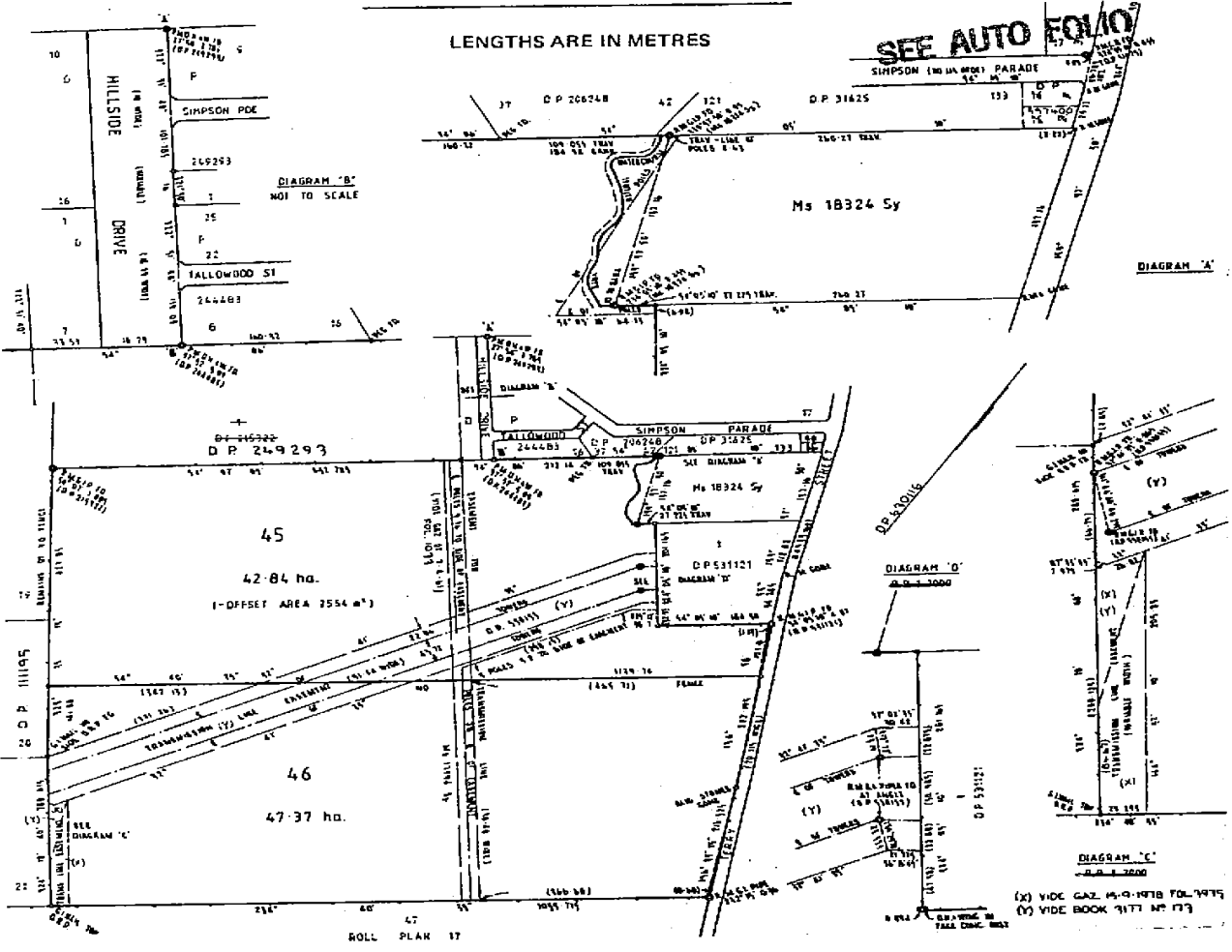
Prior Title P.A. 57170



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.

CANCELLED
Registrar General
NEW SOUTH WALES

PLAN SHOWING LOCATION OF LAND



LAND REFERRED TO

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- ET(SB) 3. Book 3177 No. 173 Easement for Transmission Line affecting the part of the land above described shown so burdened in the plan hereon.
- AB 4. Notification in Government Gazette dated 15-9-1978 Folio 3975 Easement for transmission line affecting the part of the land above described shown so burdened in the plan hereon.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON (Page) Vol. 15044 Fol. 140

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

CANCELLED
SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

21/5/2020 8:44AM

FOLIO: 45/630116

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

Prior Title(s): VOL 15044 FOL 139

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/12/1988	X986423	TRANSFER	
2/12/1988	X986424	MORTGAGE	EDITION 1
8/10/1990	Z281722	DEPARTMENTAL DEALING	
22/10/1990	DP805335	DEPOSITED PLAN	
22/10/1990	DP805336	DEPOSITED PLAN	
22/10/1990	DP805633	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

21/5/2020 8:45AM

FOLIO: 46/630116

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

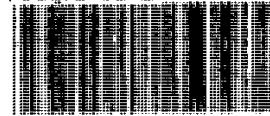
Prior Title(s): VOL 15044 FOL 140

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/12/1988	X986423	TRANSFER	
2/12/1988	X986424	MORTGAGE	EDITION 1
8/10/1990	Z281722	DEPARTMENTAL DEALING	
15/1/1992	E193348	CHANGE OF NAME	
17/1/1992	DP814421	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

*** END OF SEARCH ***

RP 13

STAMP DUTY



X986423



31-57

TRANSFER
 REAL PROPERTY ACT, 1900

T
 (1 of 2)
 \$
 R1/2

DESCRIPTION OF LAND
 Note (a)

Torrens Title Reference	If Part Only, Detail Whole and Give Details	Location
FOLIO IDENTIFIER 45/630116	WHOLE	at ALBION PARK
FOLIO IDENTIFIER 46/630116		

TRANSFEROR
 Note (b)

GARNET HEDLEY JAMES JOHNSTON and JOSEPH BORROWDALE SMITH

ESTATE
 Note (c)

(the abovenamed TRANSFEROR) heroby acknowledges receipt of the consideration of \$ 2,100,000 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEEE
 Note (d)

MILTONBROOK LAND PTY. LIMITED and VADOPIN PTY. LIMITED	OFFICE USE ONLY TC 2
--	-------------------------

TENANCY
 Note (e)

as joint tenants/tenants in common in equal shares

PRIOR ENCUMBRANCES
 Note (f)

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

DATE 2 November 1988

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

EXECUTION
 Note (g)

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

[Signature]
 P. V. MOGGACH
 SOLICITOR KIAMA
 Name of Witness (BLOCK LETTERS)
 Address and occupation of Witness

[Signature] *[Signature]*
 Signature of Transferor

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

Signature of Witness
 Name of Witness (BLOCK LETTERS)
 Address and occupation of Witness

[Signature] (H. HANSON)
 Solicitor for Transferee 7/10/88

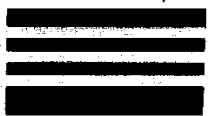
455

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

LODGED BY V. J. RALPH & CO. LAW STATIONERS LEVEL 19, M.L.C. CENTRE MARTIN PLACE, SYDNEY DX 317 SYDNEY FAX: 233 8845 PR: 233 8088 33W	LOCATION OF DOCUMENTS	
	CT	OTHER
	2	Herewith.
Delivery Box Number		In L.T.O. with
Produced by		
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Signed	Extra Feb	0 2 DEC 1988
Secondary Directions		
Delivery Directions		

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NSW
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 MLT
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 88
 7/10/88
 STAMP-DUTY



E
193348 X

**APPLICATION TO RECORD
 CHANGE OF NAME**
 REAL PROPERTY ACT, 1900
 CROWN LANDS CONSOLIDATION ACT, 1913
 WESTERN LANDS ACT, 1901

CN	1	of	X
KC		\$	

DESCRIPTION OF LAND

Note (a)

LAND of which applicant is registered proprietor/holder			
Torrens Title Reference	Location	Tenure Card Reference	Land District
46/630116	ALBION PARK		

REGISTERED DEALING

Note (b)

LEASE, MORTGAGE, or CHARGE of which applicant is registered proprietor		
Type of Dealing	Registered Number	Torrens Title Reference

NAME OF REG'D PROPRIETOR(S)/HOLDER(S) (as presently recorded)

Note (c)

MILTONBROOK LAND PTY. LIMITED AND VADOPIN PTY LIMITED AS TENANTS IN COMMON IN EQUAL SHARES.

being the REGISTERED PROPRIETOR(S)/HOLDER(S) and a change of name, as set out in the statutory declaration below having been effected, the applicant hereby applies to have the following name(s) recorded in the Register.

NAME OF REG'D PROPRIETOR(S)/HOLDER(S) (after change of name)

MILTONBROOK LAND PTY. LIMITED AND IMB LAND PTY. LIMITED AS TENANTS IN COMMON IN EQUAL SHARES

OFFICE USE ONLY
 TCV

STATUTORY DECLARATION

Note (d)

In support of this application I, Vivian Twyford, solemnly and sincerely declare that

Note (e)

1. The applicant is identical with IMB LAND PTY. LIMITED the registered proprietor/holder (or one of them) of the abovementioned land.

Note (f)

2. On the _____ day of _____, 19____, at _____ in the State of _____ the applicant married _____

Note (g)

3. COPY CERTIFICATE OF CHANGE OF NAME DATED 24/11/88 ATTACHED (ANNEXURE "A")

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900, and I hereby certify this application to be correct for the purposes of the Real Property Act, 1900.

Made and subscribed at Wollongong the 16th day of January, 1992 in the presence of—

A. Peterson J.P.
 Signature of Witness

EXECUTION

Note (h)

ANNE PETERSON
 Name of Witness (BLOCK LETTERS)

12 HELEN ST WARILLA 2528
 Address and Occupation of Witness
 CLERK

Vivian Twyford
 Signature of Applicant
 (DIRECTOR, IMB LAND PTY. LIMITED)

TO BE COMPLETED BY LODGING PARTY

Notes (i) and (j)

cards filed as per copy

LODGED BY <u>MILTONBROOKE P/L.</u> <u>P.O. Box 1791</u> <u>WOLLONGONG 2500</u> Delivery Box Number <u>40</u>	LOCATION OF DOCUMENTS	
	CT	OTHER
		Herewith.
		In L.T.O. with <u>D.P. 814421</u>
		Produced by
Checked <u>Rg +</u>	Passed	REGISTERED - -19
Signed	Extra Fee	Secondary Directions
		Delivery Directions

OFFICE USE ONLY

D.P. 814421

RP 33
 1987

INSTRUCTIONS FOR COMPLETION

This form is designed for use with both the Torrens Title Register and Crown Holdings Register and should be lodged at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the applicant in the left hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the applicant and the attesting witness.

Rule up all blanks.

The following instructions relate to the side notes on the form.

- (a) Description of land. (If the application is only in respect of a registered dealing, rule through this panel.)
 - (i) **TORRENS TITLE REFERENCE**—For a manual folio—insert the volume and folio (e.g., Vol. 13836 Vol. 126). For a computer folio—insert the folio identifier (e.g., 12/701924). Rule through panels referring to Crown Holdings and registered dealing.
 - (ii) **CROWN HOLDING REFERENCE**—Insert type of Holding and Holding No. Rule through registered dealing and Torrens Title Reference panels.
 - (iii) **LOCATION**—Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the parish and county, e.g., Ph. Lismore Co. Rous.
 - (iv) **LAND DISTRICT**—Insert the land district pertaining to the Holding, e.g., Tamworth.
- (b) Registered dealing. (If application is only in respect of a folio of the Register or Crown holding rule through this panel.) Show the registered number of the lease, mortgage, or charge and the title reference affected thereby, e.g. Lease W123456—Vol. 13456 Fol. 124
- (c) Insert the full name of all registered proprietor(s)/holder(s) as recorded on the folio or Tenure Card.
- (d) Show the new name of the applicant. In the case of a corporation, the declaration should be made by a responsible officer of the corporation and, where appropriate, should include a statement that the new name has been duly registered in accordance with the provisions of the Companies Act, 1961.
- (e) Show the full name of the registered proprietor/holder as presently recorded on the folio or Tenure Card.
- (f) Show the full name, address and occupation of the spouse after the word "married".
- (g) If the change of name was effected other than by marriage, e.g., where the new name was acquired by user or repute assisted by execution and registration of a deed poll, delete clause 2 and there declare to all facts necessary to establish efficacy of the change.
- (h) Execution.
 - GENERALLY** (i) Should there be insufficient space on the form for execution of this dealing, use an annexure sheet.
 - (ii) This application is a statutory declaration and must be made before a prescribed functionary for the State in which it is made. If made outside New South Wales, strike out "Oaths Act, 1900" and insert reference to Local Act. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.
 - AUTHORITY** (iii) If the application is executed pursuant to an authority the form of execution must indicate the statutory, judicial, or other authority pursuant to which the application has been executed.
 - CORPORATION** (iv) If the application is executed by a corporation, see note (d) above.
- (i) Insert the name, postal address, Australian Document Exchange reference, telephone number and delivery box number of the lodging party.
- (j) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the certificate of title and duplicate registered dealing, as appropriate. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS									
(A)	FOLIO IDENTIFIER	(B)	DIRECTION	(C)	NAME				
SECOND SCHEDULE AND OTHER DIRECTIONS									
(D)	FOLIO IDENTIFIER	(E)	DIRECTION	(F)	NOTFN TYPE	(G)	DEALING NUMBER	(H)	DETAILS

MICROFILM WITH
E 193 348

"A"

NATIONAL COMPANIES AND SECURITIES COMMISSION

Companies (New South Wales) Code
(Sub-section 72(9))

Registered No.:
384736-09

CERTIFICATE OF INCORPORATION ON CHANGE OF NAME OF COMPANY

This is to certify that

VADOPIN PTY LTD

which was on the second day of December, 1986, incorporated

under the Companies (New South Wales) Code as a proprietary company,

on the twenty-fourth day of November, 1988 changed its name to
IMB LAND PTY, LTD.

and that the company is a proprietary company, and is a company limited
by shares.

Given under the seal of the National Companies and Securities Commission at
Sydney on this twenty-fourth day of November, 19 88.



[Handwritten signature]

A person authorised by the
Corporate Affairs Commission of New South Wales
Delegate of the National Companies
and Securities Commission.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/5/2020 10:46AM

FOLIO: 3805/1009645

First Title(s): OLD SYSTEM

Prior Title(s): 1890-1891/826874 1897/826874
2707/847729

Recorded	Number	Type of Instrument	C.T. Issue
8/3/2000	DP1009645	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/11/2003	DP1058064	DEPOSITED PLAN	
28/9/2005	DP1088116	DEPOSITED PLAN	
7/2/2006	AC96418	MORTGAGE	EDITION 2
29/5/2006	AC322155	TRANSFER GRANTING EASEMENT	EDITION 3
30/4/2007	AD25321	TRANSFER GRANTING EASEMENT	EDITION 4
12/3/2008	AD824549	DEPARTMENTAL DEALING	
12/3/2008	AD824595	DEPARTMENTAL DEALING	
19/3/2008	DP1123060	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/5/2020 10:46AM

FOLIO: 3904/1123060

First Title(s): OLD SYSTEM

Prior Title(s): 3805/1009645

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
19/3/2008	DP1123060	DEPOSITED PLAN	FOLIO CREATED EDITION 1
29/7/2008	AE114909	DEPARTMENTAL DEALING	
18/8/2008	DP1128847	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

18/5/2020 10:45AM

FOLIO: 11/1128847

First Title(s): OLD SYSTEM

Prior Title(s): 3904/1123060

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
18/8/2008	DP1128847	DEPOSITED PLAN	FOLIO CREATED EDITION 1
16/10/2009	DP1144285	DEPOSITED PLAN	EDITION 2
22/11/2012	AH386679	DISCHARGE OF MORTGAGE	
22/11/2012	AH386680	DISCHARGE OF MORTGAGE	
22/11/2012	AH386681	TRANSFER	
22/11/2012	AH386682	MORTGAGE	EDITION 3
5/12/2014	AJ11566	TRANSFER GRANTING EASEMENT	EDITION 4
29/3/2016	DP1216525	DEPOSITED PLAN	EDITION 5
20/2/2018	DP1223910	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
Kells

TRANSFER

New South Wales
Real Property Act 1900



AH386681M

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

Section 30B RP Act requires that the Register is

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 110755249	2847
Duty: \$10.00	Tax No: 6866102
Asst details: _____	

(A) TORRENS TITLE

11/1128847

(B) LODGED BY

Document Collection Box 45A	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123011G Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 Reference (optional): 12112603	CODES T TW
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(C) TRANSFEROR

MILTONBROOK LAND PTY LIMITED (ABN 70 003 826) and I.M.B. LAND PTY. LTD (ACN 003 207 841)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 955,000.00 and as regards the land

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

MARK JOHN GRIMSON and LEISA ANNE GRIMSON

TENANCY: Joint Tenants

DATE

26 / 10 / 2012

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

Corporation: MILTONBROOK LAND PTY LIMITED (ABN 70 003 826)
Authority: Section 127(1) of the Corporations Act 2001

Signature of authorised person:
Name of authorised person:
Office held:

J.B. Macquarie
J.B. Macquarie
Secretary
Jennifer Brook Macquarie

Signature of authorised person:
Name of authorised person:
Office held:

N.F. Fredericks
N.F. FREDERICKS
DIRECTOR

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

Signature:

Signatory's name: Michael Hatfield
Capacity: Solicitor for the transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. **317621** Full Name: **Michael Hatfield** Signature: _____

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

Annexure A to TRANSFER


Parties: From MILTONBROOK LAND PTY LIMITED (ABN 70 003 826) AND I.M.B. LAND PTY. LTD (ACN 003 207 841) to MARK JOHN GRIMSON AND LEISA ANNE GRIMSON


Dated: 26 / 10 / 2012

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

Corporation: I.M.B. LAND PTY. LTD (ACN 003 207 841)

Authority: Section 127(1) of the Corporations Act 2001

Signature of authorised person: 

Signature of authorised person: 

Name of authorised person: KIERAN ROBERT BIDDLE

Name of authorised person: LAUREN WISE

Office held: DIRECTOR

Office held: COMPANY SECRETARY

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



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/5/2020 10:45AM

FOLIO: 4/1223910

First Title(s): OLD SYSTEM

Prior Title(s): 11/1128847

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
20/2/2018	DP1223910	DEPOSITED PLAN	FOLIO CREATED EDITION 1 CORD ISSUED
8/10/2018	DP1238120	DEPOSITED PLAN	
12/10/2018	AN777271	DEPARTMENTAL DEALING	
12/10/2018	AN777294	DEPARTMENTAL DEALING	
15/10/2018	DP1229526	DEPOSITED PLAN	
19/8/2019	AP472322	DISCHARGE OF MORTGAGE	
19/8/2019	AP472323	MORTGAGE	EDITION 2 CORD ISSUED

*** END OF SEARCH ***



FOLIO: 4/1223910

SEARCH DATE	TIME	EDITION NO	DATE
18/5/2020	10:45 AM	2	19/8/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED.

LAND

LOT 4 IN DEPOSITED PLAN 1223910
AT ALBION PARK
LOCAL GOVERNMENT AREA SHELLHARBOUR
PARISH OF JAMBEROO COUNTY OF CAMDEN
TITLE DIAGRAM DP1223910

FIRST SCHEDULE

MARK JOHN GRIMSON
LEISA ANNE GRIMSON
AS JOINT TENANTS

SECOND SCHEDULE (35 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 BK 3177 NO 173 EASEMENT FOR TRANSMISSION LINE 91.44 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
0449172 EASEMENT NOW VESTED IN ILLAWARRA ELECTRICITY
- 3 EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE GOV. GAZ. 7.4.1961 FOL 1033
Z209908 EASEMENT NOW VESTED IN ILLAWARRA ELECTRICITY
- 4 EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM - SEE GOV. GAZ. 15.9.1978 FOL 3975
0365900 EASEMENT NOW VESTED IN ILLAWARRA ELECTRICITY
- 5 DP814421 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP814421 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP826871 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP826874 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP826873 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (35 NOTIFICATIONS) (CONTINUED)

-
- 10 DP826874 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 11 DP826873 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 12 DP831670 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP847729 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 14 DP1009645 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 15 DP1009645 EASEMENT TO DRAIN WATER 1.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 16 DP1009645 RIGHT OF CARRIAGEWAY 1.5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 17 DP1009645 RIGHT OF CARRIAGEWAY 1.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 18 DP1009645 EASEMENT FOR SERVICES 1.5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 19 DP1009645 EASEMENT FOR SERVICES 1.5 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 20 DP1009645 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT
- 21 AC322155 EASEMENT FOR WATER SUPPLY PURPOSES 3, 5, 7 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 22 AC322155 EASEMENT FOR ACCESS 5 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 23 AD25321 RIGHT OF WAY AND SERVICES EASEMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 24 DP1123060 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 25 DP1123060 EASEMENT TO DRAIN AND DISPERSE SURFACE WATER OVERFLOW 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 26 DP1123060 POSITIVE COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 27 DP1144285 POSITIVE COVENANT
- 28 DP1144285 EASEMENT FOR BUSHFIRE PROTECTION ZONE MAINTENANCE VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 29 DP1144285 EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH

END OF PAGE 2 - CONTINUED OVER

SECOND SCHEDULE (35 NOTIFICATIONS) (CONTINUED)

-
- APPURTENANT TO THE LAND ABOVE DESCRIBED
- 30 AJ11566 EASEMENT FOR UNDERGROUND CABLES 3 WIDE AFFECTING
THE SITE SO BURDENED IN PLAN WITH AJ11566
- 31 DP1216525 EASEMENT FOR ASSET PROTECTION ZONE 10 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 32 DP1223910 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO
THE LAND ABOVE DESCRIBED
- 33 DP1223910 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (4) IN THE S.88B INSTRUMENT AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 34 DP1223910 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (5) IN THE S.88B INSTRUMENT
- 35 AP472323 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX

E

SECTION 10.7 CERTIFICATE

Applicant:

Mr C H Cardno NSW/ACT Pty Ltd
16 Burelli Street
WOLLONGONG NSW 2500

callum.laker@cardno.com.au

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

Applicants Reference: 225 Crest Street PSI

Certificate No: PL0912/2020

Print Date: 13 May 2020

LAND DESCRIPTION:

225 Crest Road ALBION PARK NSW 2527

Lot 4 DP 1223910

Land ID: 34299

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 No 21 - Caravan Parks.

The policy provides that where caravan parks or camping grounds are permissible under the environmental planning instrument, movable dwellings, as defined under the *Local Government Act, 1919*, are permissible.

SEPP No 33 - Hazardous & Offensive Development.

Provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy.

SEPP No 36 - Manufactured Home Estates.

The policy -(i) defines where Manufactured Home Estates (MHEs) may be permitted and establishes criteria for the granting of development consent to these estates, - (ii) enables, with development consent, the subdivision of MHEs, provided such subdivision complies with the provisions of the Local Government (Manufactured Home Estates) Regulation 1993.

SEPP No 50 - Canal Estate Developments.

This policy provides that where the policy applies, a person shall not carry out canal estate development as defined in the policy.

SEPP No 55 - Remediation Of Land.

The policy aims to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. The policy applies to the whole state to ensure that remediation is permissible development and is always carried out to high standard. It specifies when consent is required for remediation and lists considerations that are relevant when rezoning land and determining development applications.

SEPP No 64 - Advertising And Signage.

The policy aims to improve the amenity of urban and natural settings by managing the impact of outdoor advertising.

.....
SEPP No 65 - Design Quality Of Residential Flat Development.

The policy raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development. The accompanying regulation requires the involvement of a qualified designer throughout the design, approval and construction stages.

SEPP No 70 - Affordable Housing (Revised Schemes).

The policy extends the life of affordable housing provisions relating to: Sydney Regional Environmental Plan No 26 - City West, Willoughby Local Environmental Plan 1995, South Sydney Local Environmental Plan 1998.

SEPP - Building Sustainability Index: Basix 2004.

This policy applies to all new single dwelling houses or dual occupancy development from 1st July 2005, and to all new multi-dwelling development or alterations and additions from 1st October 2005. BASIX is a web based tool designed to assess the potential performance of residential buildings against sustainability criteria. Details are available at www.basix.nsw.gov.au or by contacting NSW Department of Infrastructure Planning and Natural Resources.

SEPP - (State Significant Precincts) 2005.

This policy identifies the criteria for state significant development to be determined by the Minister for Infrastructure and Planning. This will facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the state.

SEPP - (Housing for Seniors or People with a Disability) 2004.

The policy aims to encourage the development of high quality accommodation for our ageing population and for people who have disabilities - housing that is in keeping with the local neighbourhood.

SEPP - (Mining, Petroleum Production and Extractive Industries) 2007.

This SEPP aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State. The policy also aims to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources and to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment and sustainable management, of development of mineral, petroleum and extractive material resources.

SEPP - (Infrastructure) 2007.

The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:

- a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- b) providing greater flexibility in the location of infrastructure and service facilities, and
- c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain

-
- e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
 - f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

SEPP - (Exempt & Complying Development Codes) 2008.

This policy aims to provide streamlined assessment processes for development that complies with specified development standards by identifying in the General Exempt Development Code the types of development that may be carried out without the need for development consent and in the Complying Development Codes the types of complying development that may be carried out in accordance with a complying development certificate.

SEPP - State Environmental Planning Policy (Affordable Rental Housing) 2009.
The aims of this Policy are as follows:

- a) to provide a consistent planning regime for the provision of affordable rental housing,
- b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards
- c) to facilitate the retention and mitigate the loss of existing affordable rental housing
- d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,
- e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing
- f) to support local business centres by providing affordable rental housing for workers close to places of work
- g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

SEPP - State Environmental Planning Policy (State & Regional Development) 2011.

The SEPP aims to:

- a) Identify development that is State significant development,
- b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- c) to confer functions on joint regional planning panels to determine development applications.

SEPP - State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007.

This Policy aims to:

- a) to provide that the erection of temporary structures is permissible with consent across the State,
- b) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures,
- c) to encourage the protection of the environment at the location, and in the vicinity, of temporary structures by specifying relevant matters for consideration,

-
- d) to provide that development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with development consent.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

The aims of this Policy are to:

- (a) protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
- (b) preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

This Policy aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State.

State Environmental Planning Policy (Primary Production and Rural Development) 2019

The aims of this Policy are to:

- Facilitate the orderly economic use and development of lands for primary production
- Reduce land use conflict
- Identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land and
- Simplify the regulatory process for smaller-scale low risk artificial waterbodies.

Deemed SEPP's (Regional Environmental Plans)

No Deemed SEPPs apply to the land.

1.2 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 Plan

Shellharbour LEP 2013 Planning Proposal No 15 - Short term rental accommodation. This Planning Proposal is to consider permitting either with or without consent, subject to compliance with specific criteria, short term rental accommodation in the Shellharbour Local Government Area where a dwelling is legally permitted.

Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Exempt & Complying Development Codes) 2008

The proposed amendments comprise over 50 changes to the SEPP including:

- Introduce new definitions to provide clarity and certainty;

-
- Clarify the policy intent in the case of minor inconsistencies;
 - Improve existing diagrams to ensure they adequately reflect the development standards; and
 - Correct minor drafting errors including incorrect clause references.

Full details can be found at www.planning.nsw.gov.au

Standard Instrument LEP - introduction of a definition of short term rental accommodation that is not a form of tourist and visitor accommodation and is permissible in all zones in which dwellings are permissible.

State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 - Short Term Rental Accommodation.

The key changes to the State Environmental Planning Policy include specific provisions and required development standards so that Short Term Rental Accommodation is permitted as exempt or complying development and include minimum fire safety and evacuation requirements for individual premises used for Short Term Rental Accommodation.

Full details of the Standard Instrument LEP and State Environmental Planning Policy changes can be found on the website of the NSW Department of Planning & Environment www.planning.nsw.gov.au

1.3 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 the Major Development State Environmental Planning Policy.

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 79C of the *Environmental Planning and Assessment Act* lists a DCP as a matter for consideration in determining a development application.

Draft Exhibited Development Control Plan

No exhibited draft Development Control Plans apply to the land.

Technical Policies

Shellharbour City Council Stormwater Policy. Council has adopted the Shellharbour City Council Stormwater Policy that would apply to all lots within the Shellharbour City Local Government Area.

Exhibited Technical Policies

There are no Exhibited Technical Policies on this land.

.....
1.4 In this clause, proposed environmental planning instrument includes a planning proposal for the LEP or a draft environmental planning instrument.

2. ZONING AND LAND USE UNDER RELEVANT LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 above (other than a SEPP or proposed SEPP) that applies to the land:

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

Shellharbour LEP 2013 - E3 Environmental Management.
Shellharbour LEP 2013 - E4 Environmental Living.
Shellharbour LEP 2013 - R2 Low Density Residential.
Shellharbour LEP 2013 - SP2 Infrastructure.

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

Shellharbour LEP 2013 - R2: Home occupations.
Shellharbour LEP 2013 - SP2: Nil.
Shellharbour LEP 2013 - E3: Home occupations.
Shellharbour LEP 2013 - E4: Home occupations.

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

Shellharbour LEP 2013 - R2: Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Jetties; Multi dwelling housing; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water reticulation systems.

Shellharbour LEP 2013 - SP2: Aquaculture; Environmental protection works; Flood mitigation works; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

Shellharbour LEP 2013 - E3: Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Farm stay accommodation; Flood mitigation works; Group homes; Home-based childcare; Home businesses; Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Tank-based aquaculture; Water reticulation systems.

Shellharbour LEP 2013 - E4: Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies (attached); Dwelling houses; Environmental protection works; Flood mitigation works; Home-based child care; Home businesses; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Tank-based aquaculture; Water reticulation systems.

Exceptions

Shellharbour LEP 2013 - No.

2.4 For what purposes is development prohibited within the zone?

Shellharbour LEP 2013 - R2: Any development not specified in clause 2.2 or 2.3.

Shellharbour LEP 2013 - SP2: Any development not specified in clause 2.2 or 2.3.

Shellharbour LEP 2013 - E3: Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in clause 2.2 or 2.3.

Shellharbour LEP 2013 - E4: Industries; Service stations; Warehouse or distribution centres; Any other development not specified in clause 2.2 or 2.3.

2.5 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 minimum land dimensions so fixed?

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.

2.6 Does the land include or comprise a critical habitat?

Shellharbour LEP 2013 - No.

2.7 Is the land in a conservation area?

Shellharbour LEP 2013 - No.

2.8 Is an item of environmental heritage situated on the land?

Shellharbour LEP 2013 - No.

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

This clause does not apply to the land.

.....
3. COMPLYING DEVELOPMENT

- 3.1** The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- 3.2** The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3.3** 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.

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.

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.

Commercial and Industrial Alterations Code

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

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings & Additions) 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.

Container Recycling Facilities Code

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

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

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)?

Not applicable.

5. MINE SUBSIDENCE

5.1 Is the land proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*?

No.

6. ROAD WIDENING AND ROAD REALIGNMENT

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

(A) Division 2 of Part 3 of the *Roads Act 1993*?

No.

(B) Any environmental planning instrument?

No.

(C) Any resolution of the Council?

No.

7. **COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS.**

Is the land affected by a policy either adopted by Council OR adopted by any other public authority and notified to the Council (for the express purposes of its adoption by that authority being referred to in planning certificates issued by the Council) that restricts the development of the land because of the likelihood of:

7.1 **Landslip**

No.

7.2 **Bushfire**

No.

7.3 **Tidal Inundation**

No.

7.4 **Subsidence**

No.

7.5 **Acid Sulphate Soils**

No

7.6 **Any other risk**

No.

7A **FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION**

7A.1 **Is development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) subject to flood related development controls?**

Macquarie Rivulet Flood Study - All or part of the land has been identified within the Macquarie Rivulet Flood Study (2017) as **below the Preliminary Flood Planning Level**. Updated Information has been produced by consultants via the Development Application process and may be different to that outlined in above mentioned study. Additionally, Council is in the process of preparing a Floodplain Risk Management Study and Plan for Macquarie Rivulet and advice related to flooding and flood related development controls may change upon Council's adoption of new flood information. For further information, please contact Council's Technical Services Department on 4221 6111 (This information has been provided pursuant to section 10.7(5) of the Environmental Planning & Assessment Act, but does not constitute a full section 10.7(5) planning certificate).

.....
7A.2 Is development on the land or part of the land for any other purpose subject to flood related development controls?

Macquarie Rivulet Flood Study - All or part of the land has been identified within the Macquarie Rivulet Flood Study (2017) as **Flood Prone**. Updated Information has been produced by consultants via the Development Application process and may be different to that outlined in above mentioned study. Additionally, Council is in the process of preparing a Floodplain Risk Management Study and Plan for Macquarie Rivulet and advice related to flooding and flood related development controls may change upon Council's adoption of new flood information. For further information, please contact Council's Technical Services Department on 4221 6111 (This information has been provided pursuant to section 10.7(5) of the Environmental Planning & Assessment Act, but does not constitute a full section 10.7(5) planning certificate).

7A.3 Words and expressions in this clause have the same meanings as in the Standard Instrument.

8. LAND RESERVED FOR ACQUISITION

8.1 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.

9. CONTRIBUTIONS PLAN

9.1 Which contributions plan/s apply to the land?

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

9A BIODIVERSITY CERTIFIED LAND

9A.1 Is the land biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*?

No.

10. BIODIVERSITY STEWARDSHIP SITES

10.1 Is the land a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, that council is aware of?

No.

.....
10A NATIVE VEGETATION CLEARING SET ASIDES

10A.1 Does the land contain a set aside area under section 60ZC of the *Local Land Services Act 2013* that council is aware of or is registered in the public register under that section?

No.

11. BUSH FIRE PRONE LAND

11.1 Is any of the land bushfire prone land as defined in the *Environmental Planning & Assessment Act 1979*?

Part of the land is bush fire prone.

12. PROPERTY VEGETATION PLANS

12.1 Does a property vegetation plan under the *Native Vegetation Act 2003* 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 the Act?

No.

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

13.1 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.

14. DIRECTIONS UNDER PART 3A

14.1 Is there a direction by the Minister in force under section 75P(2)(c1) of the *Environmental Planning & Assessment Act 1979* that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect?

No.

15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING

15.1 If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies, is there a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land?

No.

.....
15.2 If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies, have any terms of a kind referred to in clause 18(2) of that SEPP been imposed as a condition of consent to a development application granted after 11 October in respect of the land?

No.

16. **SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE, SCHOOLS OR TAFE ESTABLISHMENTS**

16.1 Is there a valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments), of which the council is aware, in respect of proposed development on the land?

No.

17. **SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING**

17.1 Is there a current site compatibility statement (affordable rental housing), of which the council is aware, in respect of proposed development on the land?

No.

17.2 Have any terms of a kind referred to in clause 17(1) or 38(1) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* been imposed as a condition of consent to a development application in respect of the land?

No.

18. **PAPER SUBDIVISION INFORMATION**

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

Not applicable.

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

Not applicable.

18.3 Words and expressions used in this clause have the same meaning as they have in Part 16C of the Environmental Planning & Assessment Regulation.

19. **SITE VERIFICATION CERTIFICATES**

19.1 Is there a current site verification certificate, of which the Council is aware, in respect of the land?

No.

.....
19.2 The certificate ceases to be current on:

Not applicable.

19.3 A copy of the certificate may be obtained from the head office of the NSW Department of Planning and Environment.

20. LOOSE-FILL ASBESTOS INSULATION

20.1 Does the land include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division?

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.

21. AFFECTED BUILDING NOTICES PRODUCT RECTIFICATION ORDERS

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

No

21.2 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

21.3 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

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.

CONTAMINATED INFORMATION - 1a. There are no matters listed under Section 59(2) of the *Contaminated Land Management Act 1997* which should be specified on this certificate.

CONTAMINATED INFORMATION - 2a. The land is affected by a policy adopted by Council that restricts development of land if there is likelihood of contamination. Council has not assessed the likelihood of contamination of the land and cannot certify whether or not the policy restricts development of the land.

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

Macquarie Rivulet Flood Study - All or part of the land has been identified within the Macquarie Rivulet Flood Study (2017) as **below the Preliminary Flood Planning Level**. Updated Information has been produced by consultants via the Development Application process and may be different to that outlined in above mentioned study. Additionally, Council is in the process of preparing a Floodplain Risk Management Study and Plan for Macquarie Rivulet and advice related to flooding and flood related development controls may change upon Council's adoption of new flood information. For further information, please contact Council's Technical Services Department on 4221 6111.

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

OBSTACLE LIMITATION SURFACE: 52M AHD.

The land is subject to a 52M AHD Obstacle Limitation Surface due to operational requirements of Illawarra regional Airport. Special consideration should be given to any structure which breaches this level. Contact the Assets Manager for further details.

The property is within an area of Terrestrial Biodiversity. See Shellharbour LEP 2013 for details.

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.

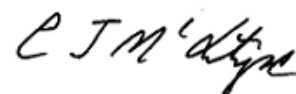
You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, 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 a Maximum Building Height Map and this Map applies to this land. See Shellharbour LEP 2013 written instrument and maps for details.

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

Carey McIntyre
General Manager



APPENDIX

F

UTILITIES PLANS

WARNING

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty (20) working days of the original plan issue date.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location **may not** be shown on plans. Persons excavating are expected to exercise all due care, especially in the vicinity of padmount substations, pole mounted substations, pole mounted switches, transmission poles and towers.
- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.











INFORMATION PROVIDED BY ENDEAVOUR ENERGY

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

DISCLAIMER

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

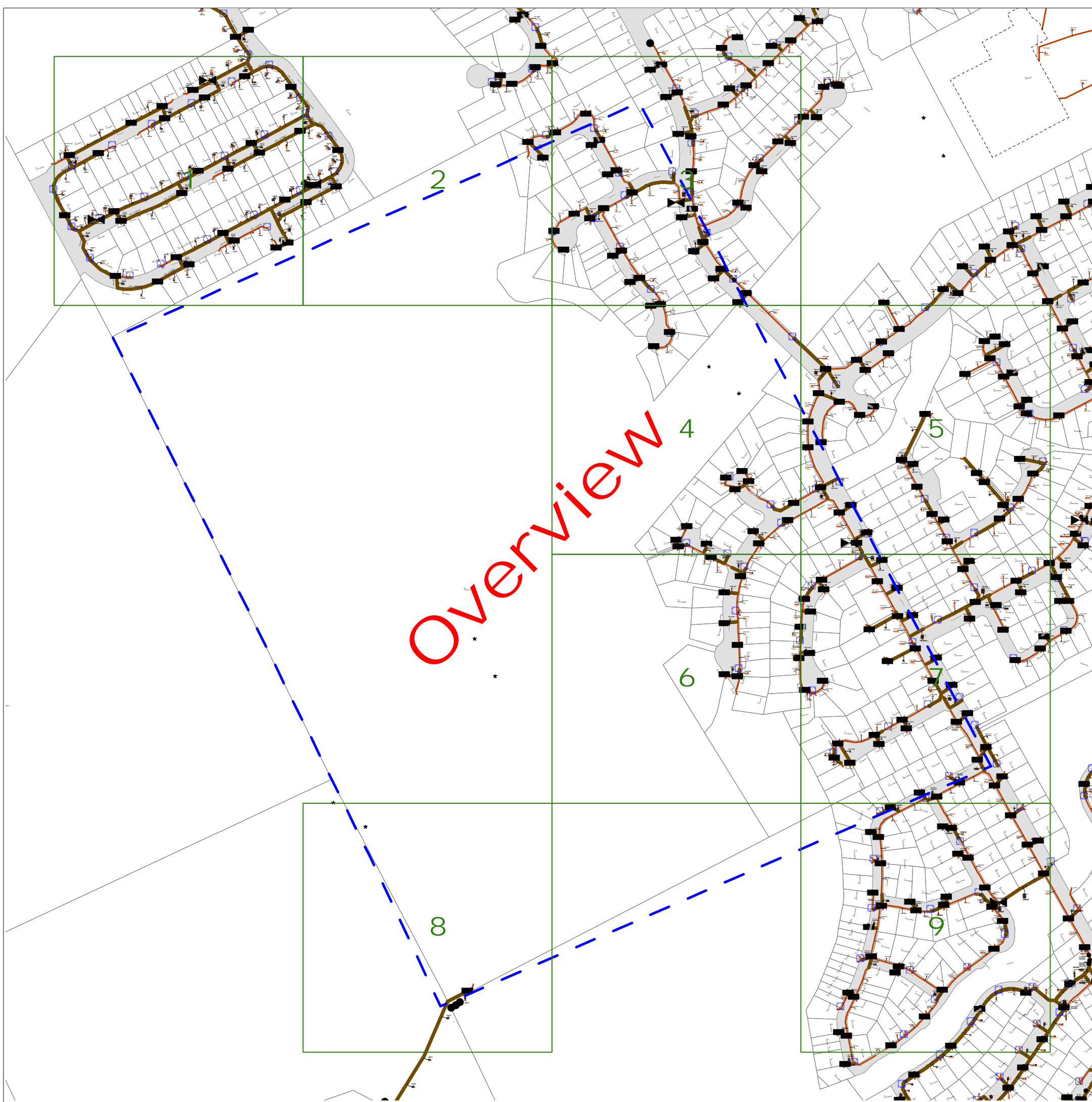
LEGEND

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



NOT TO SCALE

DBYD Sequence No.:	98132622
Issued Date:	28/05/2020



WARNING

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- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
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









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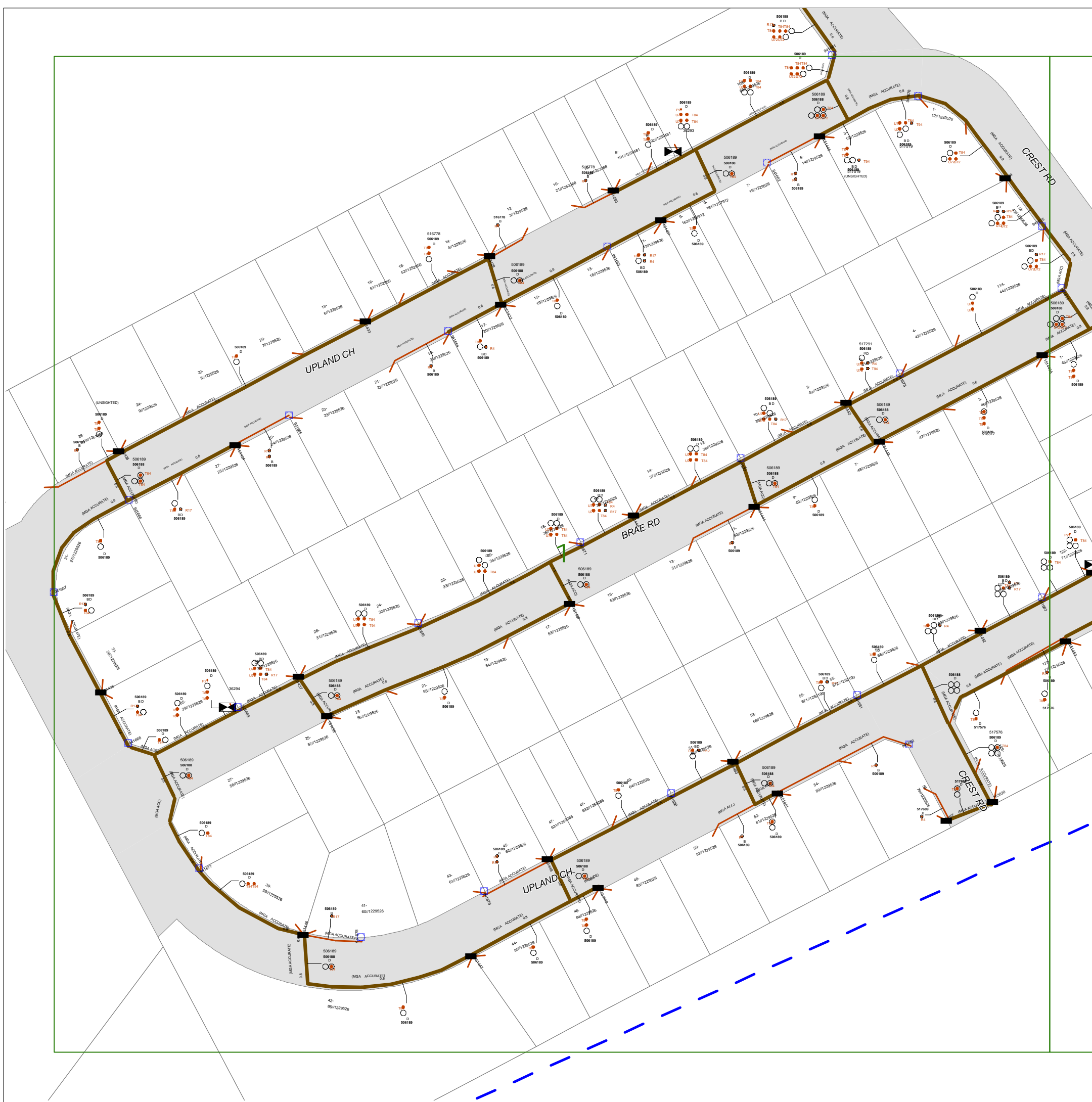
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LEGEND

-  OR  Street light column
-  Padmount substation
-  OR  Overground pillar (O.G.Box)
-  Underground pit
-  Duct run
-  Cable run
-  Typical duct section
-  Asbestos warning


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









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- All enquiry details and results are kept in a register.

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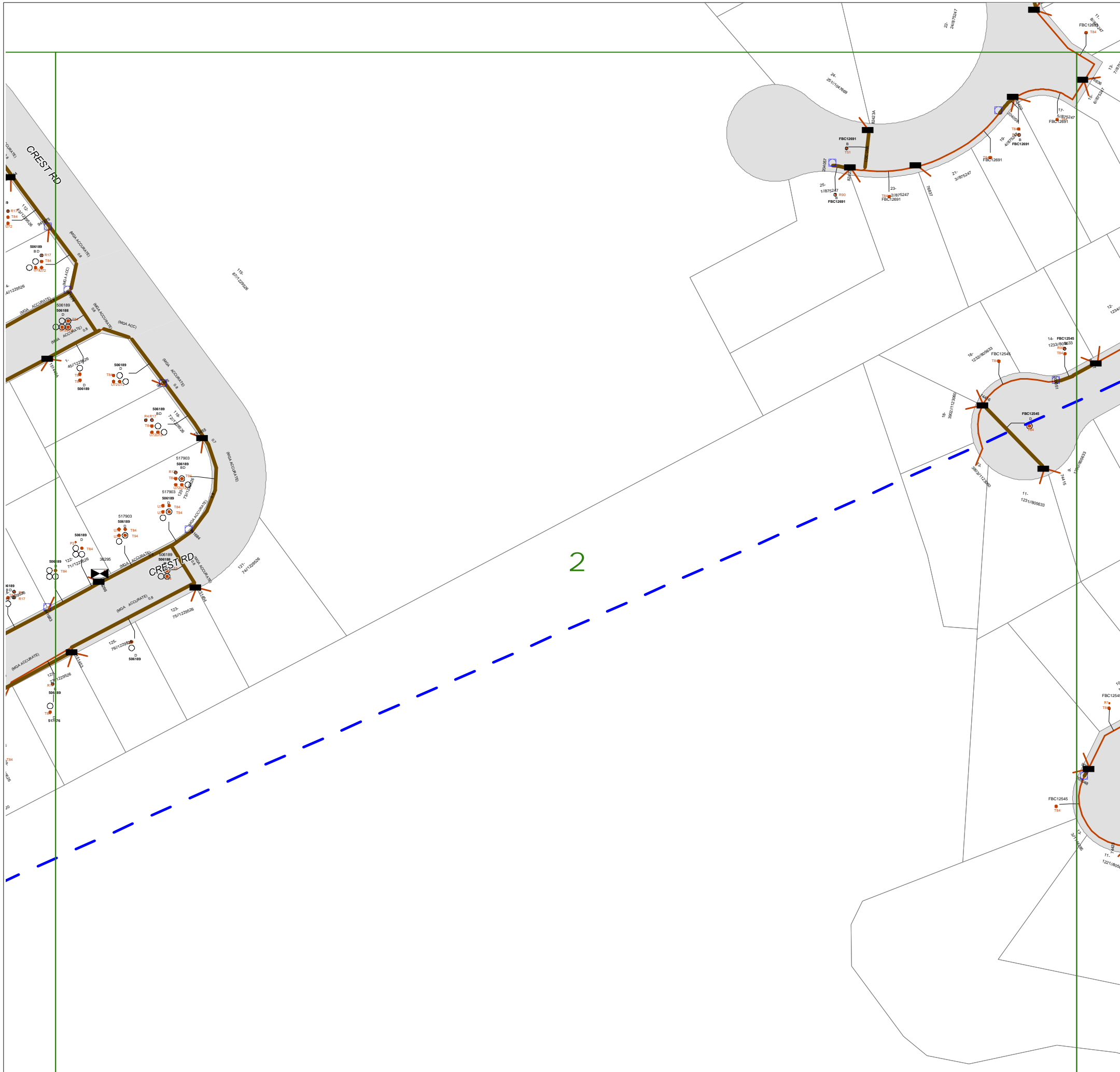
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-  Underground pit
-  Duct run
-  Cable run
-  Typical duct section
-  Asbestos warning



NOT TO SCALE

DBYD Sequence No.:	98132622
Issued Date:	28/05/2020



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









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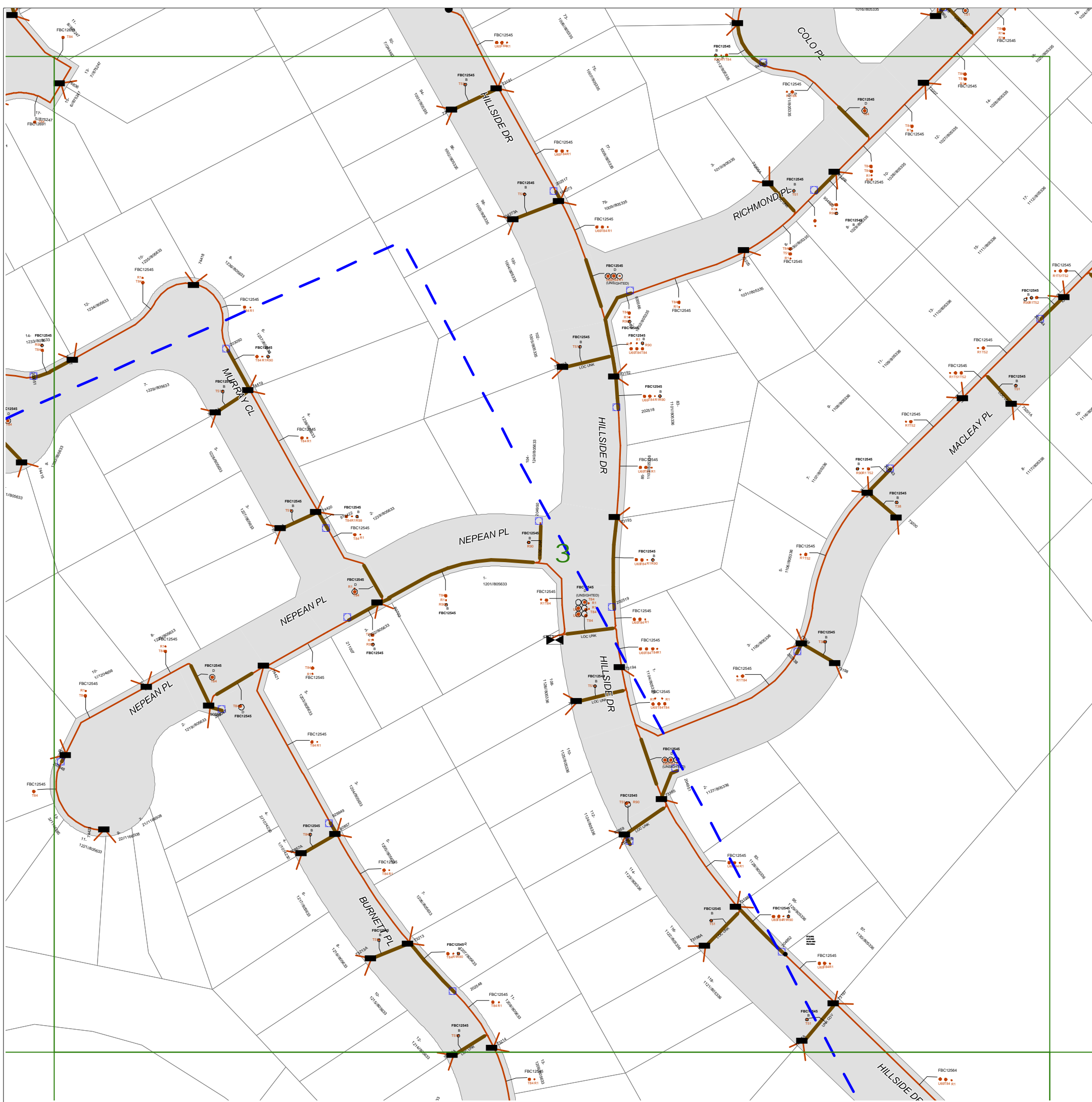
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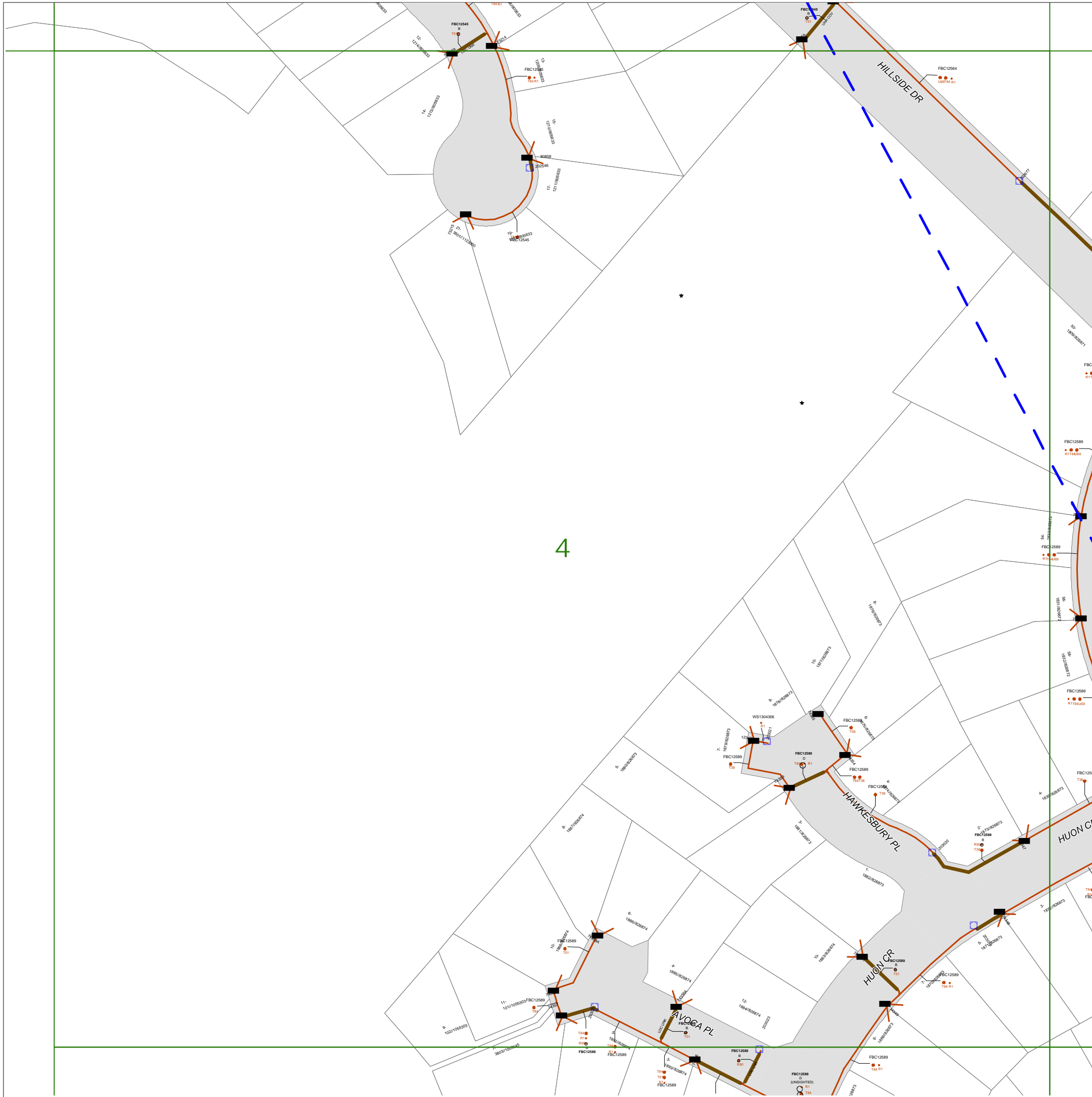
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









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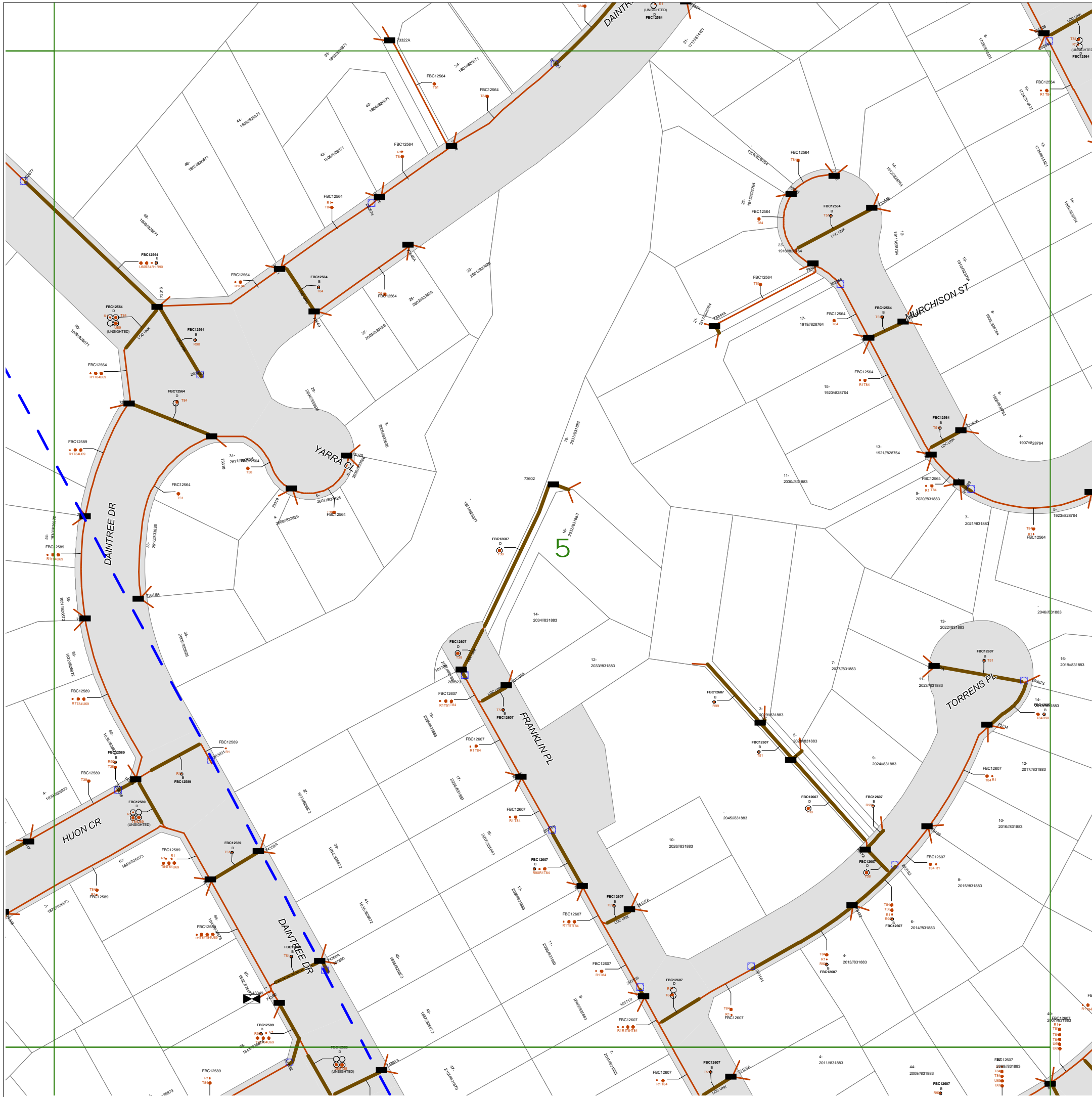
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






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









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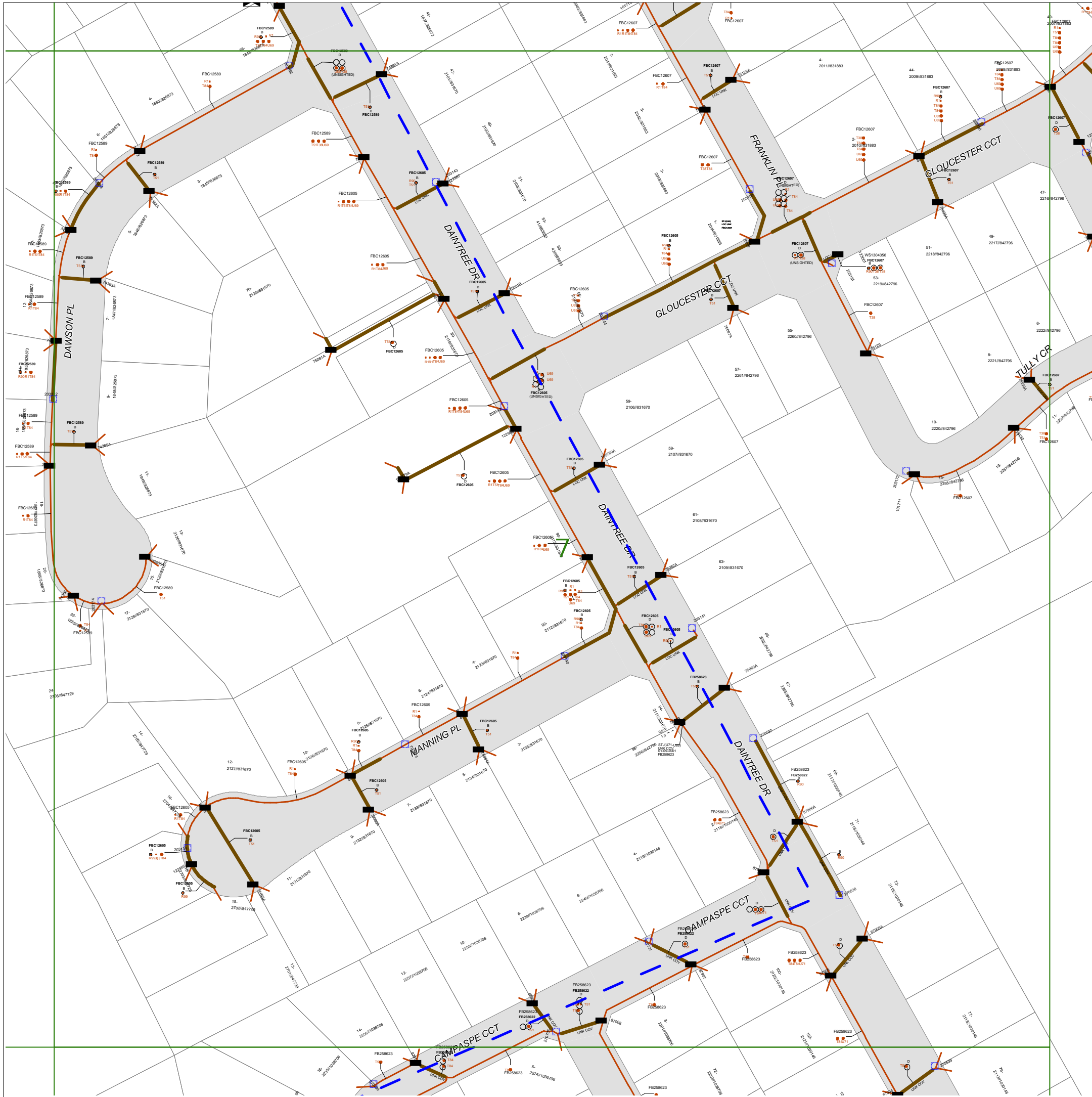
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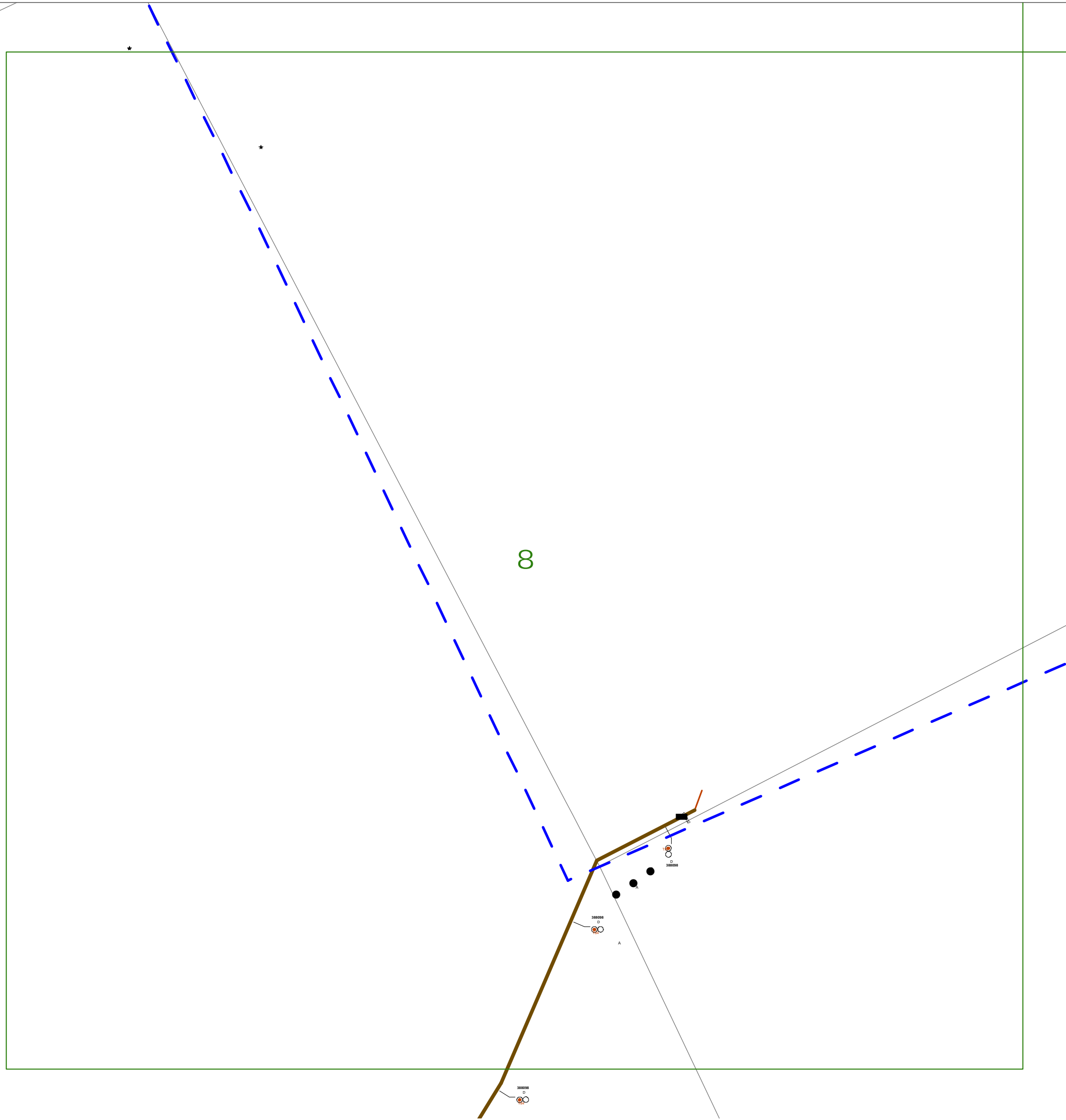
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









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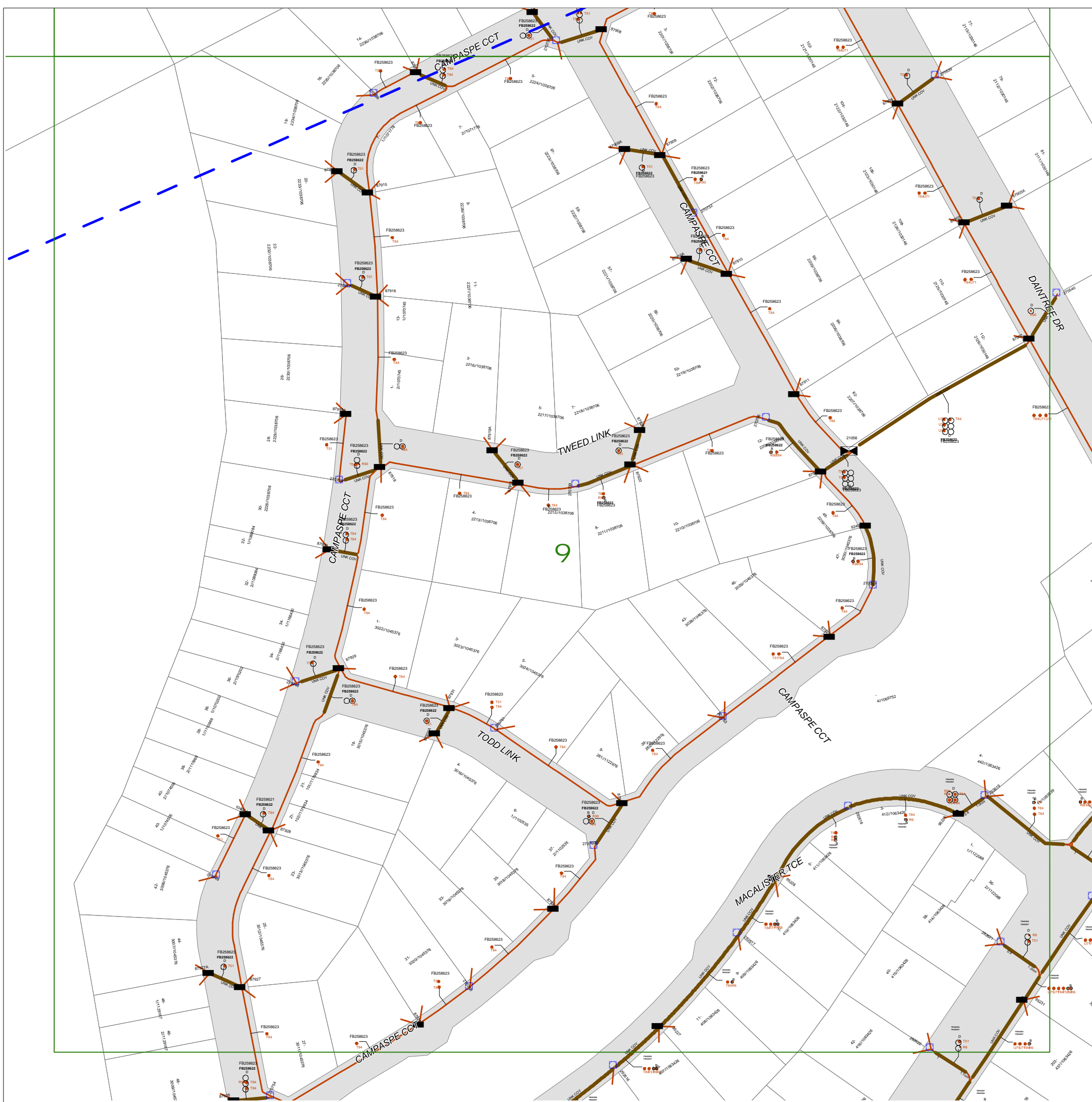
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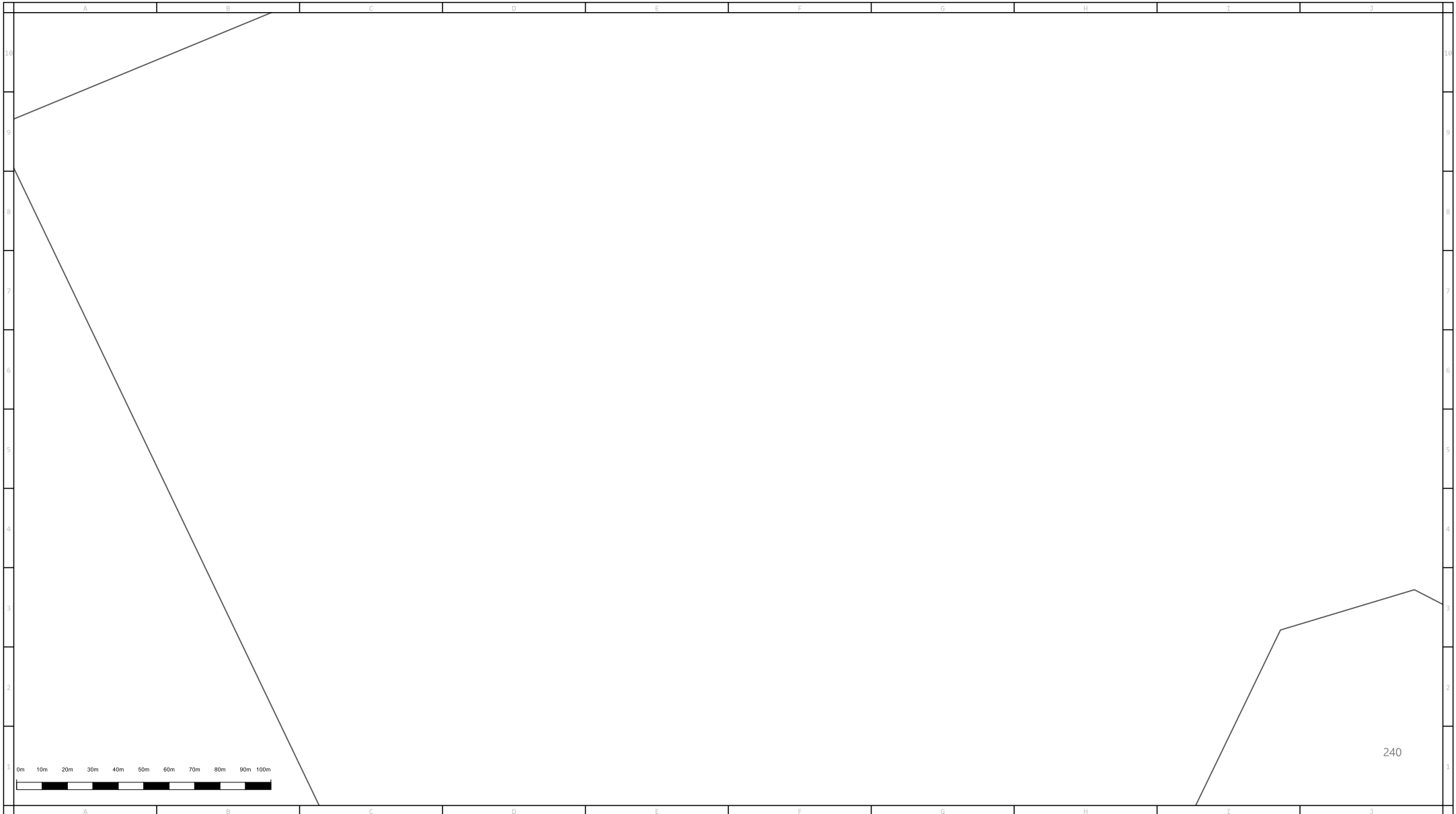
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Main	In Service	Proposed	Main	High Pressure Main & Pipeline	In Service	Proposed	Fittings, Valves & Regulators
Unknown Pressure	—	---	Proposed Isolate (coloured according to kPa)	-----	Critical Main (Treat as High Pressure Main)	—●—●—●—	Siphon
Distribution - 2 kPa	—	---	Isolated Service	-----	Secondary Network - 1050 kPa	—●—●—●—	Valve
Distribution - 7 kPa	—	---	Conduit or Casing	-----	Isolated Steel Main (Treat as High Pressure Main)	—●—●—●—	Regulator Set
Distribution - 30 kPa	—	---	Size & Material (PL - Plastic, PVC, PE, NY, ST)	-----	Primary - 3500 kPa	—●—●—●—	Regulator Station
Distribution - 100 kPa	—	---	100 PVC	-----	JGN Trunk - 7000 kPa	—●—●—●—	Automatic Line
Distribution - 210 kPa	—	---		-----	Transmission	—●—●—●—	Break Valve
Distribution - 300 kPa	—	---		-----			
Distribution - 400 kPa	—	---		-----			

Scale: 1:2000

Distance in metres of Main from Boundary Line ~ 1.5

MBK = Metres Back of Kerb

MFL = Metres from Fence Line

50mm Nylon main inserted in 6 inch (Nominal Bore) Cast Iron Main

32mm Nylon main inserted into 50mm Steel Main

©NB 50MM NY

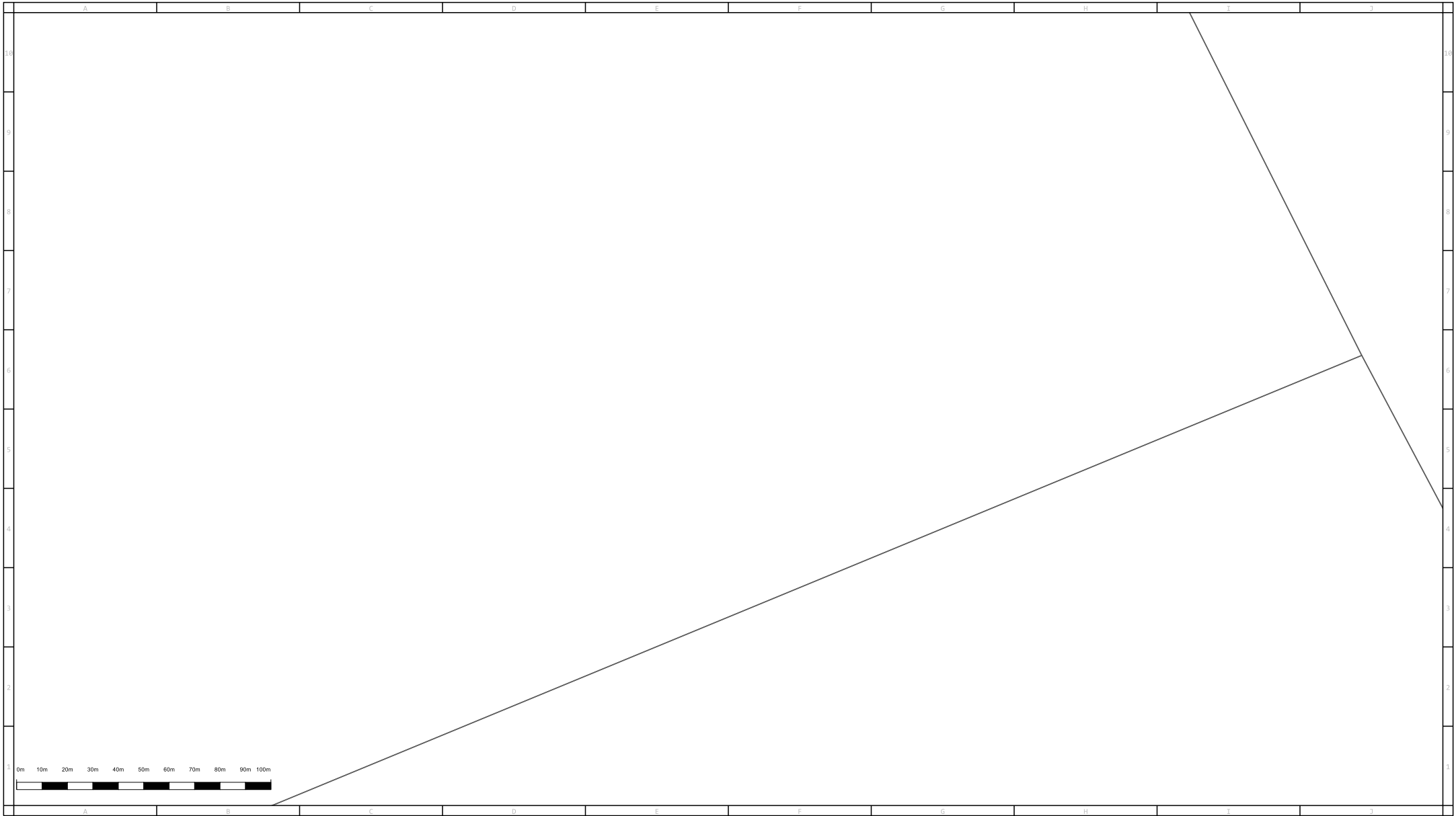
©MM 32MM NY

Issue Date: 28/05/2020

DBYD Seq No: 98132628

DBYD Job No: 19613826

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Unknown Pressure	—	---	Proposed Isolate (coloured according to kPa)	-----		Critical Main (Treat as High Pressure Main)	●—●—●—●		Siphon
Distribution - 2 kPa	—	---	Isolated Service	-----		Secondary Network - 1050 kPa	—		Valve
Distribution - 7 kPa	—	---	Conduit or Casing	-----		Isolated Steel Main (Treat as High Pressure Main)	—		Regulator Set
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Distribution - 100 kPa	—	---				JGN Trunk - 7000 kPa	—		Automatic Line
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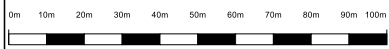
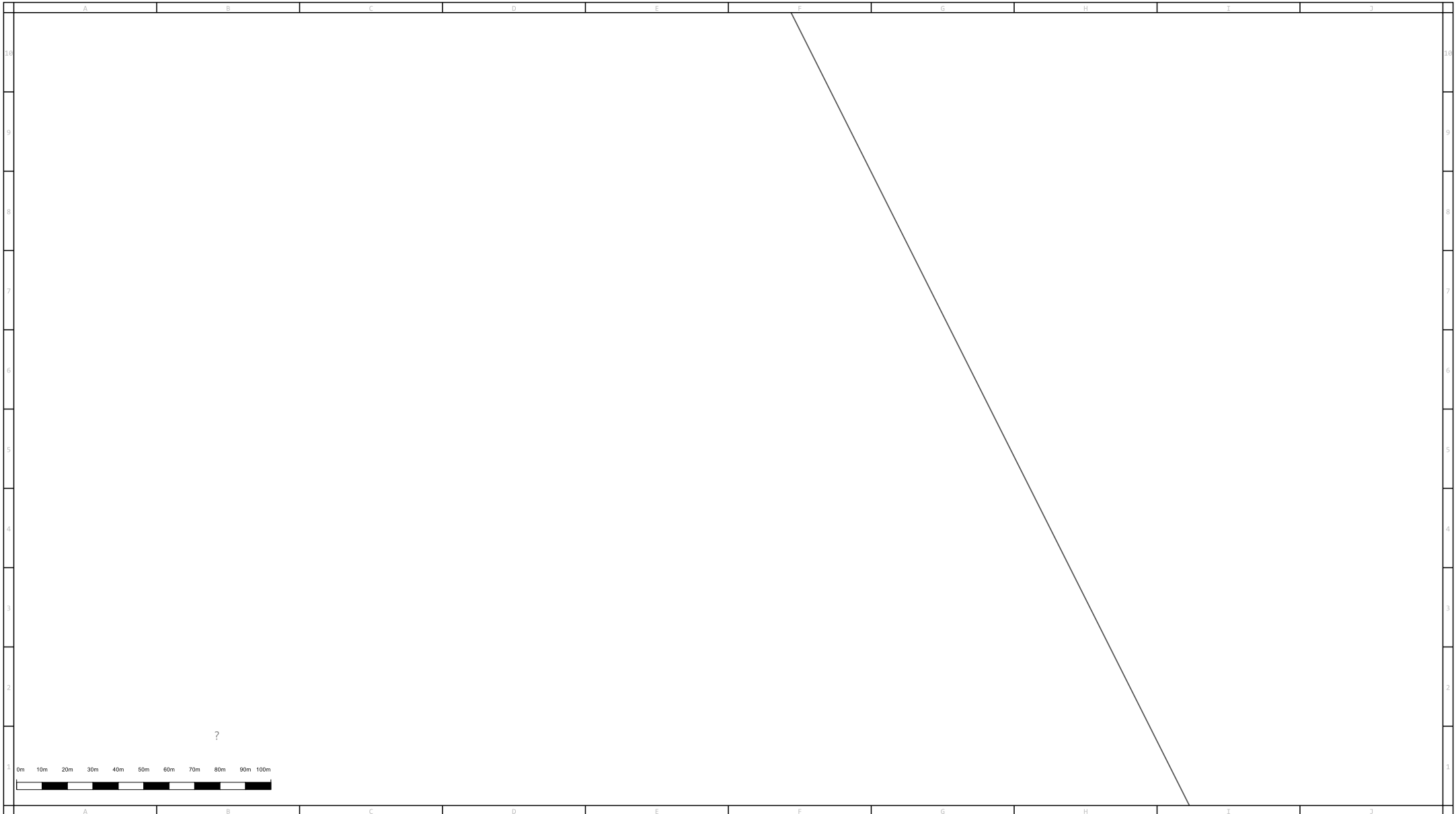
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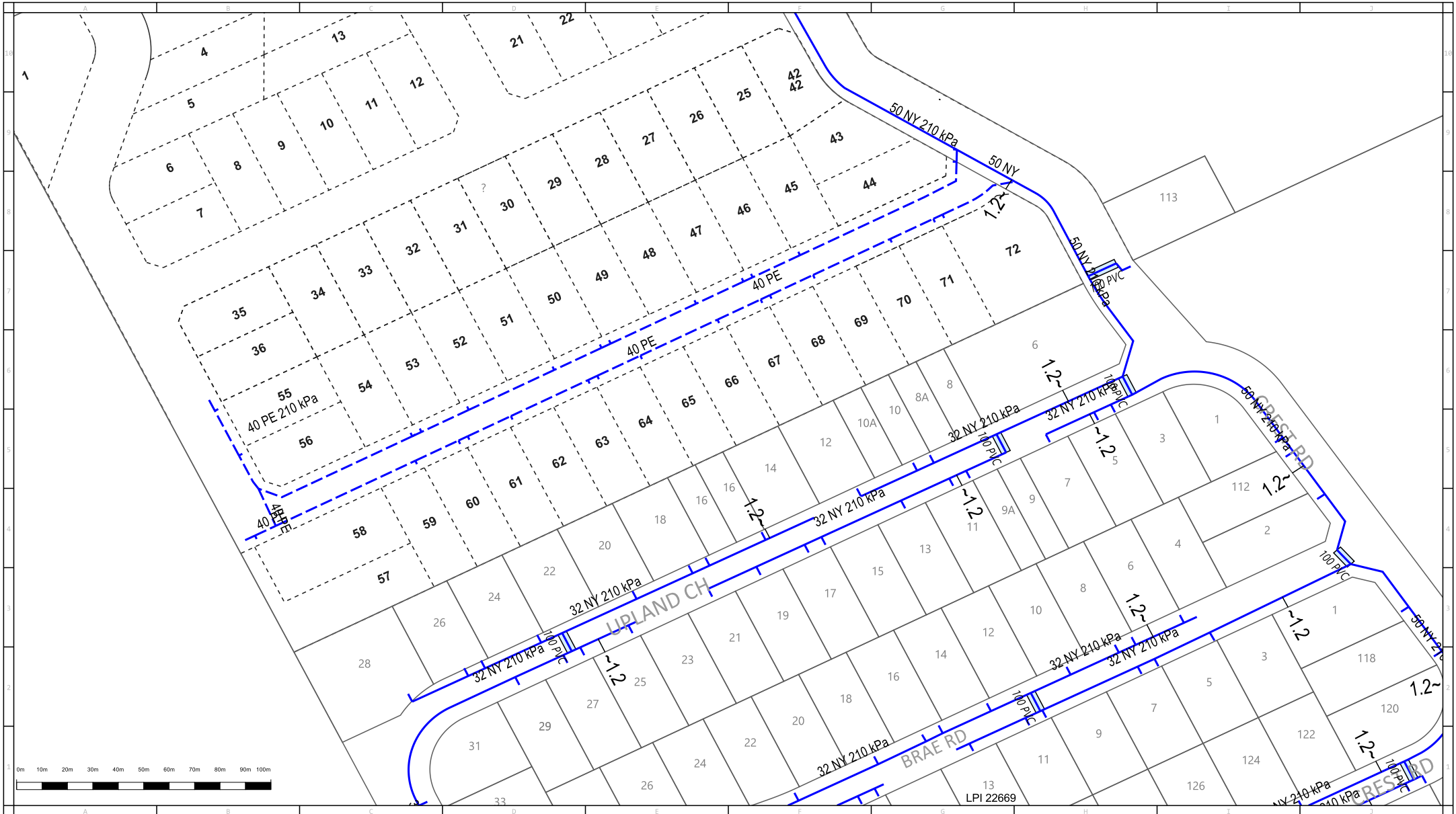
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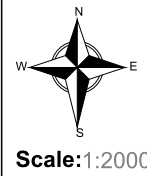


Main	In Service	Proposed	Main	In Service	Proposed
Unknown Pressure Distribution - 2 kPa	—	---	Proposed Isolate (coloured according to kPa)	-----	-----
Distribution - 7 kPa	—	---	Isolated Service Conduit or Casing	-----	-----
Distribution - 30 kPa	—	---	Size & Material (PL - Plastic, PVC, PE, NY, ST)	-----	-----
Distribution - 100 kPa	—	---	100 PVC	-----	-----
Distribution - 210 kPa	—	---			
Distribution - 300 kPa	—	---			
Distribution - 400 kPa	—	---			

High Pressure Main & Pipeline	In Service	Proposed
Critical Main (Treat as High Pressure Main)	—	---
Secondary Network - 1050 kPa	—	---
Isolated Steel Main (Treat as High Pressure Main)	—	---
Primary - 3500 kPa	—	---
JGN Trunk - 7000 kPa	—	---
Transmission	—	---

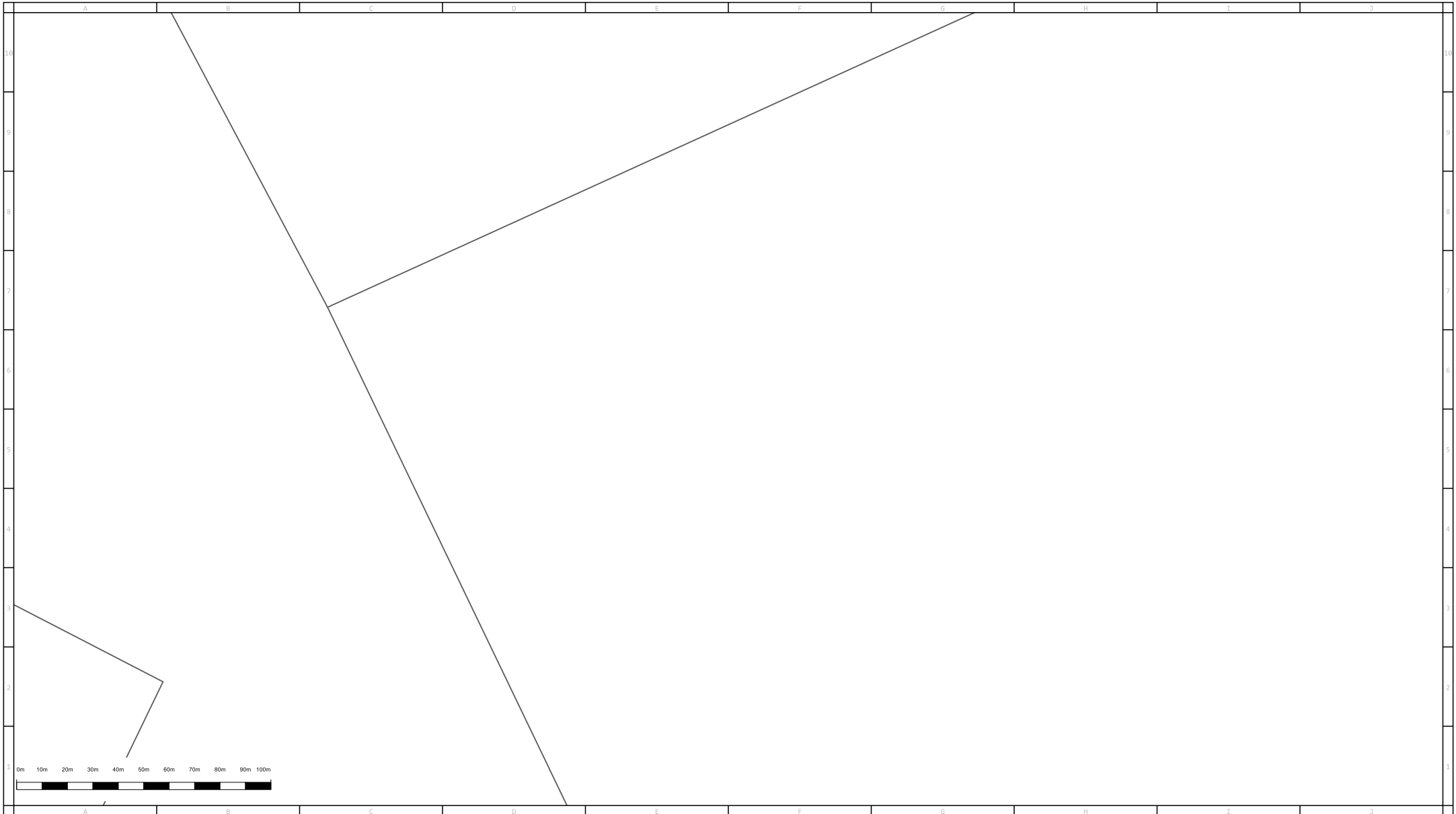
Fittings, Valves & Regulators	
Siphon	⬇
Valve	⬇
Regulator Set	⬇
Regulator Station	⬇
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Distribution - 400 kPa	—	- - - - -		-----			

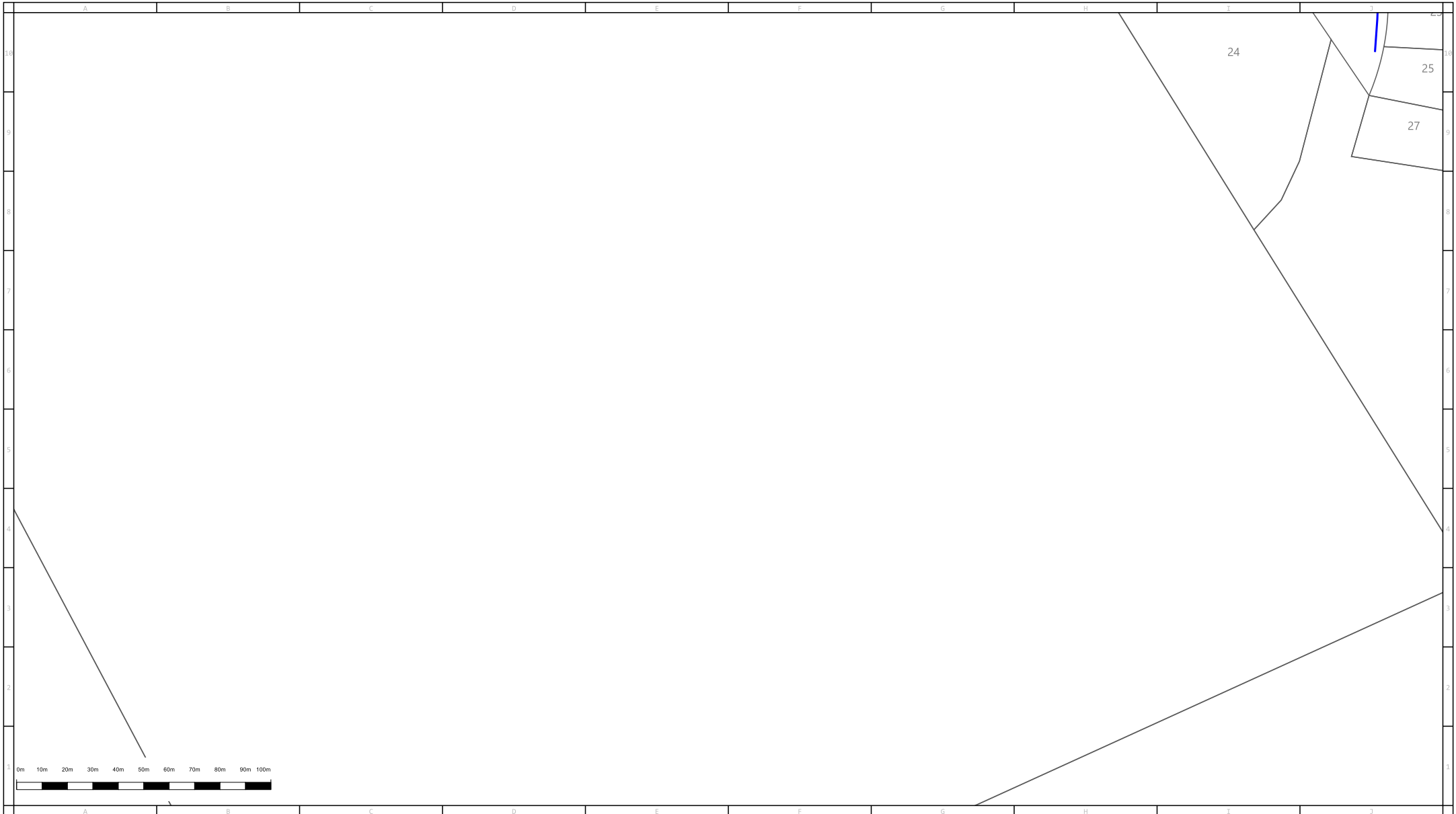


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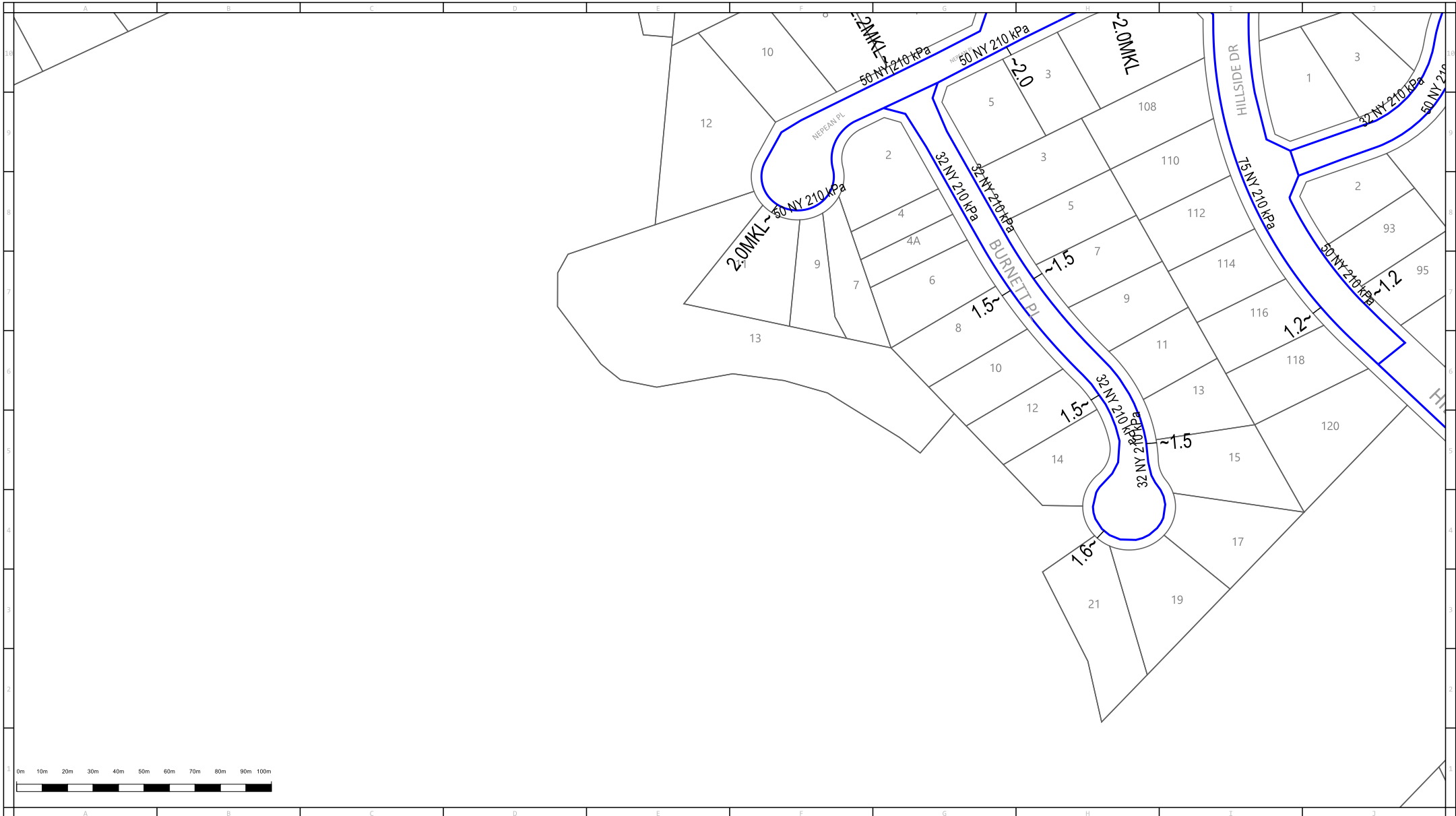
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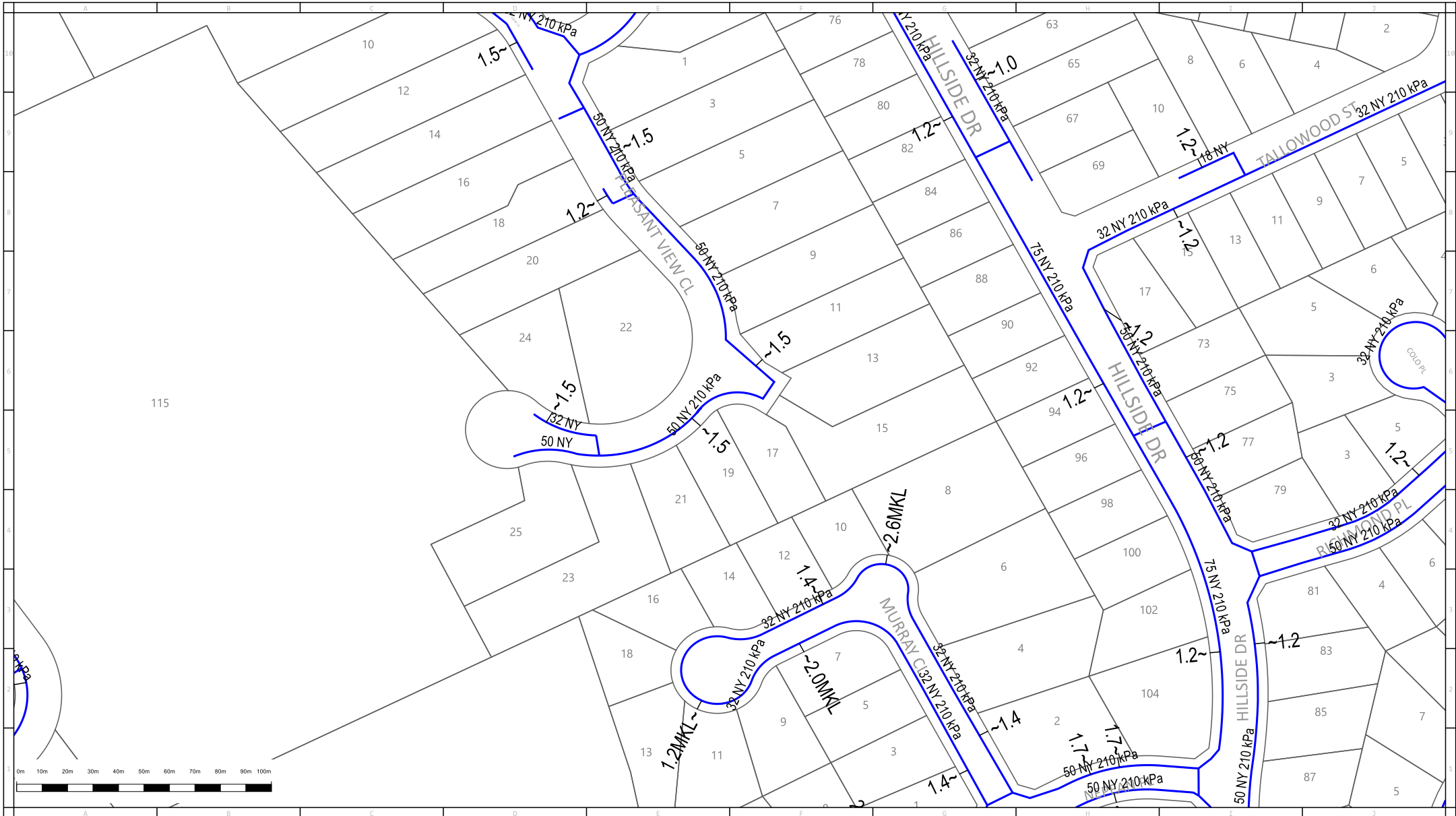
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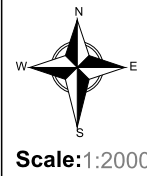
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Indicative Plans

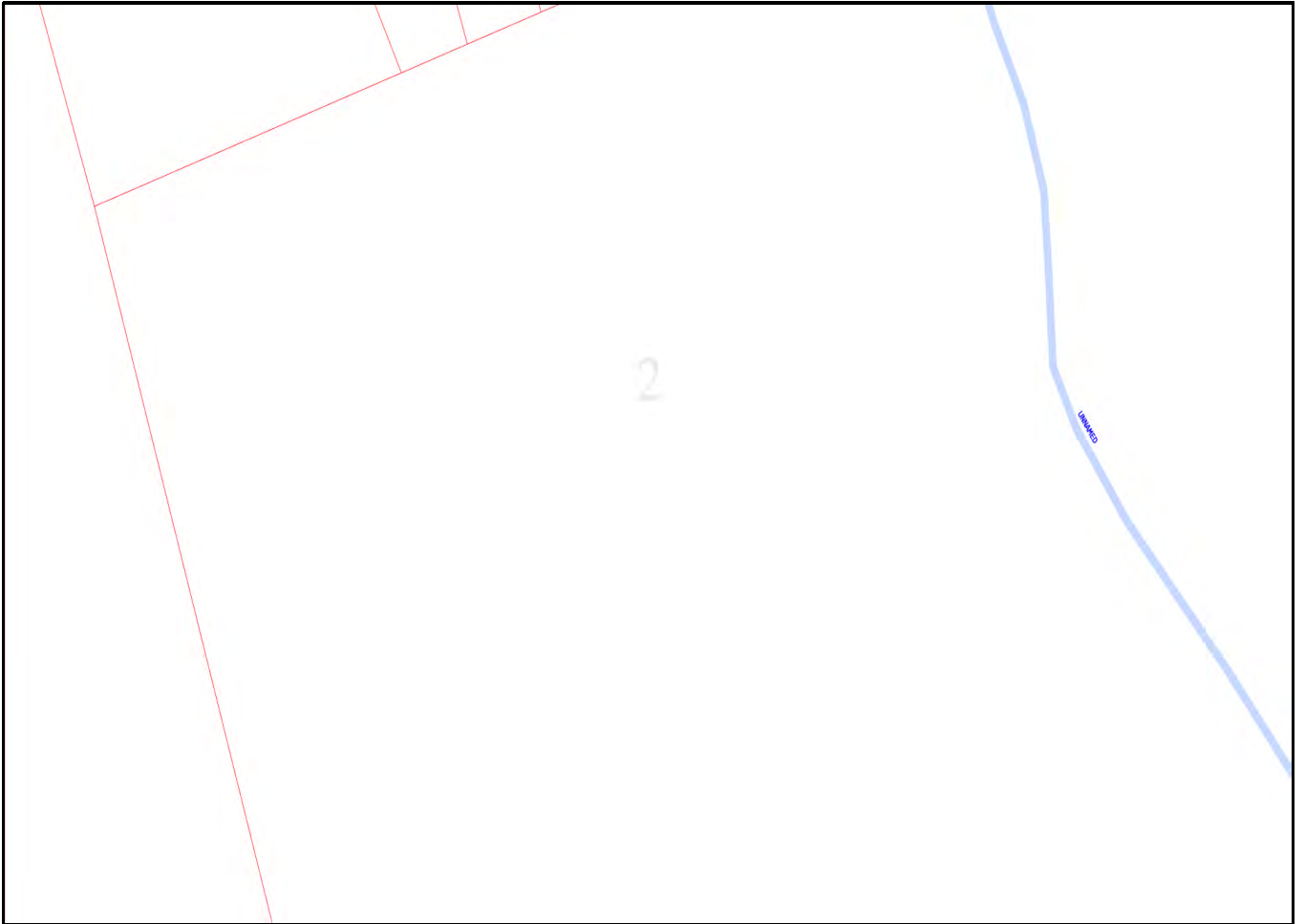
Issue Date:	28/05/2020	
Location:	Crest Road , Albion Park , NSW , 2527	

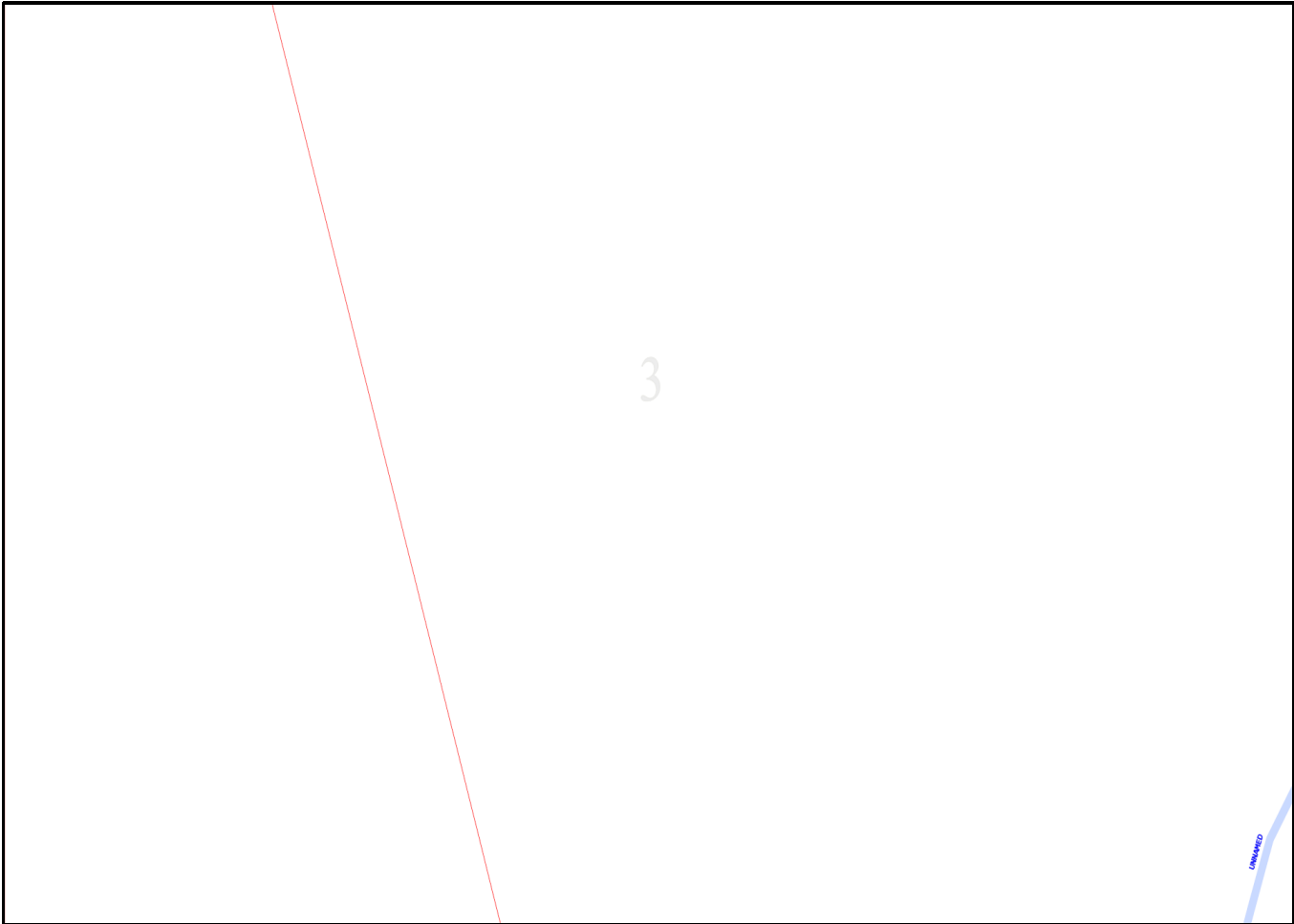
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2	8	14
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4	10	16
5	11	17
6	12	18



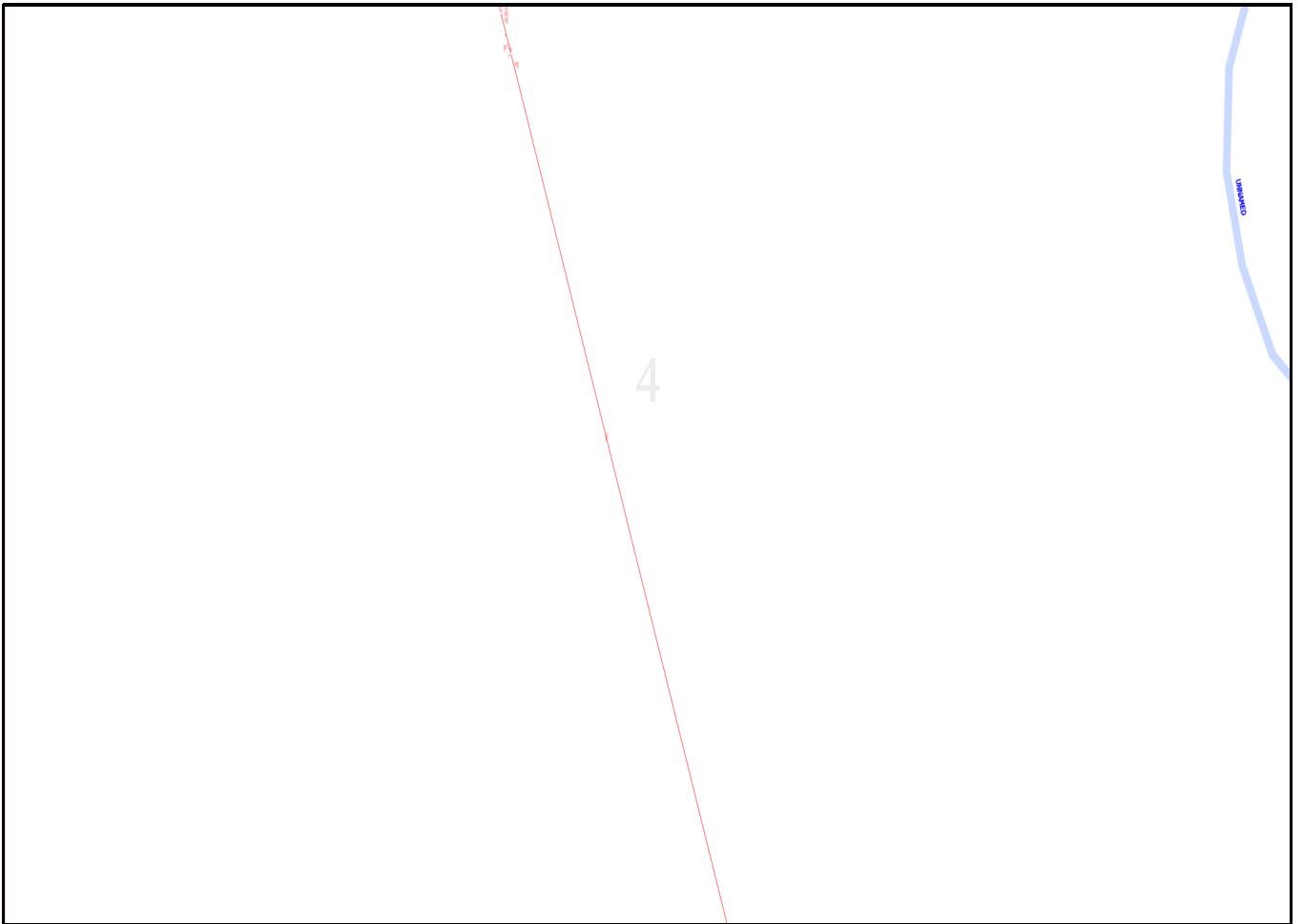
LEGEND

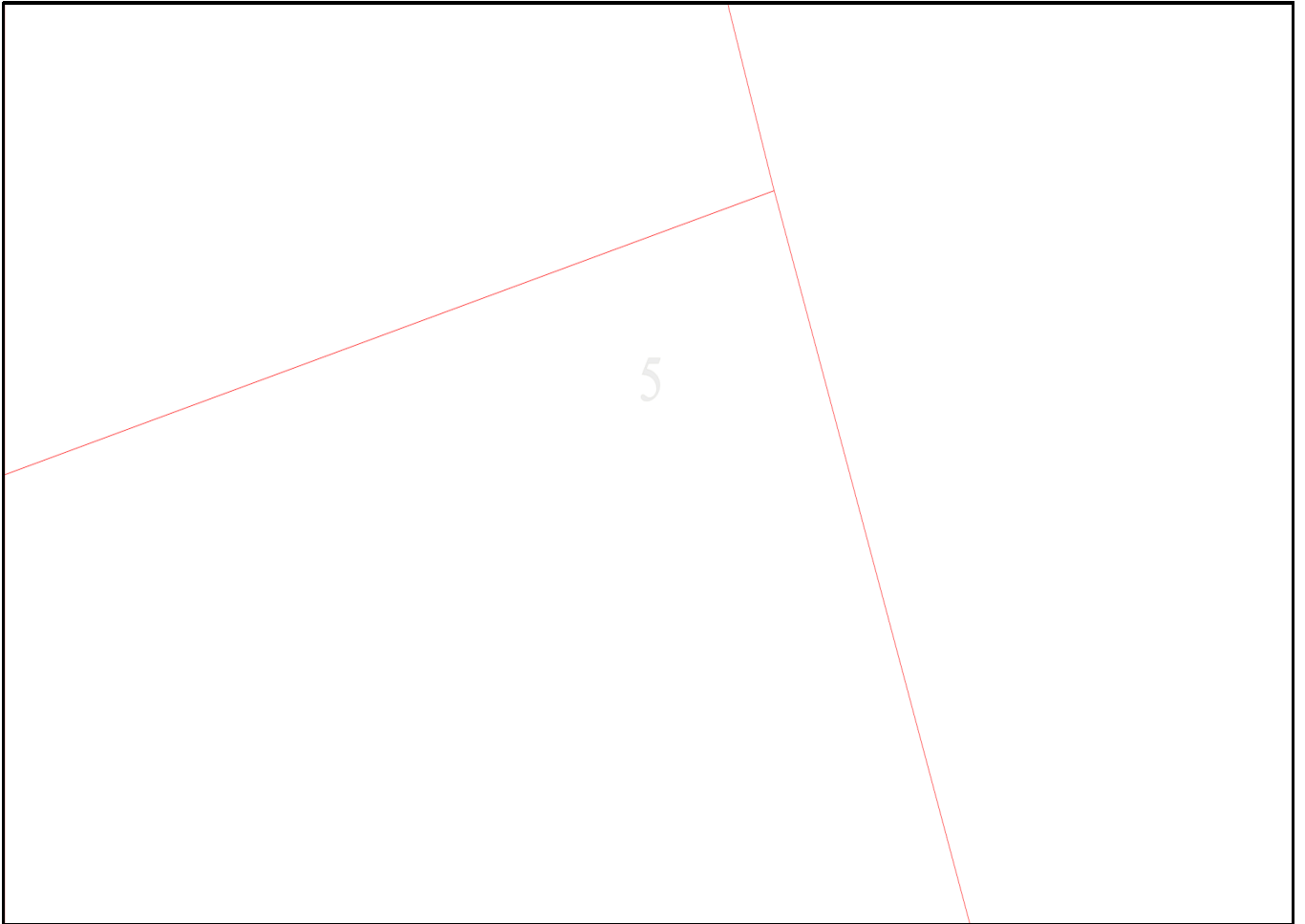
	<p>Parcel and the location</p>
	<p>Pit with size "5"</p>
	<p>Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.</p>
	<p>Manhole</p>
	<p>Pillar</p>
	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are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

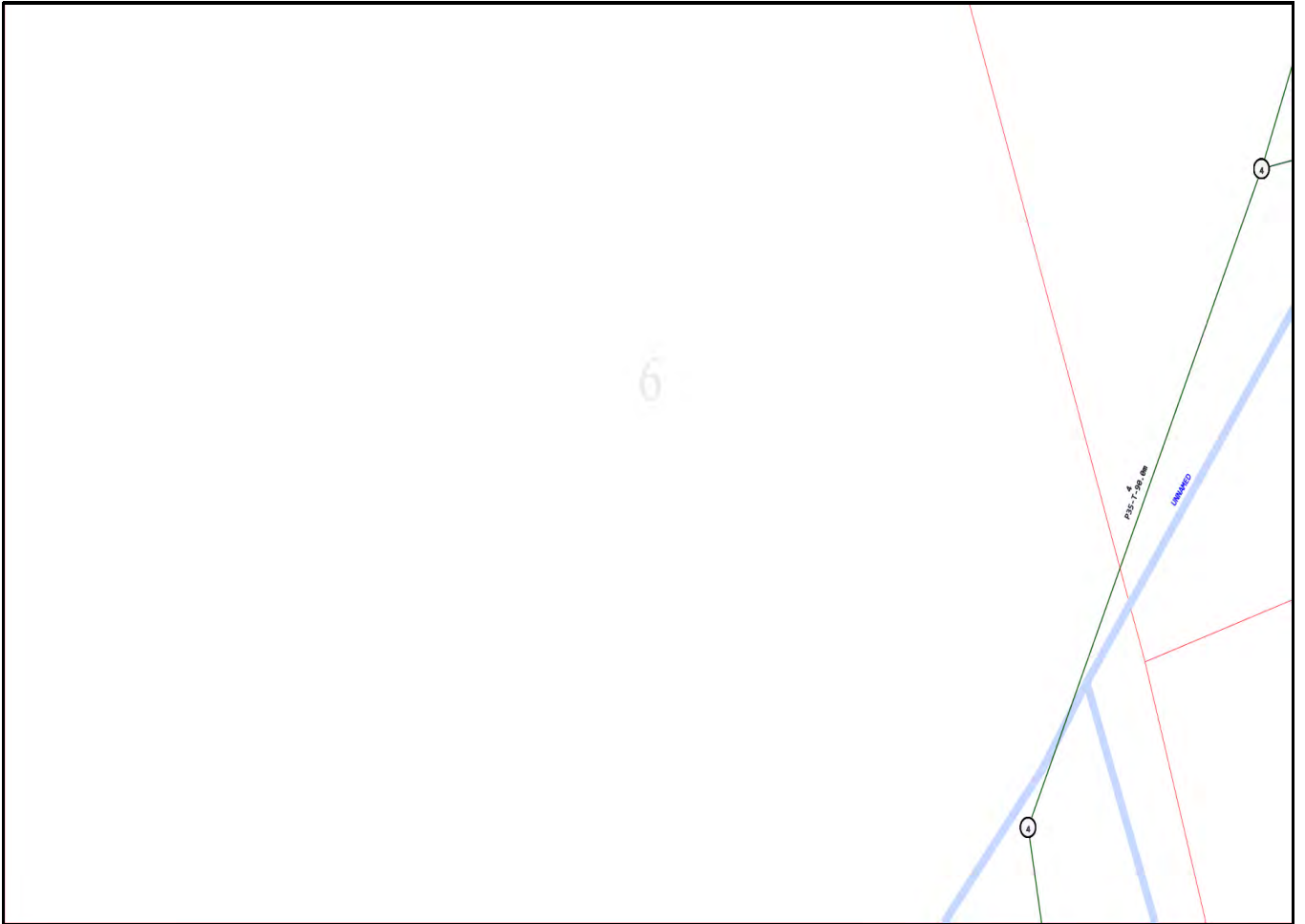


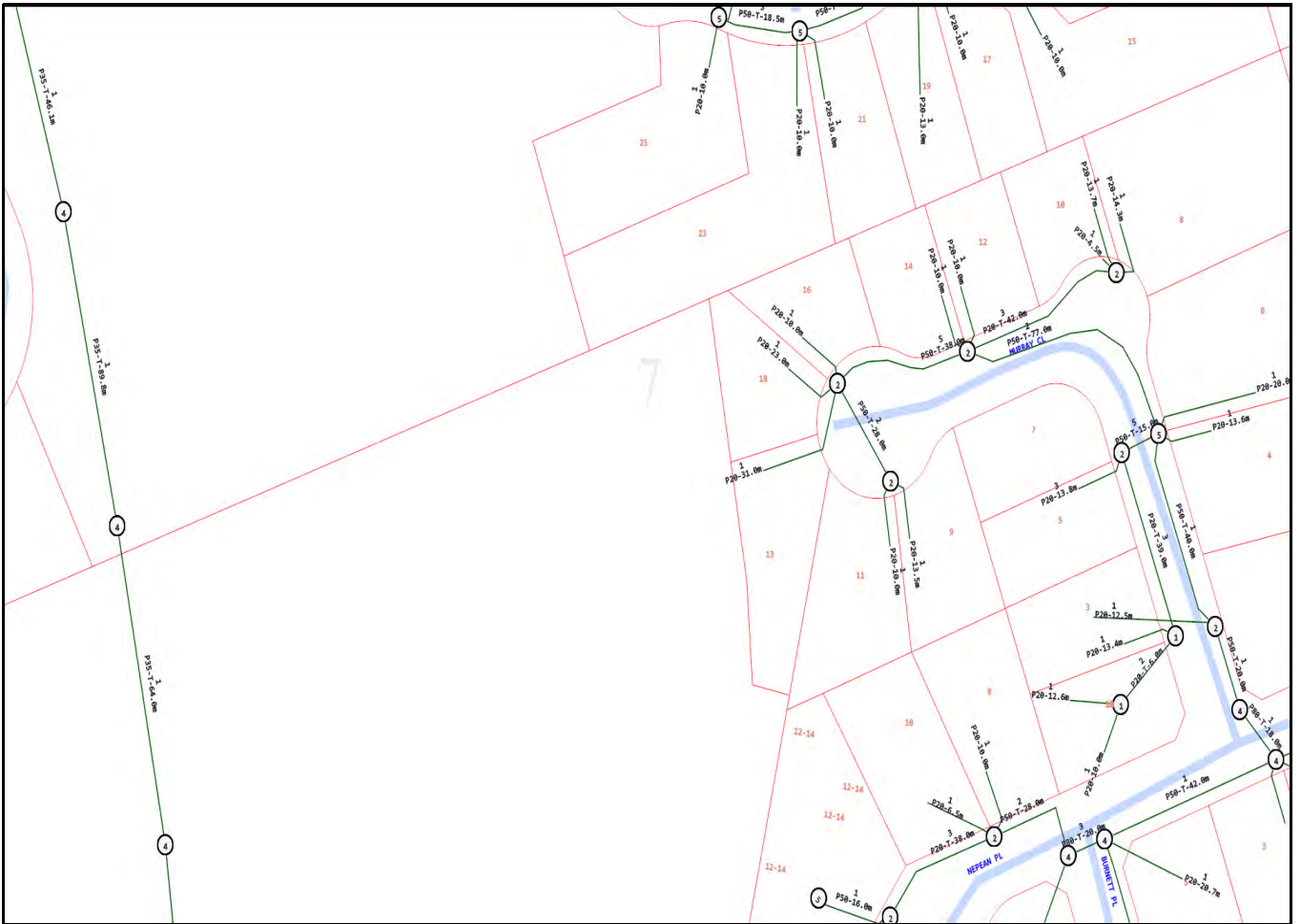


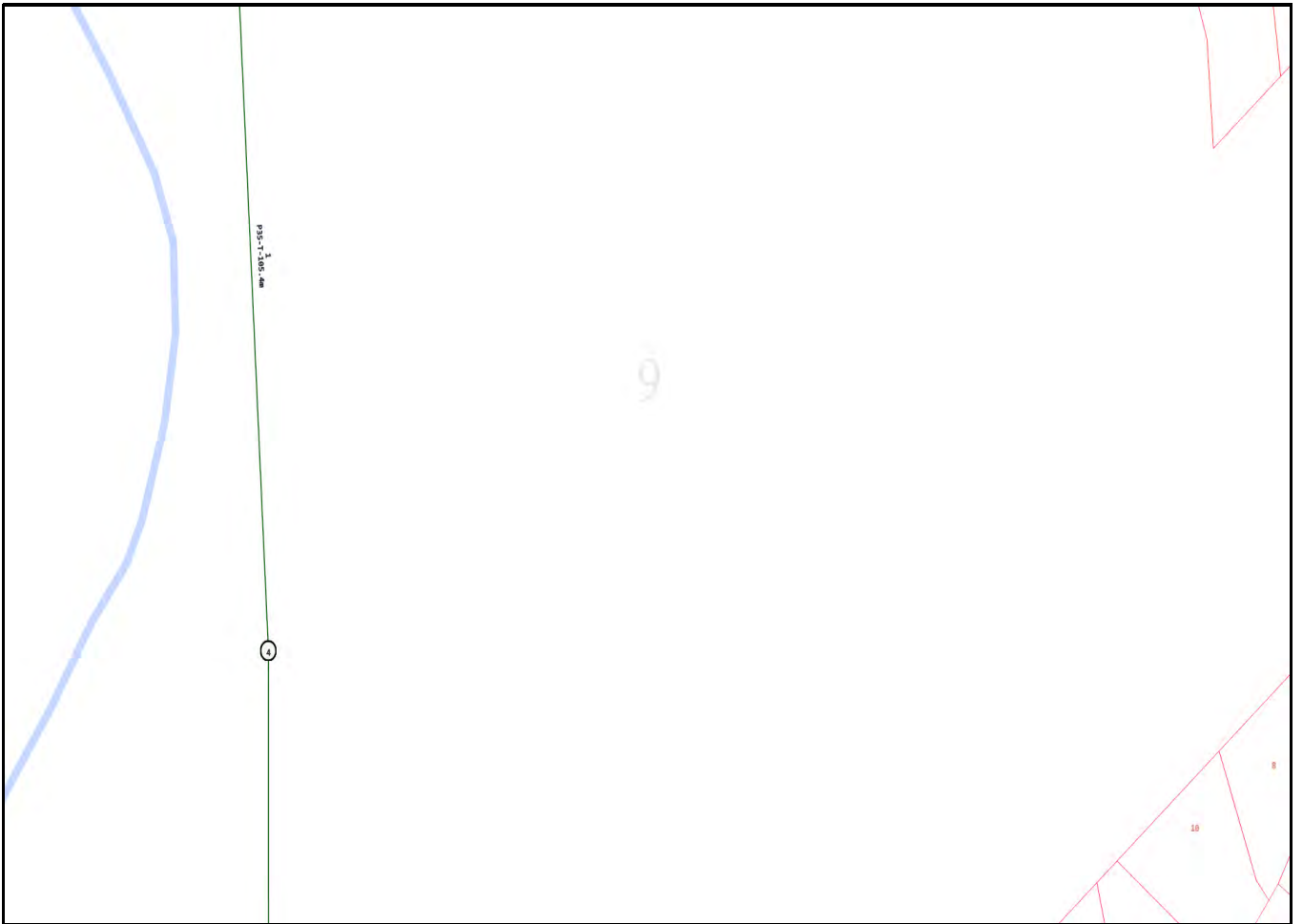
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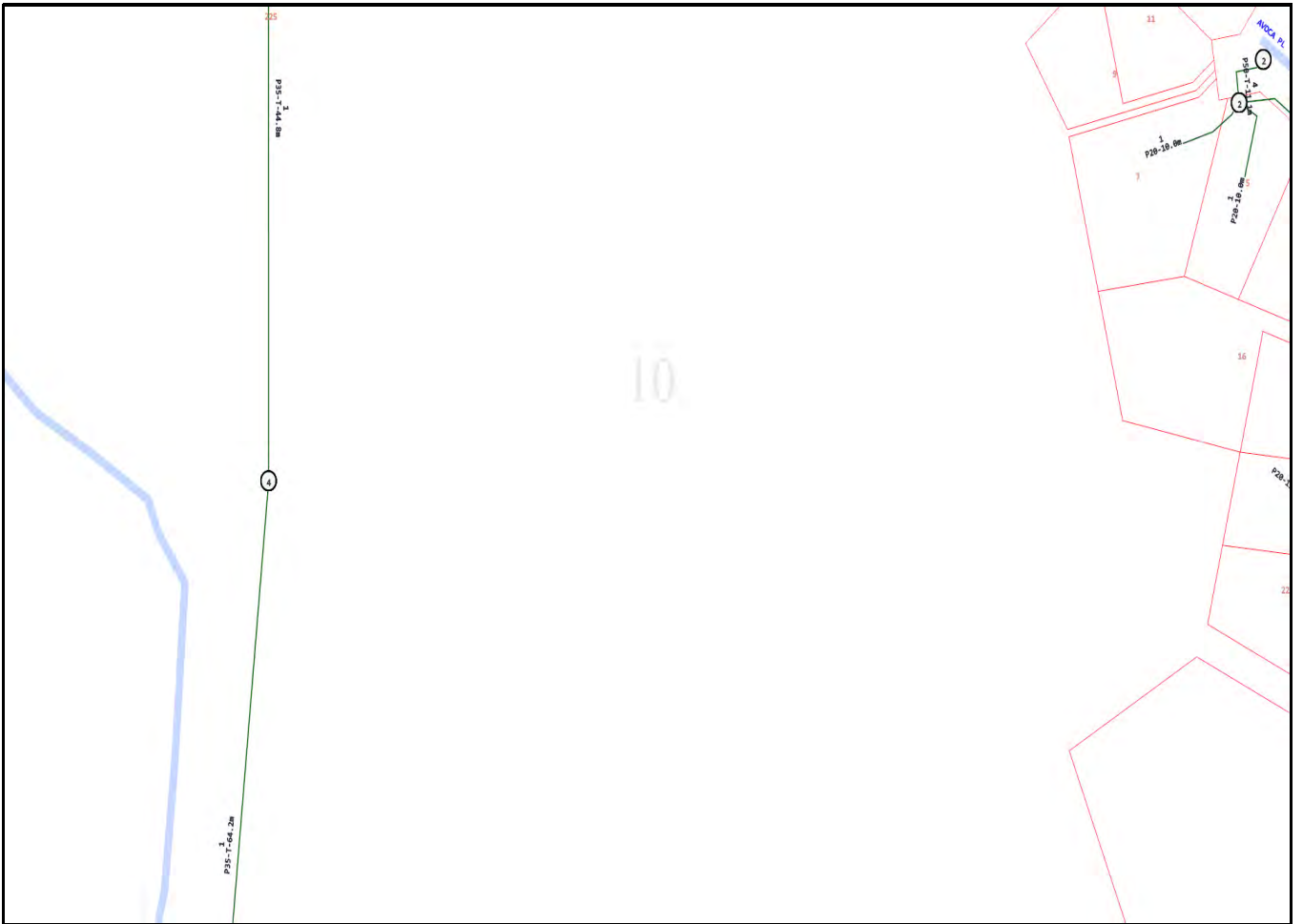


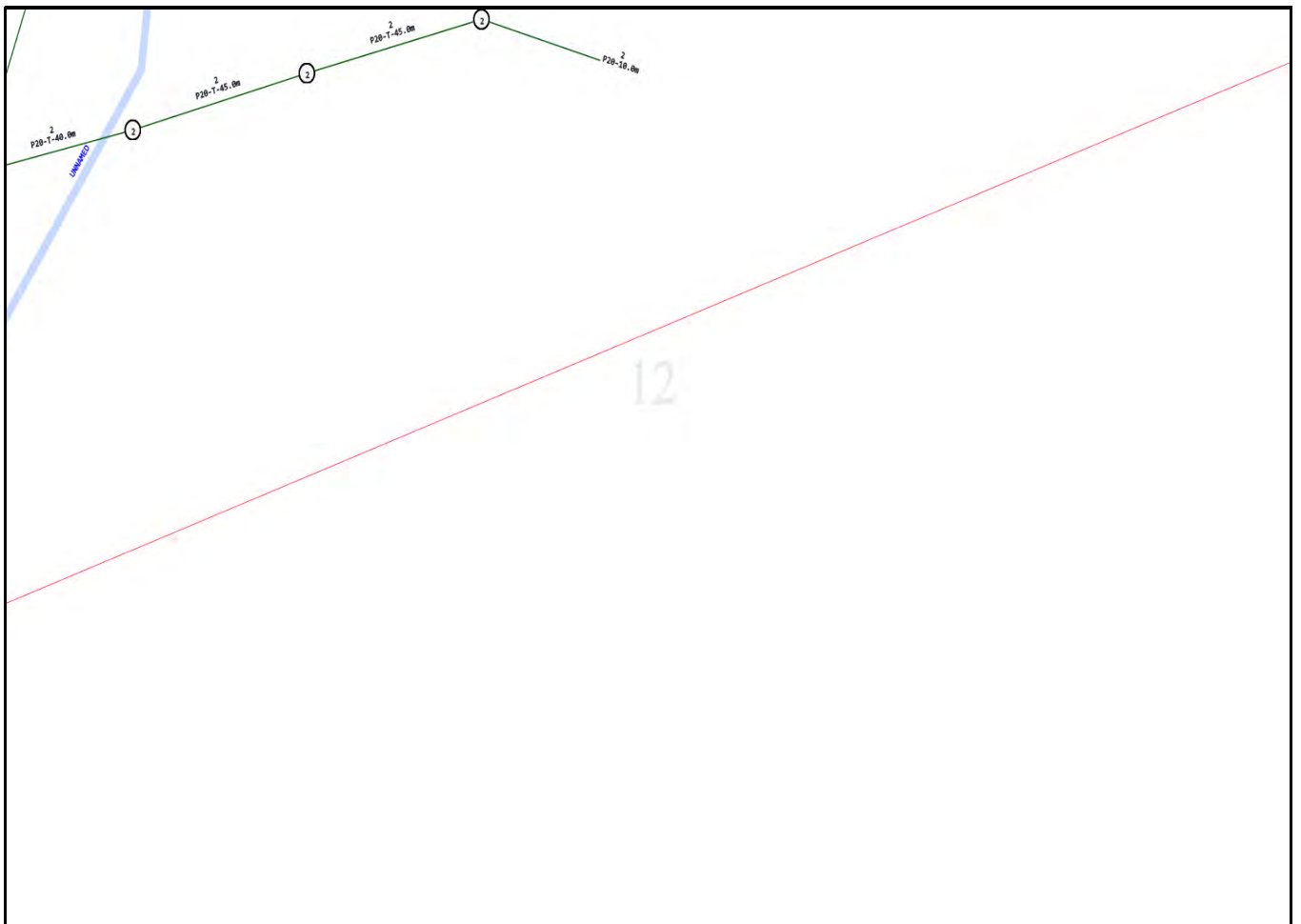


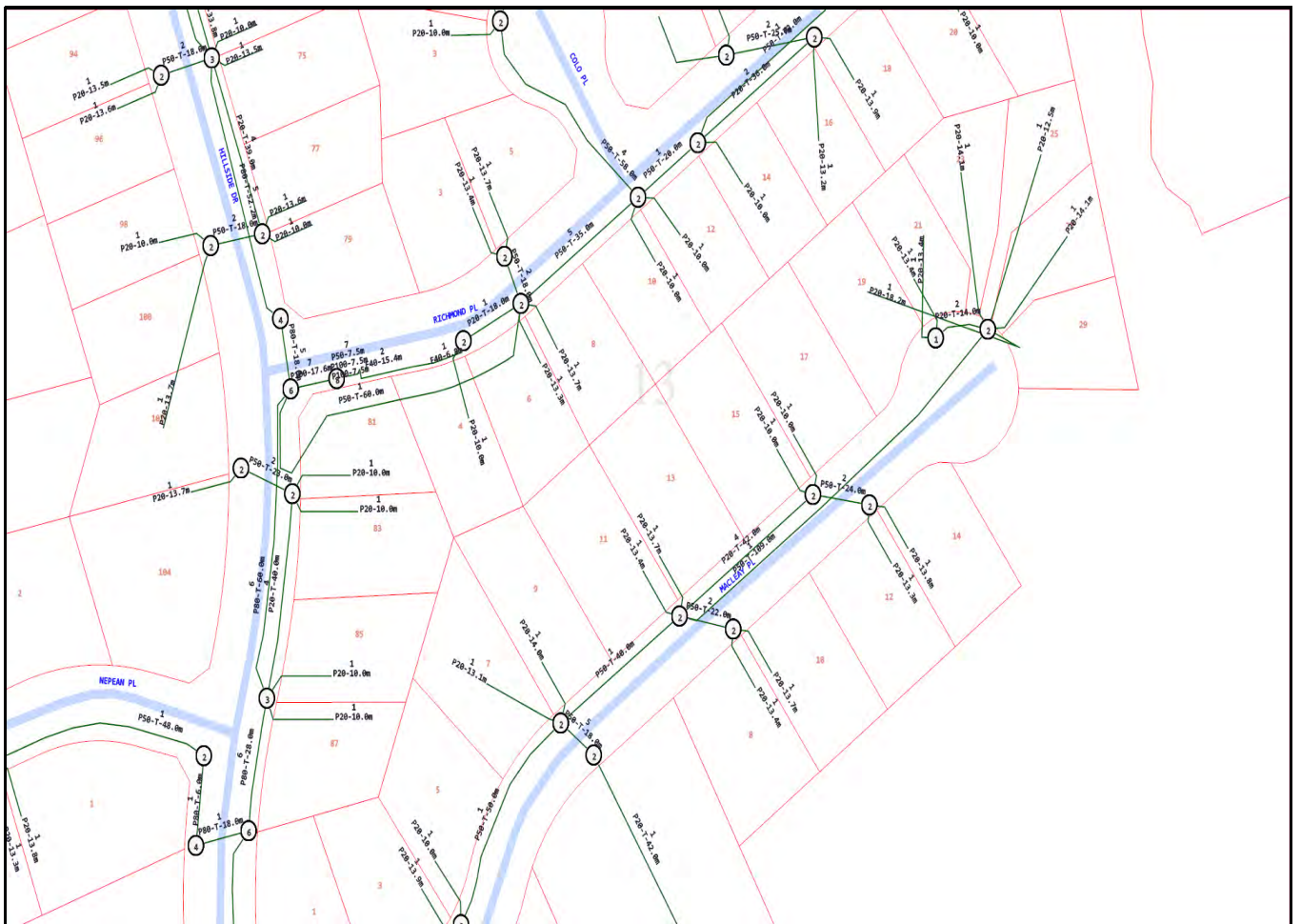


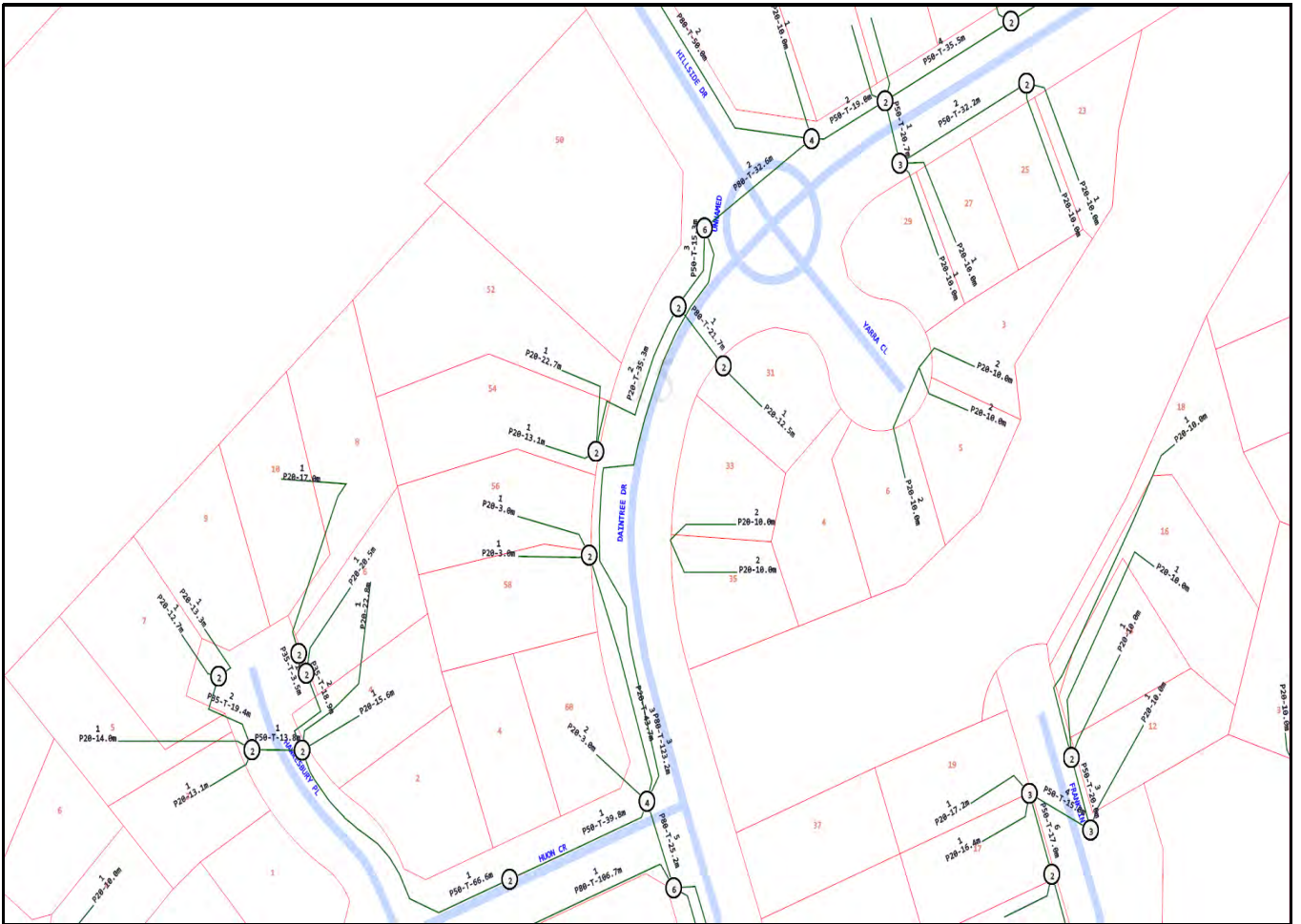


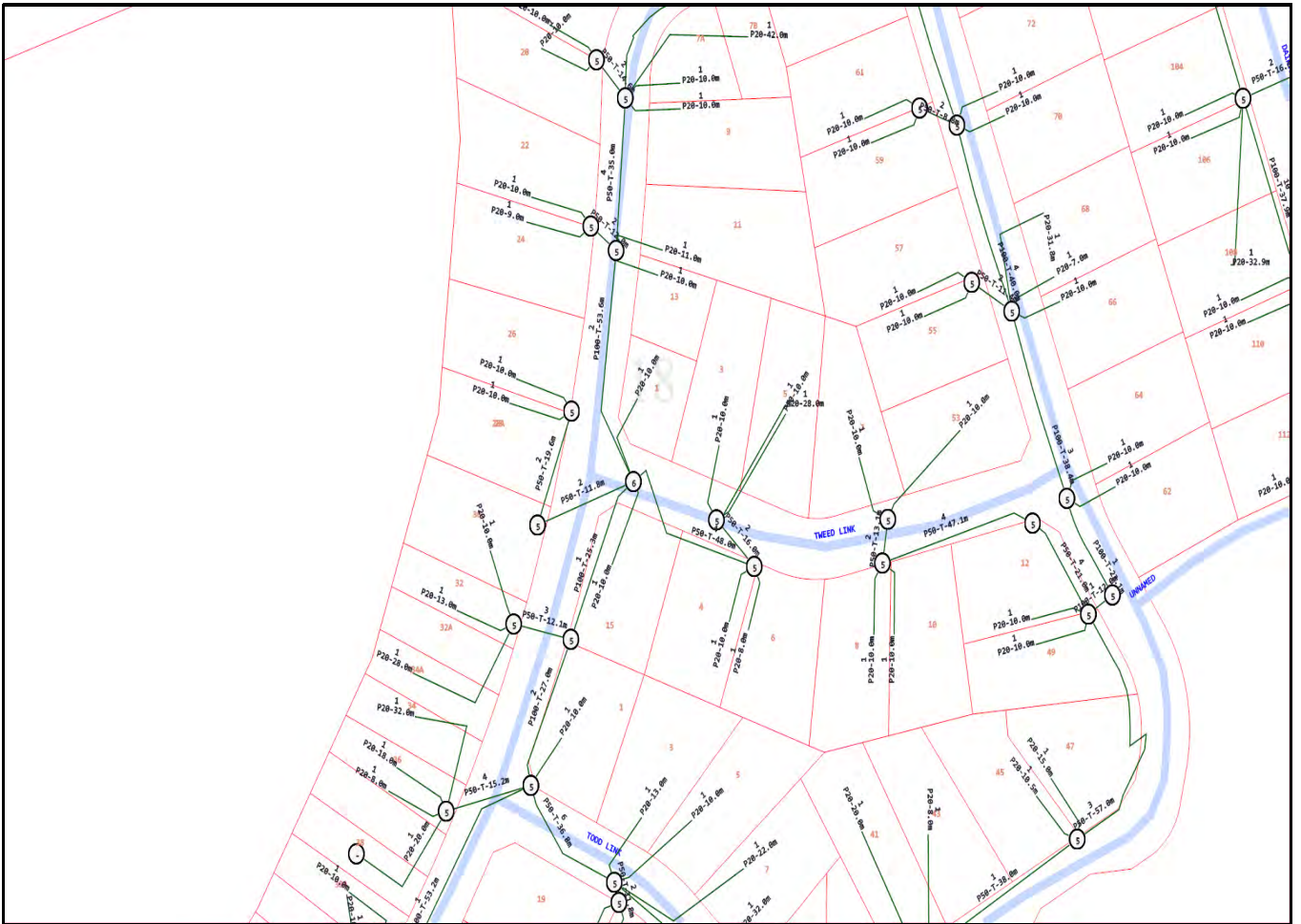










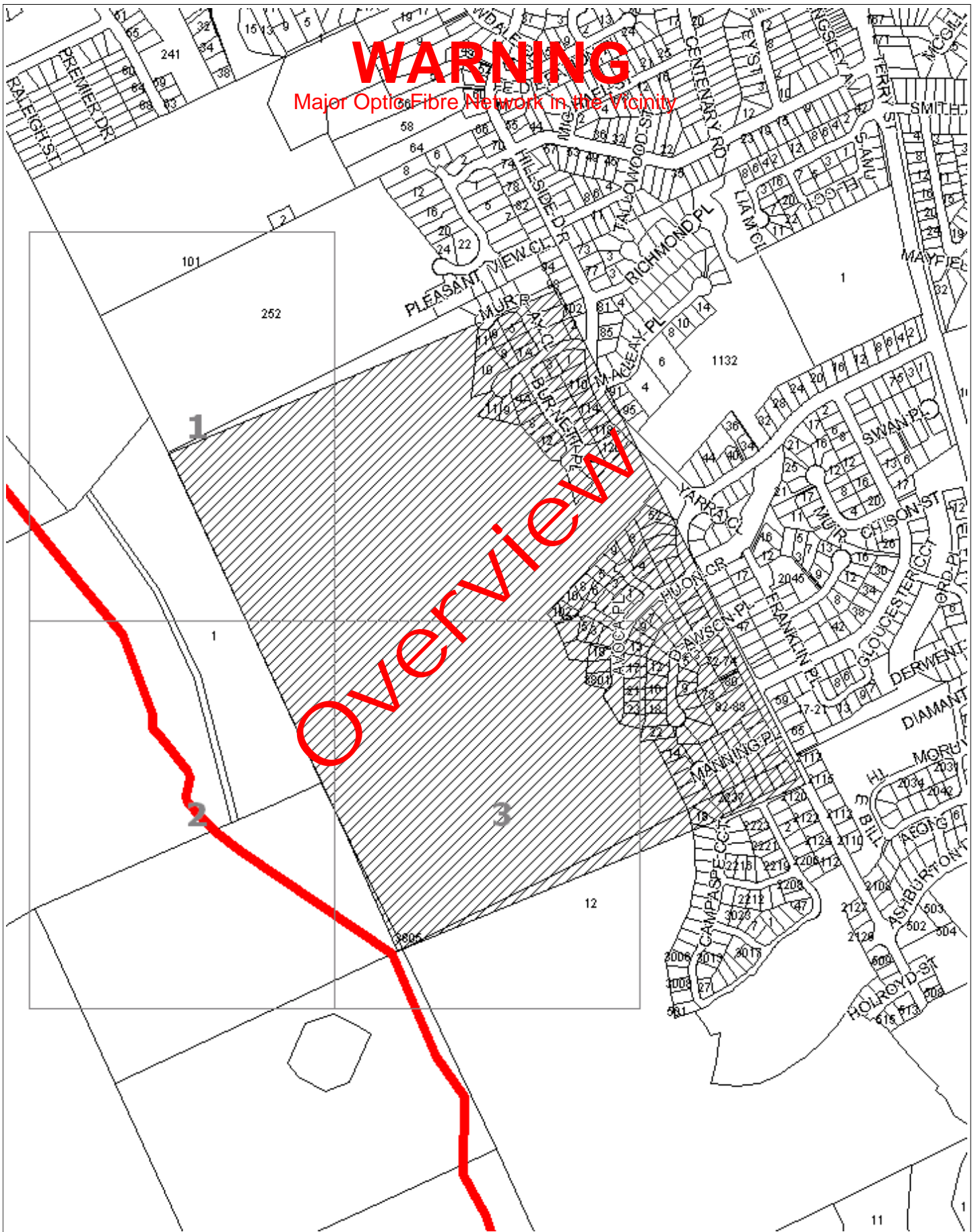


Emergency Contacts

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

WARNING

Major Optic Fibre Network in the Vicinity



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



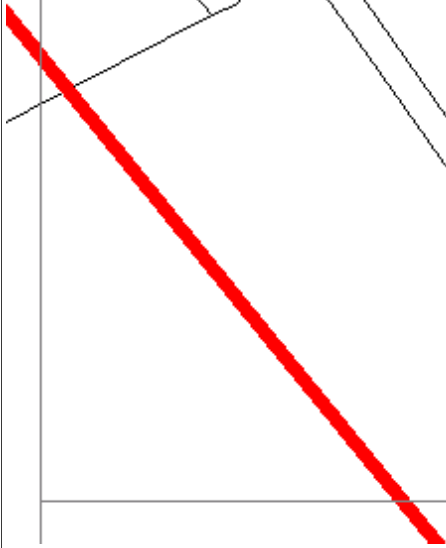
WARNING

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101

252

1



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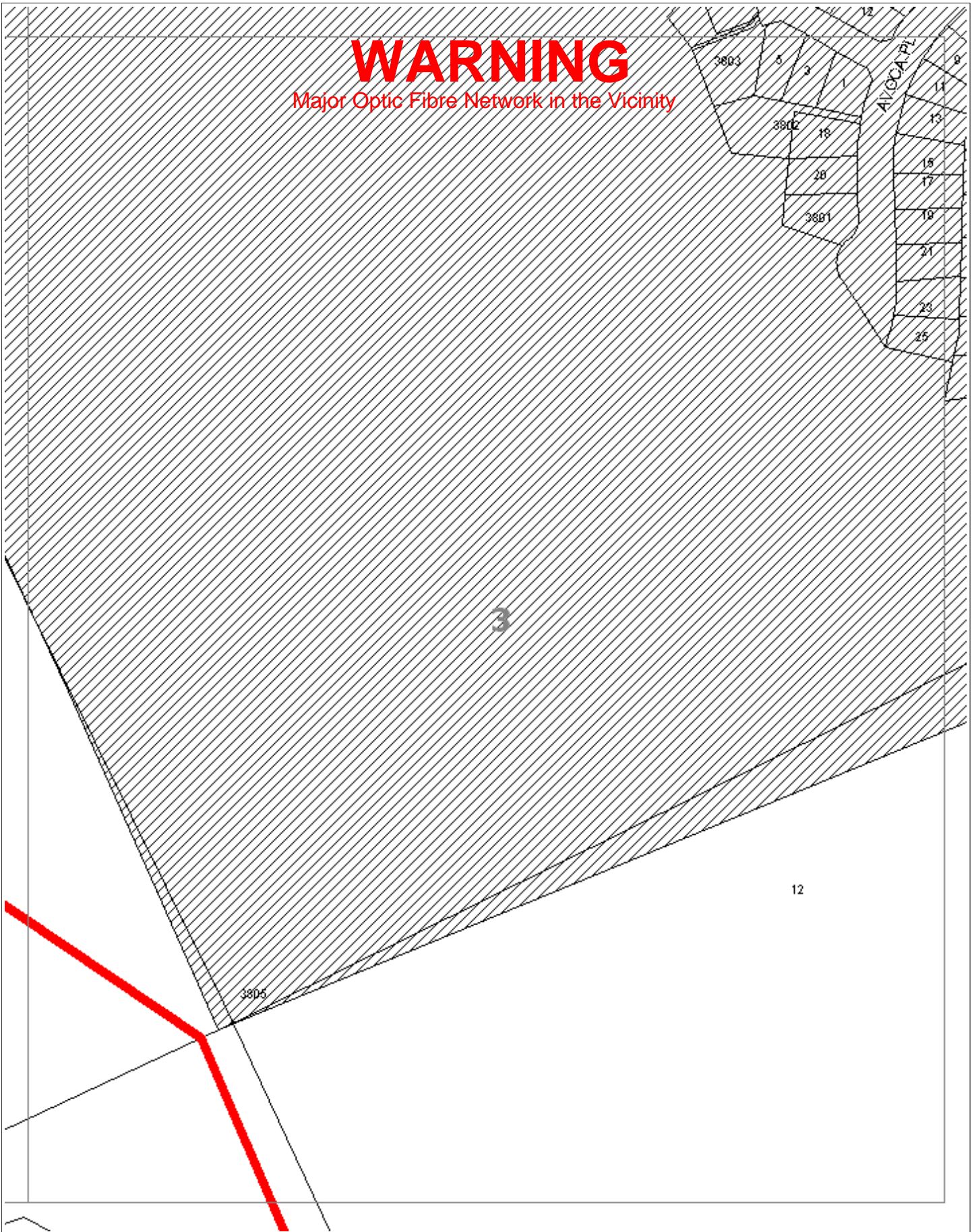


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