



TERRA INSIGHT

A wide-angle photograph of a natural landscape. The foreground is filled with tall, dry, golden-brown grasses. In the middle ground, a dense line of green trees and shrubs stretches across the frame. The sky above is a clear, bright blue.

Sealark Road, Callala Bay (Lot 5 DP 1225356)  
Preliminary Site Investigation (Desk Top)

Prepared for:

**PRM Architects & Town Planners**



Our Ref: TERRA19258.Rep 2 Rev 0

Prepared for:

PRM Architects & Town Planners

Mr P Mahedy

Mail: P.O. Box 323,  
Gerringong NSW 2534

22 August 2019

RE: [Sealark Road, Callala Bay \(Lot 5 DP 1225356\)](#)  
Preliminary Site Investigation (Desk Top)

Dear Patrick

Please find enclosed our Preliminary Site Investigation ('PSI') report for the proposed residential development of Sealark Road, Callala Bay (Lot 5 DP 1225356), NSW (hereafter referred to as the Site). This report should be read in conjunction with the attached document 'About Your Report' provided as Appendix A.

### **EXECUTIVE SUMMARY**

#### **Objectives**

The objectives of the PSI were to assess whether Site contamination exists at the Site (where Site contamination is defined within Section 5 of the *Contaminated Land Management Act 1997* (CLM Act)) and if present, to assess the requirement for any particular contaminated land site management.

#### **The Site**

Lot 5 DP 1225356, Sealark Road Callala Bay is a large undeveloped property to the east of Callala Bay. It is understood the western part of the property is proposed to be rezoned and subdivided for residential development (this area is hereafter referred to as the Site).

The Site mainly consists of open grassland with some bushland towards the east and southern parts of the site. The site is surrounded by urban development to the south and west, and national park and Wowly Gully to the north and east respectively.

The site is currently zoned for Environmental Management (E3). It is proposed to re-zone the western part of the site to allow residential development. This includes the installation of stormwater management facilities. It is also proposed to rezone the eastern part of the site to allow inclusion of this lower lying area within the existing Jervis Bay National Park, which is located to the north and east of the site.

The site is near level to gently sloping. Slopes generally fall to the north east or towards drainage depressions which are located within the southern part of the site. These drainage depressions were installed post the late 1980's and drain stormwater, which originates from residential development to west of Sealark Road, towards Wowly Gully. It is proposed to divert these surface stormwater drains into a sedimentation basin to the south-east of the site which will then overflows into Wowly Gully.

## Conclusions

Based on the study of publicly available information, a Lot Search report for the site, and site observations, the following conclusions are made:

- The historical aerial imagery indicates that minimal human related activity has occurred on the site other than passive recreational activities. The Site has been vacant and undeveloped since the mid 1930's.
- There are several drainage depressions visible on the site. These drainage depressions were excavated between the 1980s and 1990s, accompanying the urban developments to the south and west of the Site.
- The Site is mostly comprised of an alluvial plain covered with grassland and some bushland. The denser bushland is typically located within the south-western corner of the site and adjacent to drainage depressions.
- Geotechnical investigations for an acid sulfate soil investigation (ref TeERRA19258 Rep 1 Rev 1) indicate weathered siltstone underlies the site at relatively shallow depth (eg within ~2m).
- Publicly available information for the Site, information from a Lot Search Report for the Site, and observations of the Site, indicate that the following potentially contaminating activities may have occurred on or near the Site:
  - Potential use of herbicides around drainage depressions on the site.
  - Potential for illegal dumping of material, in particular, on the south-western which is unfenced and well vegetated.
  - Runoff from urban development to the south and south west of the site flowing into the drainage depressions on site.
- Drainage depression associated with the historical use of herbicides and ongoing use as stormwater drains have been defined as a potential Area of Environmental Concern 1 (AEC1). Areas associated with the potential for illegal dumping have been defined as a potential Area of Environmental Concern 2 (AEC2).
- The findings of the PSI indicate there is a low risk of contaminants, within AEC 1 and AEC 2, impacting on the site at levels which would preclude consideration of the site for residential development.

## Recommendations

The following recommendations are made:

- Limited soil sampling within AEC 1 is recommended to allow waste classification to facilitate off-site disposal of the natural soils within this area and to establish if this area is impacted by:
  - Any residue from the historical use of pesticides to manage vegetation along the drainage channels;
  - low level hydrocarbon, BTEX, PAH or PCB contamination due to the use of these drainage depression to manage stormwater from the residential developments to the west of Sealark Road.
- Limited soil sampling across the remainder of the site is recommended to allow waste classification of the near surface soils for off-site disposal (if required). THs should be undertaken post removal of any inert debris found on the Site.
- An unexpected finds protocol should be established for the site.

Should you have any questions please contact the undersigned.

For and on behalf of Terra Insight



Karen Gates  
Principal Engineer/ Director  
CPEng MIEaust MEIANZ BEng MEngSc(Geot) MEnvMgt MBA NPER CEng CEnvP





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## 1 Introduction

At the request of PRM Architects & Town Planners (the client), Terra Insight Pty Ltd (Terra) has carried out a Preliminary Site (Contamination) Investigation (PSI) of Lot. 5 Sealark Road, Callala Bay (hereafter referred to as the Property). It is understood the proposal for the Property includes the following:

- rezoning of the western part of the Property currently zoned as E3 (environmental management) to R2 Low Density Residential and/or R3 Medium Density Residential Zones and RE1 Public Recreation and/or RE2 Private Recreation Zone to allow residential development.
- Rezoning of the remaining land currently zoned as E3 to E1 National Parks and Nature Reserves Zone with this dedicated to the state of NSW as an addition to the Jervis Bay National Park.

The proposed urban development for the south-western portion of the property (hereafter referred to as the Site) includes a residential subdivision comprised of thirteen lots with supporting infrastructure such as new roads, and stormwater drains with a stormwater detention pond (refer Appendix B for proposed development plans).

## 2 Objective

The objective of this assessment was to:

- provide advice on the potential for Site contamination (as defined in Section 5 of the *Contaminated Land Management Act, 1997*) to be present on the Site due to historical and current Site use; and
- assess whether this contamination will impact on the proposed use of the Site and whether further investigation or remediation of the Site is required.

We note that the *Contaminated Lands Management Act 1997*, defines the contamination of land as the presence (in, on, or under the land) of a substance at a concentration above the concentration at which the substance is normally present (in, on, or under the land respectively in the same locality), being a presence that presents a risk of harm to human health or any other aspects of the environment. However, land is not, for the purposes of this Act, contaminated land:

- Merely because in any surface water standing or running through the land, a substance is present in such concentration, or
- Merely because of the presence of a substance prescribed by the regulations, or
- In circumstances prescribed by regulations.

It is understood that the findings and conclusions of this PSI assessment will be used by Council to determine the need for any particular Site management to occur. It is noted that if land is contaminated but this contamination is not determined to be 'significant enough to warrant regulation' then the *Contaminated Land Management Act 1997* does not apply. In such cases, the provisions within the planning legislation and/or the *Protection of the Environment Operations Act 1997* may be the appropriate mechanism for management of such contamination.

## 3 Scope of work

The scope of work for a PSI is typically comprised of a desk study and a site walkover. For the Site, this included the following:

- Review of the following:
  - information available for the Site including topography, soil landscapes, and geology.
  - historical aerial photography;
  - Review of Lotsearch reports covering the site; and
  - specific historical information for assessing the likelihood of potential contamination to exist at the Site including publicly available information maintained by council, the department of land registry, and the New South Wales Environment Protection Authority (NSW EPA).
- A Site walkover by a principal geo-environmental engineer to visually identify and observe:



- topography, noting visual evidence of filling;
  - nearby sensitive environments;
  - potential areas of environmental concern (APECs) and chemicals of potential concern (COPC) associated with potentially contaminating activities on or near the Site.
- Report on activities above in relation to the objective outlined in Section 2.

The assessment is undertaken in accordance with consultants' guide / requirements 2011 (NSW) and ASC NEPM Schedule B2.

## 4 Desktop Study Findings

### 4.1 Site description

A summary of key Site details is provided in Table 4.1.

Table 4-1: Summary of Site identification, ownership and use information

Road Address	Sealark Road, Callala Bay	
Title Identifiers	Lot 5 DP 1225356	
Site Ownership	Angeloni, Pintabona and Sirolli	
Site Description	The Site is located approximately 0.6 km north east of Callala Bay town centre as shown on Figure 1. The area of the property is approximately 6.3ha. The area of the proposed subdivision (the Site) is approximately 1 ha. The property is bounded by Sealark Road on the western boundary, Monarch Place on the southern boundary, Wowly Gully (estuary) on the eastern boundary.	
District/Division Name	Callala Bay	
Current Zoning	Environmental Management Zone (E3)	
Current Site Use	Underdeveloped	
Proposed Site Use	The site is to be reasoned to be used for residential and recreational purposes. It is noted that the remainder of the Property not rezoned for residential development will be rezoned as National Park (E1).	
Surrounding Land Use	North	Jervis Bay National Park
	East	Jervis Bay National Park and Wowly Gully
	South	Residential area, and Jervis Bay to the south east.
	West	Urbanised area of Callala Bay, consisting of residential and commercial development.
Council	Shoalhaven City Council (WCC)	

### 4.2 General Geology

The 1:250,000 geology sheet for Wollongong indicates the site is underlain by Wandrawandian Siltstone of the Shoalhaven Group, consisting of siltstone, silty sandstone and pebbly in parts.

### 4.3 Surface Topography

The elevation of the site is typically around 2 to 5.0m AHD. The surface generally slopes at near level to gentle gradients. Elevations typically fall towards the east towards Wowly Gully and two smaller drainage depression within



the site. The two smaller drainage depressions combine to form a small tributary of Wowly gully which flows eastwards through the southern part of the Site.

#### 4.4 Surface hydrology and Subsurface Hydrogeology

The water that falls on the Site will naturally follow the surface topography and drain into the drainage depressions on the site. These drainage depressions then continue to the east and into Wowly Gully.

It is expected a seasonal perched ground water table may exist on the Site at the interface of the residual soil and rock. If present, the ground water will typically follow the topography of the Site i.e. towards the north east into Wowly Gully.

#### 4.5 Groundwater

No ground water bores were identified (by NSW State online water mapping services) within 500m of the Site as shown on Image 1.

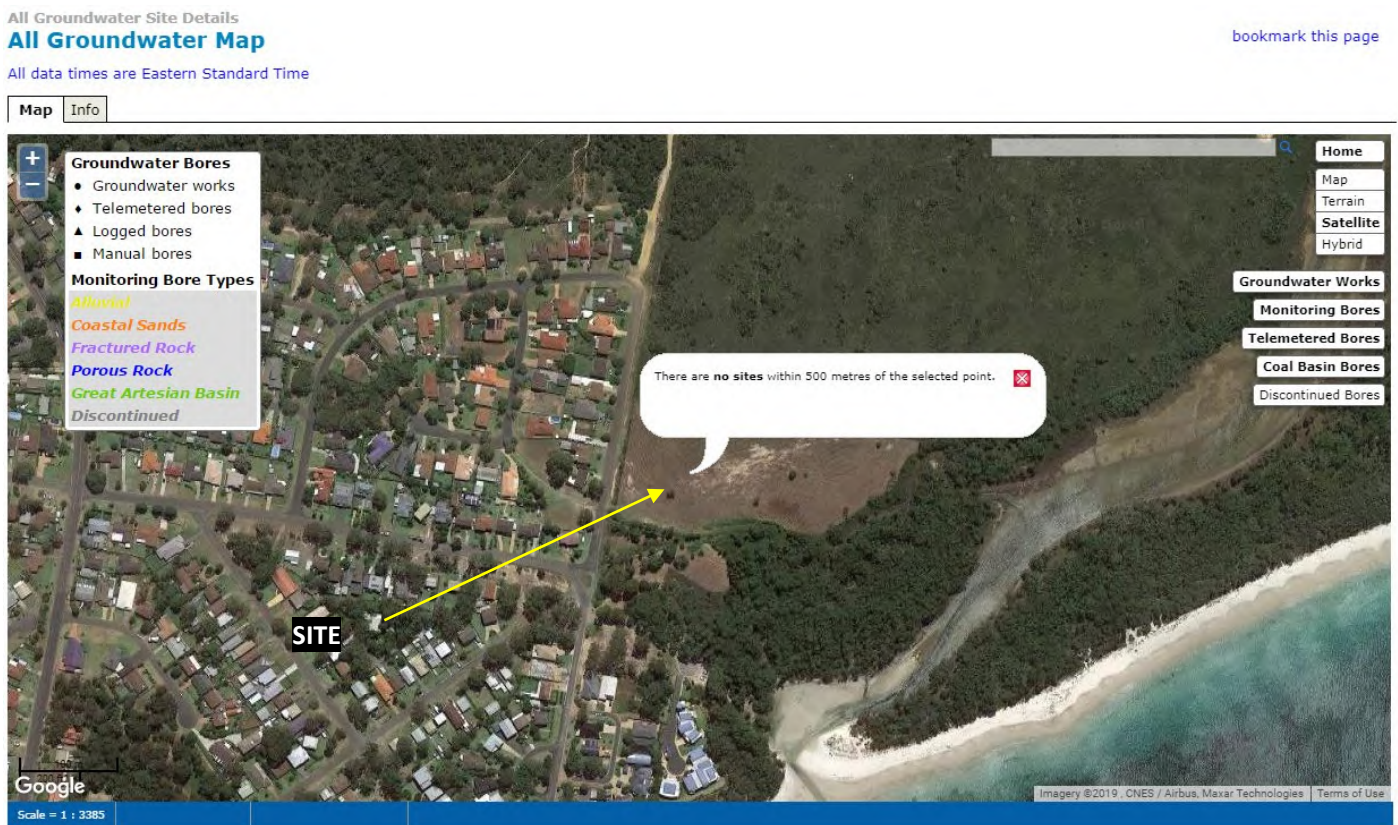


Image 1 Ground Water Map, NSW Real Time Water Data

#### 4.6 Site history data sources

Information on the Site history was obtained from:

- A search of NSW EPA register for listings of the Site and nearby sites;
- Review of historical aerial imagery;
- A lot search GIS data-base report (refer Appendix C);
- A lot search title search report (Refer Appendix D); and
- A review of Shoalhaven City Council records and planning certificates for the Site and adjacent sites.

The Site history documentation is summarised in the following sections.





#### 4.6.1 NSW EPA Contaminated Land and POEO Records

Based on an online search conducted on 15<sup>th</sup> of August 2019 and the Lot Search report, there are currently no notices for the Site (or neighbouring sites) on the NSW EPA contaminated land record (refer Image 2) or *Protection of the Environment Operations Act 1997* public register (Refer Image 3).

[Home](#) [Contaminated land](#) [Record of notices](#)

### Search results

Your search for: Suburb: CALLALA BAY

did not find any records in our database.

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

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

More information about particular sites may be available from:

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

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

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

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

[Search Again](#) [Refine Search](#)

#### Search TIP

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

... [more search tips](#)

15 August 2019

Image 2 Summary NSW EPA search results for Contaminated Land Register



[Home](#) [Environment protection licences](#) [POEO Public Register](#) [Search for licences, applications and notices](#)

## Search results

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

**Suburb - Callala Bay**

returned 0 result

[Search Again](#)

Image 3 Summary of EPA POEO Licenced Activities within Callala Bay

The Lot search report recovered former licensed activities under the POEO Act 1997, now revoked or surrendered. These are shown in table 4.2. These activities may have occurred within the drainage depressions on site. According to the online POEO public Search results, license number 4653 and 4838 were issued in September 2000 and Licence No 6630 was issued in November 2000. These licences refer to the historical application of herbicides along waterways for vegetation management activities with these licences now surrendered.

Table 4-2: Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

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

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

### 4.6.2 Historical Aerial Imagery

Aerial imagery from the 1960's to present day was reviewed. Select historical images of the area around and including the Property/Site since the 1940's are shown on Figure 2. Table 4.2 on page 6 following presents a summary of observations made during the review.

Table 4-3: Summary of historical aerial photographs

Image Date	Observations of the site	Offsite Observations
1961	Site is vacant and undeveloped. Mostly consists of grassland, heavily vegetated along the eastern boundary.	To the west Sealark Road and Sydney Ave is present. Surrounding land is similarly undeveloped, consisting of grassland and bushland.
1984	Part of the present-day drainage channels has been excavated on the south western section of the Site, facilitating the residential development to the south west of the site. The remaining Site remains relatively unchanged.	Residential development has occurred to the south west of the Site. This development includes the construction of roads and residential dwellings. To the south bushland has been cleared and Monarch Place constructed as a dirt road.
1993	Another section of the present-day drainage channel has been excavated, facilitating the residential development to the west of the Site.	Residential development has occurred to the west of the site, including the development of paved roads and construction of dwellings.
2002	Vegetation around the drainage channels are managed. A section of ground surface near the northern boundary of the Site is exposed.	Residential development has occurred to the south of the site. Many of the previously vacant sites to the south and west now contain residential structures.
2009	There are no notable changes other than some vegetation growth.	There are no notable changes.
2018	Vegetation growth around the drainage channels.	There are no notable changes.

#### 4.6.3 Review of Lot search data base report

A Lotsearch Detailed Database search was requested for the site (refer Appendix C). This report indicates the following:

- There are no sites listed on the Contaminated Land Registry within 500m of the site;
- The site is not the subject of any publicly known PFAS investigation programmes;
- The Callala Bay area is mapped as an underground petroleum Storage system (UPSS) sensitive zone. This identifies the site as environmentally sensitive with respect to any proposed service station with underground storage tanks (USTs).
- Aerial Images show minimal disturbance on the site;
- Topographical feature maps showing the creeks currently present on the site were not present in the 1929 mapping. These creeks/drainage depression are likely to have been constructed as part of the subsequent development of Callala Bay to the west of the site.
- No businesses have been listed as trading from or within 500m of the site. This includes business such as service stations, motor garages or dry cleaners.
- The site is located south and west of the Jervis Bay National Park.
- The site is underlain by aquifers which are porous, highly productive and extensive;
- One groundwater well is located within ~1850m to the south-west of the site (GW108988). This is a private bore for domestic use.
- There is no naturally occurring asbestos identified in association with the geology that underlies the site.
- The soil landscapes are mapped as estuarine. The soil landform is mapped as flat to undulating with hard acidic yellow and yellow mottled and red soil with some iron stone gravels.
- The risk of acid sulfate soils (ASS) is mapped as Class 5%, meaning the site is located near areas with known ASS occurrence but the risk of ASS being present on the site is low. Detailed site-specific geotechnical investigations have been undertaken for the site and indicate the site is underlain by alluvial soils with low potential for sporadic and weak ASS underlain by residual soils from the Wandrawandian Siltstone which can comprise acidic rock (refer report by TerraInsight Pty Ltd TERRA19201 Rep 1 Rev 1 dated 21 August 2019). A formal ASS management plan for the site is not required.
- The site is not mapped as impacted by dry land salinity.
- The site is not mapped as impacted by mine subsidence.
- Part of the site is mapped with an ecological constraint, specifically:
  - coastal complex vegetation with mangroves within estuarine areas. These are located to the east of areas proposed for residential development within areas proposed to be rezoned to E1.
  - Deeply dissected sandstone plateaus with high potential for groundwater depended ecosystems (vegetation) to be present.

#### 4.6.4 Council and land registry records

Terra Insight made a request through LotSearch Pty Ltd for land title records for the site (refer Appendix D and Table 4.3). Terra Insight conducted a General Enquiry Search using Shoalhaven Councils online services for applications pertaining to the use of the site and surrounding properties, including building and development applications. A summary of the documentation relevant to the Site is provided in Table 4.4 on page 8 following. No copies of the relevant documentation were provided by the online search.



Table 4-4: Summary of Lot Search Title Searches

Date	Proprietor
<b>Lot 5 DP 1225356</b>	
2016 – to date	Filippina Angeloni, Angelo Pintabona, Carmel Pintabona, Giuseppe Pintabona, Albertina Pintabona, Giulio Sirolli, Karen Ann Sirolli
<b>Lot 15 DP 1002772</b>	
2014 – 2016	Filippina Angeloni, Angelo Pintabona, Carmel Pintabona, Giuseppe Pintabona, Albertina Pintabona, Giulio Sirolli, Karen Ann Sirolli.
2001 – 2014	Alfonso Angeloni, Filippina Angeloni, Angelo Pintabona, Carmel Pintabona, Giuseppe Pintabona, Albertina Pintabona, Giulio Sirolli, Karen Ann Sirolli
1999 – 2001	Sealark Pty Limited
<b>Lot 231 DP 865454</b>	
1998 – 1999	Sealark Pty Limited
1997 – 1998	Warren Halloran
<b>Lot 23 DP 117148</b>	
1997 – 1997	Warren Halloran
<b>Lot 23 DP 117148, Lots 24 to 33, 35 to 42, 44 to 50, 54, 57, 60, 67 to 71, 73, 84, 86 to 88 &amp; 92 DP 755971 – A/C8626-202</b>	
1993 – 1997	Warren Halloran
<b>Lot 23 DP 117148, Lots 24 to 33, 35 to 42, 44 to 50, 54, 57, 60, 67 to 71, 73, 84, 86 to 88 &amp; 92 DP 755971 – CTVol 8626 Fol 202</b>	
1988 – 1993	Warren Halloran
<b>Lot 1 DP973063, Lot 1 DP973064, Lot 23 DP 117148, Portions 24 to 33, 35 to 42, 44 to 50, 54 to 57, 60 to 63, 67 to 71, 73, 80, 84 to 88 &amp; 92 Parish Wollumboola – CTVol 15483 Fol 91</b>	
1987 – 1988	Warren Halloran
<b>(Lot 1 DP973063, Lot 1 DP973064, Portions 23 to 33, 35 to 42, 44 to 50, 54 to 57, 60 to 63, 67 to 71, 73, 80, 84 to 88 &amp; 92 Parish Wollumboola – CTVol 15066 Fol 98)</b>	
1983 – 1987	Warren Halloran
<b>Lot 1 DP973063, Lot 1 DP973064, Portions 23 to 33, 35 to 42, 44 to 50, 54 to 57, 60 to 63, 67 to 71, 73, 80, 84 to 88 &amp; 92 Parish Wollumboola and other lands – CTVol 12906 Fol 83</b>	
1975 – 1983	Warren Halloran
<b>Portion 23 Parish Wollumboola and other land – Area 11124 Acres 3 Roods 8 Perches – CTVol 3433 Fol 244</b>	
1923 – 1975	St. Vincent City and Suburbs Limited
<b>Portion 23 Parish Wollumboola – Area 59 Acres – CTVol 414 Fol 8</b>	
1922 – 1923	St. Vincent City and Suburbs Limited
1911 – 1922	Alexander Hay (esquire) David William Roxburgh (solicitor)
1910 – 1911	Alexander Hay (esquire), David William Roxburgh (solicitor), Henry Douglas Morton (esquire)
1870 – 1910	David Berry (grantee)



Table 4-5: Summary of Council historical records search

Property	Lot	Reference and Date	Comments
Site	Lot 15 DP 1002772	SF10401 4/07/2014	5 Lot Residential Subdivision (withdrawn)
		DS14/1495 19/12/2014	Proposed Subdivision (approved)

Note: (accessed via Shoalhaven City Council online DA Tracking)

## 5 Summary of desktop Site history review

The following table summarises the significant activities on the Site from 1906 to the present.

Table 5-1: Summary Desktop review findings

Time Period	On Site	Off Site
<b>1870 - 2000</b>	<p>Several proprietors owned the Site during this time. Notably, St Vincent City and suburbs Limited from 1922 to 1975, then Warren Halloran from 1975 to 1998. During this time the site was created by the subdivision of larger lots.</p> <p>The drainage depressions on Site were constructed between 1984 and 1993, to service the respective urban development to the south west and south of the site.</p>	<p>Significant residential development occurred around the Site during this time. Notably in the 1980s to the south west of the site and in the 1990s.</p> <p>Land to the north and the east of the site is vacant and undeveloped, remaining relatively unchanged during this time as part of the Jervis Bay National Park.</p>
<b>2000 to present day</b>	<p>During this time the grassed areas and areas around the drainage depressions have been kept managed.</p> <p>Herbicides may have been used around the drainage depressions during this time as part of a state-wide operation undertaken by a variety of organisations.</p> <p>The site remains relatively unchanged, except for the significant vegetation growth around the drainage depression.</p>	<p>Residential development occurred to the south of the site in the early 2000s.</p> <p>Many of the previously vacant properties within the residential area to south and west of the site have been developed with residential structures.</p>

## 6 Site walkover

An experienced Terra Insight geo-environmental engineer made observations of the Site in 22 July 2019. A summary of the relevant observations made during the Site walkover is provided below with photographs provided in Appendix E. Based on the proposed development, current site use and existing drainage paths, the Site can be divided into three distinct areas as follows:

- Area 1, the northern-western portion of the site north of the drainage channels:
  - The northern-western portion of the site is generally near level with some gentle slopes. The elevations tend to fall to the south east at gentle slopes, towards drainage channels and Wowly Gully.
  - The drainage channel along the southern part of the area, carries stormwater from the residential development west of Sealark Place to Wowly Gully through the site. The area around the drainage channels is well vegetated.
  - The site is fenced off with a wire fence that is dilapidated in parts but still functioning.



- The area is predominantly vegetated with grass. The grass is bare in parts, with the near surface soils exposed (including a thin sandy topsoil layer) most likely as a result of wind erosion.
- Some old tree stumps are present throughout the area.
- Area 2, the south western portion of the site south of the drainage channels:
  - This area consists of the south west portion of the site. This area is not fenced off, bounded by the drainage channels to the north, Monarch PI to the south and Sealark Road to the west.
  - This area is near level, vegetated with mature trees, bushes and grass.
  - Some litter was observed in this area, including plastic and glass bottles, tin drink cans and plastic bags.
- Area 3, the eastern portion of the site not proposed for development:
  - This area is densely vegetated with bushland, located on the eastern side of the site.
- There were no observations of loose asbestos containing materials on the ground within areas 1 or 2. There were no observation indicative of historical illegal dumping of waste materials (car bodies, building materials etc) other than some house hold rubbish (Glass and plastic bottles, plastic bags and tin cans).
- There were no olfactory observations made;

## 7 Preliminary Assessment Findings

### 7.1 Potential areas of environmental concern

Historical information for the Site and observations of the Site indicate that potentially contaminating activities may have occurred across the Site. These activities are typically associated with historical use of site and include the following:

- Potential use of herbicides around drainage depressions on the site; and
- Potential for illegally fly tipped material

Offsite sources of potential contaminants include the following:

- Runoff from urban development to the south and south west of the site which flow into the drainage depressions on the Site.

It is noted that an acid sulfate soil investigation has been undertaken for the Site. This site did not identify the presence of fill materials on the site.

### 7.2 Potential Contaminants of Concern (CoCs)

The potential contaminants of concern associated with the Site activities detailed in section 6.1 include the following:

- **Pesticides:**

The term pesticide covers a wide range of compounds including insecticides, fungicides, herbicides, rodenticides, molluscicides, nematicides, plant growth regulators and others. Among these, organochlorine (OC) insecticides (used successfully in controlling a number of diseases, such as malaria and typhus) were banned or restricted after the 1960s. This was followed by the introduction of synthetic insecticides including organophosphate (OP) insecticides in the 1960s, carbamates in 1970s and pyrethroids in 1980s. Pesticides are likely to have been used on the Site to manage vegetation along the creek lines. When sprayed it is likely to have been blown by the wind to other areas. They can also flow with rain water into nearby streams or can seep through the soil into ground water. Pesticides differ according to their effects on various organisms. Selective pesticides are toxic only to the target pests (eg termite treatment underneath proposed dwellings). Their persistent in the environment is dependent on each individual chemical's composition and the environment in which they are used. Typically, persistence is less than 5 years, with DDT and copper-based pesticides being a few of the exceptions.
- **Total recoverable hydrocarbons (TRH) and BTEX:**

TRH and BTEX (benzene, toluene, ethylbenzene, and xylene) are not considered to be persistent in the environment due to their volatile nature These contaminants may potentially exist if fuel or oil was spilled accidentally onto the Site when vehicle are passing through the site or undertaking maintenance on the site.



There was no evidence of filling on the site. Heavy metals, such as lead, may also be associated with historical fuels spills;

- PAHs (poly aromatic Hydrocarbons) and PCBs (Polychlorinated Biphenyl's):**  
 These contaminants are typically used in oils. Hot spots may occur because of spills. PCBs are generally non-soluble in water, non-volatile and resistant to flame, thermal and chemical degradation. PCBs are therefore relatively persistent in the environment and can bio-accumulate. PAHs are relatively persistent in the environment, due to their chemical composition, however in aerobic environments, bacteria can degrade PAHs.
- Asbestos:**  
 This material was used in construction of buildings prior to the 1990's. No buildings are known to have been present on the Site. However, such material may be associated with historical illegal dumping on the site.

Although asbestos can enter the environment through the breakdown of natural deposits, the presence of asbestos on Site is mainly via the deterioration of manufactured asbestos products. Asbestos fibres do not breakdown in air or dissolve in water, and so they have the potential to be suspended or re-suspended and to travel large distances (by air and/or water) before settling. The larger fibres tend to settle more readily. Asbestos fibres do not readily move through the soil, and in general do not breakdown to other compounds, and therefore persist in the environment;

### 7.3 Potential receptors of concern

Review of historical aerial photographs and surrounding land uses indicates the following potential receptors of concern:

Table 6-1: Potential contamination-based pathways and receptors

Sources	Pathway	Receptor
Asbestos impacted soils	Inhalation of fugitive dust / airborne fibres	Construction/Maintenance Workers
		Current site occupiers
		Future Site occupiers
		Current fauna
Petroleum hydrocarbons, PAH, TPH, pesticides and BTEX	Inhalation of vapours	Construction/Maintenance Workers
		Current site occupiers
		Future Site occupiers
	Ingestion and absorption by direct contact	Future Site occupiers
		Current site occupiers
	Migration by surface run-off	Surface waters
	Migration by liquid flow	Surface waters
		Aquatic systems
Plant uptake	Local flora	
	Ingestion of home-grown vegetables	

### 7.4 Conceptual Site model

The conceptual Site Model (CSM) detailed herein defines:

- the potential contaminants which may be present on the site from current and historical site uses,
- the potential areas these contaminants may be present;
- the receptors that may be impacted by these contaminants; and
- the potential pathways through which these receptors may be impacted.





In this Conceptual Site model (CSM), a contaminant can be any substance, which is in, on or under the land and which has the potential to cause harm or to cause pollution of controlled waters. A pathway is defined as one or more routes or means by, or through, which a receptor is being or can be exposed to, or affected by, a contaminant.

The CSM also provides an assessment of the risk associated with these potential contaminants on the site to allow for the identification and prioritisation of areas for further assessment.

Locations of Areas of Potential Environmental Concern are given in Figure 3. Table 6.2 summarises the following in a conceptual Site model (CSM) for the Site, specifically:

- The potential area of environmental concern (AEC) identified on the Site,
- The potential contaminating activities which are associated with the AEC identified on the Site;
- The potential contaminants of concern associated with the AEC identified on the Site; and
- The likelihood of contamination.

Table 6-2: Conceptual Site Model

APEC	Potentially Contaminating Activity/Source	Sub Component / Description	Potential Areas of Environmental Concern (See also Figure 8)	Likelihood of Contamination impacting on proposed site use	Potential Chemicals of Concern
AEC 1	Runoff from urban areas.	Runoff from urban to the south and south west areas carrying potential contaminants onto the site via drainage channels.	Drainage channels and adjacent areas.	<b>Low</b> likelihood of potential soil contamination in this area impacting on proposed site use. Run off which flows in these drainage depressions is from surface runoff along road corridors and residential properties to the west of the site post the late 1980's. The land around the drainage channels is not proposed for residential development and will remain as a drainage easement.	Heavy metals (lead), Pesticides, TRH, BTEX, PAHs, PCBs
	Potential use of herbicides and pesticides.	Potential historic spraying of herbicides/pesticides adjacent to drainage channels for vegetation control.	Areas adjacent and within the drainage channels.	<b>LOW</b> likelihood of potential soil contamination as use of herbicides along the drainage areas has ceased and any historical pesticide use would have been biologically degraded with time. The exception to this would be DDT which is unlikely to have been used in such a sensitive environment.	Pesticides, herbicides
AEC 2	Illegal fly tipping	Potential illegal fly tipping near easily accessible points on the site.	Mainly Area 2 which is open for public access and is well vegetated. However, historically could have occurred as isolated events of fly tipping anywhere on the site.	<b>LOW</b> likelihood of potential soil contamination on the site as there was no evidence of a history of large-scale illegal dumping of waste material on the site. Some localised area of isolated house hold rubbish (Drink bottles and cans and plastic bags) were only observed in Area 2.	Foreign materials (mainly inert), Asbestos.

## 8 Conclusions

The following conclusions are made:

- The site is currently zoned for Environmental Management. It is proposed to re-zone the western part of the site to allow residential development and installation of stormwater drainage facilities. The eastern part of the site is to be rezoned to areas of the site adjacent to waterways to be included within the existing Jervis Bay National Park which is located to the north and east of the site.
- The site is near level to gently sloping. Slopes generally fall to the north east or towards drainage depressions which are located within the southern part of the site. These drainage depressions were installed post the late 1980's and drain stormwater from residential development to west of Sealark Road to the east, through the site and towards Wowly Gully. It is proposed to drain these depressions into a sedimentation basin to the south-east of the site, and then into Wowly Gully.
- The Site has been vacant and undeveloped since the mid 1930's. It is comprised mostly of grassland with some bushland since the 1960s. The bushland is typically associated with the drainage depressions.
- Minimal site activity on the site is visible in historical aerial imagery. The drainage depressions on Site were excavated between the 1980s and 1990s, accompanying the urban developments to the south and west of the Site.
- Vegetation within and around the drainage depressions was maintained, for a period, using herbicides.
- Publicly available information for the Site, information from a Lot Search Report for the Site, and observations of the Site, indicate that potentially contaminating activities which may have occurred on the Site as follows:
  - Potential use of herbicides around drainage depressions on the site.
  - Potential for illegal dumping of material, in particular, on the south-western unfenced and well vegetated part of the site.
  - Runoff from urban development to the south and south west of the site flowing into the drainage depressions on site.
- The findings of the PSI indicate there is a low risk of contaminants being present on the site as a result of previous and current site uses.

## 9 Recommendations

The following recommendations are made:

- Limited soil sampling within AEC 1 is recommended to allow waste classification to facilitate off-site disposal of the natural soils within this area and to establish if this area is impacted by:
  - Any residue from the historical use of pesticides to manage vegetation along the drainage channels;
  - low level hydrocarbon, BTEX, PAH or PCB contamination due to the use of these drainage depression to manage stormwater from the residential developments to the west of Sealark Road.
- Limited soil sampling across the remainder of the site is recommended to allow waste classification of the near surface soils for off-site disposal (if required). THs should be undertaken post removal of any inert debris found on the Site.
- An unexpected finds protocol should be established for the site.

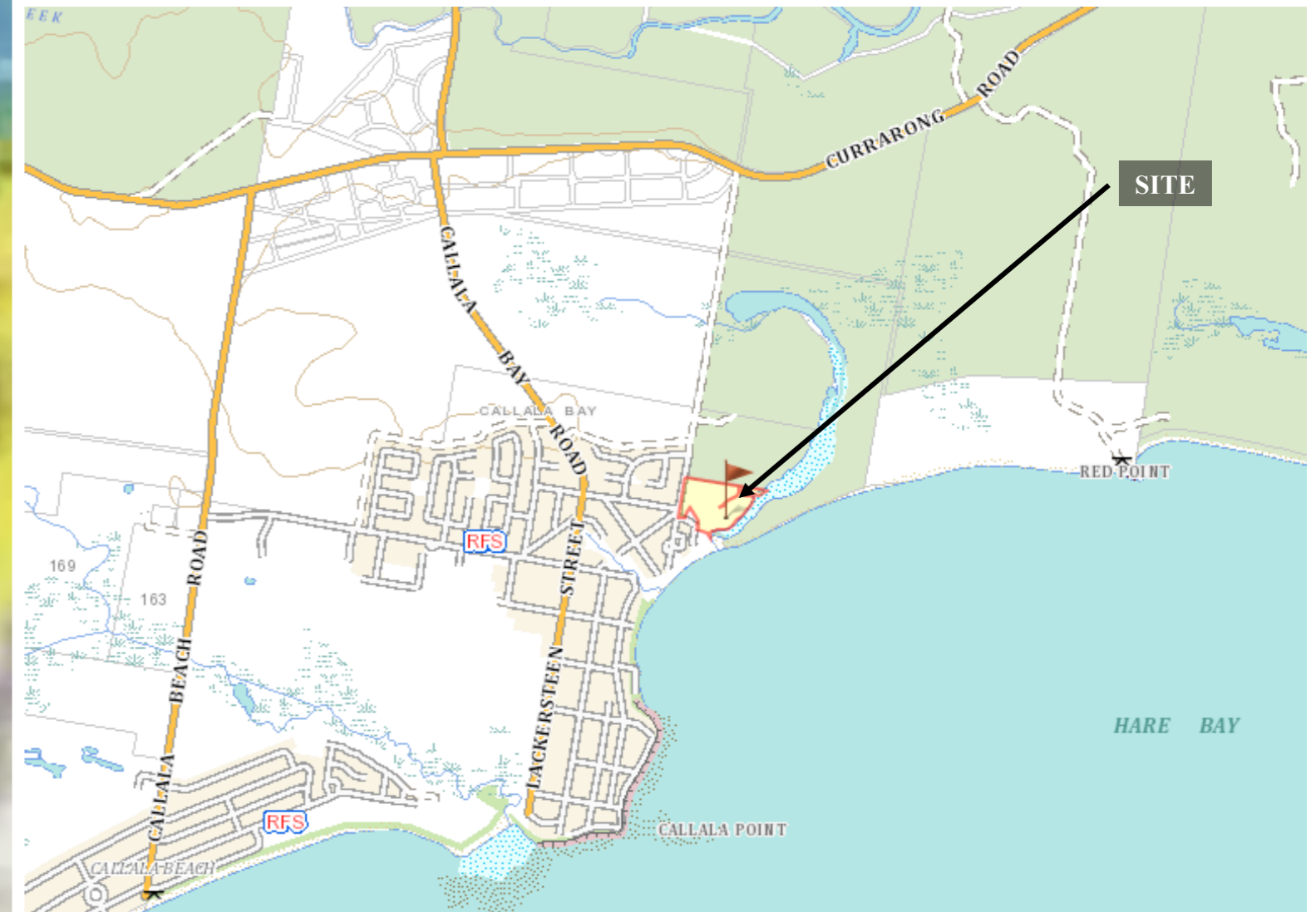
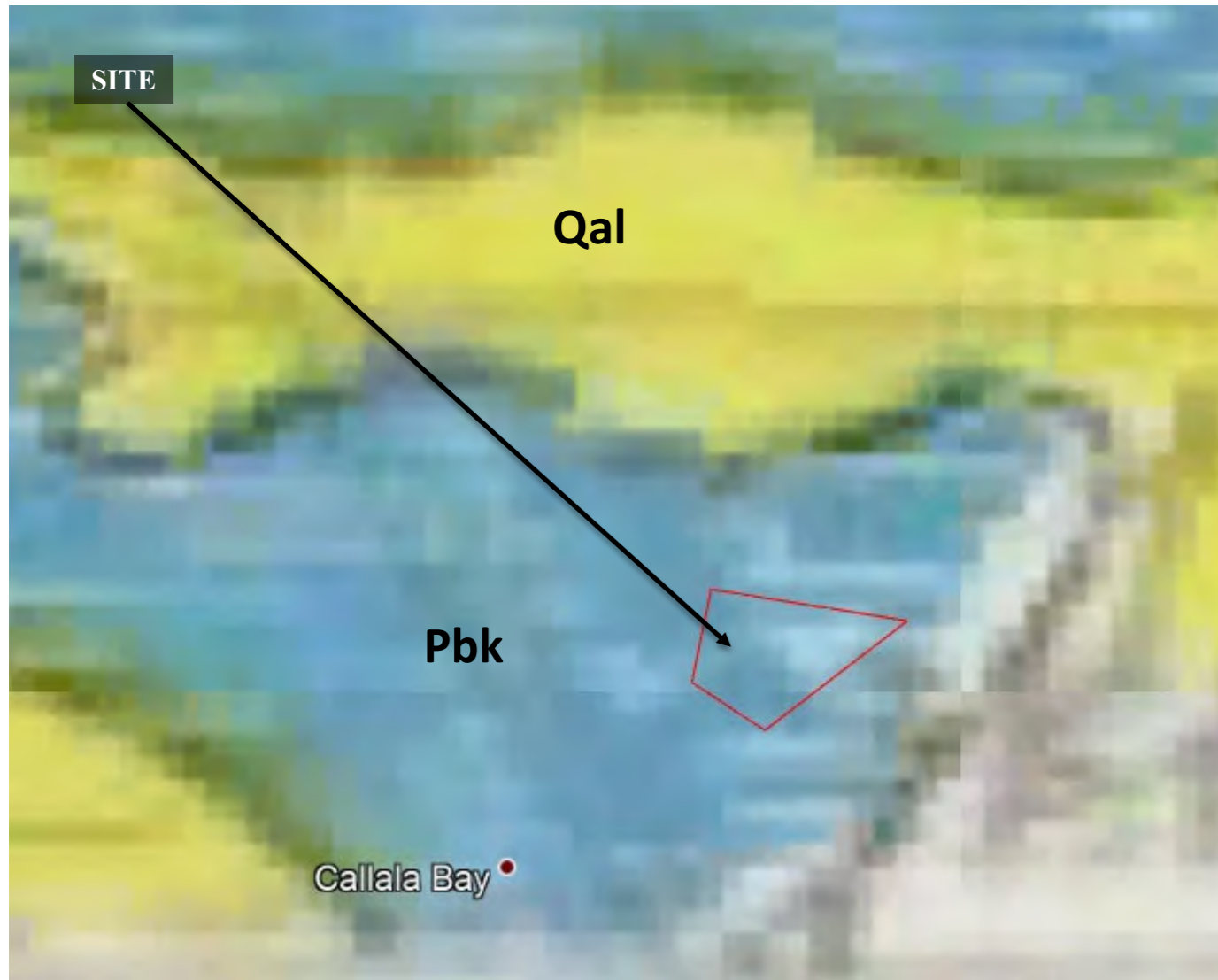


## 10 Limitations

The findings contained in this report are the result of discrete/ specific methodologies used in accordance with normal practices and standards and in accordance with the agreed scope of works. Under no circumstances can it be considered that these findings represent the actual state of the Site at all points. The subsurface conditions may vary significantly across the Site, particularly where no nearby sampling and testing work has been carried out. This report has been prepared based on the understanding that following the design and construction of the building, this document is passed onto the owner of the property, and that it is that person's obligation to ensure that the document is passed onto future owners.



# Figures




Wollongong 1:250,000 geological map

### Site Geology


Symbol	Group	Sub-group	Unit	Lithology
Qal	-	-	-	Alluvium, gravel, sand, silt and clay
Psw	Shoalhaven Group	Undifferentiated	Wandrawandian Siltstone	Siltstone, silty sandstone, pebbly in parts

### Site Location

revision	description	drawn	approved	date		client:	PRM Architects & Town Planners	
	Site location	HJP	KEG	22/08/2019		project:	Preliminary (contamination) Site Investigation No. 5 Sealark Road Callala Bay NSW	
						title:	Site Location	
						scale	NTS	
				original size	A3		project no: TERRA19258	figure no: FIGURE 1



### Historical Imagery

						client:	<b>PRM Architects &amp; Town Planners</b>	
						project:	<b>Preliminary (contamination) Site Investigation No. 5 Sealark Road Callala Bay NSW</b>	
						title:	<b>Historical Imagery</b>	
						project no:	<b>TERRA19258</b>	figure no:
	description	drawn	approved	date	scale	NTS		
	Aerial images	HJP	KEG	25/07/2019	original size	A3		



### Areas of Environmental Concern

revision	description	drawn	approved	date		client: <b>PRM Architects &amp; Town Planners</b>	
	Aerial images	XJ	KEG	19/08/2019		project: <b>Preliminary (contamination) Site Investigation No. 5 Sealark Road Callala Bay NSW</b>	
						title: <b>Test Site Locations</b>	
						scale: <b>NTS</b>	project no: <b>TERRA19258</b>
					original size: <b>A3</b>		





## Appendix A: Your Report

**These notes have been prepared to help you understand the advice provided in Your Report and its limitations.**

## Your Report is based on what you tell us

---

Your Report has been developed based on the information you have provided such as the scope and size of your project. It applies only to the site investigated. If there are changes to the proposed works, then the advice provided within Your Report may need to be reviewed

## Your Report is written with your needs in mind

---

The advice provided within Your Report is also not relevant to another purpose other than that originally specified at the time the report was issued. Please seek advice from Terra Insight before you share Your Report with another third party – except for the purpose for which the report was written.

Terra Insight assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in Your Report.

## Your Report is based on what we observed

---

The advice provided within Your Report assumes that the site conditions, revealed through selective point sampling (undertaken in accordance with normal practices and standards) at a particular point in time, are indicative of the actual conditions on your site. However, the nature of the materials underlying your site is affected by natural processes and the activity of man. Under no circumstances can it be considered that these findings represent the actual state at all points. The subsurface conditions may vary significantly on the other parts of the site, particularly where no nearby sampling and testing work has been carried out.

As a result conditions on your site can change with time; they can also vary spatially. As a result, the actual conditions encountered may differ from those detailed within Your Report. Although nothing can be done to change the actual site conditions which exist, steps can be taken to gain a better understanding of the subsurface conditions underlying your site and reduce the potential for unexpected conditions to be encountered

The advice within Your Report also relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it. Only Terra Insight is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If the details of your project have changed, the site conditions have changed or a significant amount of time has elapsed since our report was written, the advice provided within Your Report may need to be reviewed.

## Your Report has been written by a Professional

---

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

## Your Report is better when it is kept together

---

Your Report presents all the findings of the site assessment and should not be copied in part or altered in any way. Keeping Your Report intact reduces the potential for yourself or other design professionals to misinterpret the report.

## Your Geo-Environmental Report

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If Your Report is for geotechnical purposes only, it will not relate any findings, conclusions, or recommendations about the potential for hazardous materials to exist at the site unless you have specifically asked us to do so. If your report is written for Geo-Environmental purposes the following should be noted in addition to the above:

- Advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in Your Report should be verified if you propose to use this report more than 6 months after its date of issue;
- Your Report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. The assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, which includes budget and timing;
- The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice. Any interpretation in Your Report is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment.
- We may have relied on data and other information provided by you and other qualified individuals in preparing Your Report. We have not verified the accuracy or completeness of such data or information except as otherwise stated in Your Report. For these reasons Your Report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.
- For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination posed in the context of the agreed purpose. If the proposed use of the site changes, the assessment may no longer be valid and will need to be reviewed.

\* For further information on this aspect reference should be made to "Guidelines for the Provision of Geotechnical information in Construction Contracts" published by the Institution of Engineers Australia, National headquarters, Canberra, 1987.

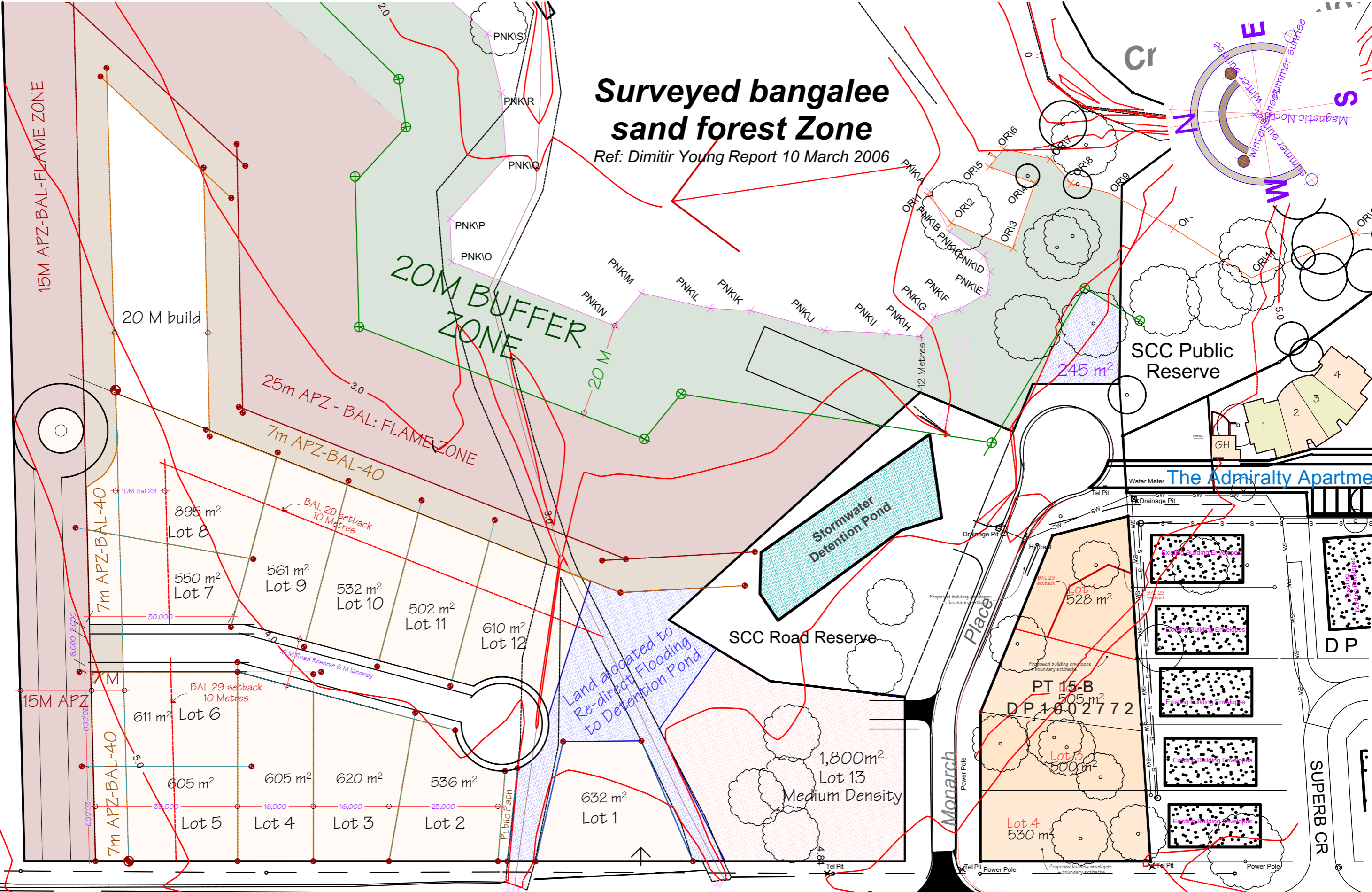
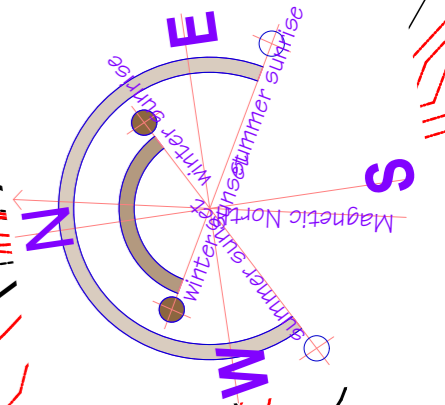


## Appendix B: Proposed Site Development

NSW National Park Boundary

# Surveyed bangalee sand forest Zone

Ref: Dimitir Young Report 10 March 2006



Land allocated to Re-direct Flooding to Detention Pond

Lot 18 Subdivision + natural features, Bush fire + EEC setbacks  
 Concept Layout PLAN-Option A Scale:1:750

Dwg Issue:	Revision Notes:	Date Issued:	General Notes: 1. COPYRIGHT: The drawings & design remain the property & copyright of the architect. Reproduction of any drawing, design and/or any design element may only occur with the architect's written permission. 2. DIMENSIONS: Written dimensions take precedence, do not scale drawings. Double check all dimensions on site and prior to construction. Verify any discrepancies with the project architect prior to proceeding with any work.

**PRM Architects**  
 Town Planners  
 Gerringong 423 40 444 Vincentia  
 PO Box 323 Gerringong 2534 Fax: 423 40 341  
 Email: patrick@prmarchitects.com.au  
 www.prmarchitects.com.au

Client: Hare Bay Development Group  
 Project: Proposed Lot 18 Sealark Rd. Callala Bay  
 Drawing: Subdivision Concept PLAN A  
 Issue: SD01 A  
 Scale: 1:750  
 Job No:



## Appendix C: Lotsearch GIS Database Search



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 23 Jul 2019 13:58:05**

**Reference: LS007540 EP**

**Address: Lot 5 Sealark Road, Callala Bay, NSW 2540**

**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.

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## 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

## 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	23/07/2019	23/07/2019	Daily	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	11/04/2019	10/04/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	17/07/2019	09/07/2019	Monthly	1000	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority	10/07/2019	10/07/2019	Monthly	1000	0	0	0
Former Gasworks	Environment Protection Authority	01/07/2019	11/10/2017	Monthly	1000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	07/05/2019	07/03/2017	Quarterly	1000	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	01/07/2019	01/07/2019	Monthly	2000	0	0	0
Defence PFAS Investigation & Management Program	Department of Defence	01/07/2019	01/07/2019	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	01/07/2019	01/07/2019	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	01/07/2019	01/07/2019	Monthly	2000	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/12/2018	13/12/2018	Annually	1000	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	27/06/2019	27/06/2019	Monthly	1000	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	27/06/2019	27/06/2019	Monthly	1000	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	27/06/2019	27/06/2019	Monthly	1000	3	3	3
UPSS Environmentally Sensitive Zones	Environment Protection Authority	14/04/2015	12/01/2010	As required	1000	1	1	1
UBD Business to Business Directory 1991 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business to Business Directory 1991 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1982 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1982 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1970 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1970 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1961 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1961 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory 1950 (Premise & Intersection Matches)	Hardie Grant			Not required	150	0	0	0
UBD Business Directory 1950 (Road & Area Matches)	Hardie Grant			Not required	150	-	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500	0	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500	-	0	0
Points of Interest	NSW Department of Finance, Services & Innovation	11/04/2019	10/04/2019	Quarterly	1000	0	0	8
Tanks (Areas)	NSW Department of Finance, Services & Innovation	11/04/2019	11/04/2019	Quarterly	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
Tanks (Points)	NSW Department of Finance, Services & Innovation	11/04/2019	10/04/2019	Quarterly	1000	0	0	0
Major Easements	NSW Department of Finance, Services & Innovation	11/04/2019	11/04/2019	Quarterly	1000	0	0	2
State Forest	NSW Department of Finance, Services & Innovation	18/01/2018	18/01/2018	As required	1000	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/01/2019	14/11/2018	Annually	1000	1	1	1
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 Primary Industries	15/03/2018	01/10/2005	As required	1000	0	0	0
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	1
Geological Units 1:250,000	NSW Dept. of Industry, Resources & Energy	20/08/2014		None planned	1000	2	-	2
Geological Structures 1:250,000	NSW Dept. of Industry, Resources & Energy	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
Soil Landscapes	NSW Office of Environment & Heritage	12/08/2014		None planned	1000	3	-	4
Atlas of Australian Soils	CSIRO	19/05/2017	17/02/2011	As required	1000	1	1	1
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning and Environment	22/07/2019	28/06/2019	Weekly	500	2	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	2	3	3
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 Office of Environment & Heritage	12/05/2017	01/01/2002	None planned	1000	-	-	-
Mining Subsidence Districts	NSW Department of Finance, Services & Innovation	11/04/2019	11/04/2019	Quarterly	1000	0	0	0
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning and Environment	22/07/2019	07/12/2018	Weekly	1000	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning and Environment	22/07/2019	05/07/2019	Weekly	1000	1	7	30
Commonwealth Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	31/07/2018	Unknown	1000	0	0	0
National Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	16/01/2019	28/09/2018	Unknown	1000	0	0	0
State Heritage Register - Curtilages	NSW Office of Environment & Heritage	15/07/2019	09/11/2018	Quarterly	1000	0	0	0
Environmental Planning Instrument Heritage	NSW Department of Planning and Environment	22/07/2019	28/06/2019	Weekly	1000	0	0	0
Bush Fire Prone Land	NSW Rural Fire Service	28/05/2019	05/04/2019	Quarterly	1000	2	3	3
Vegetation of Southern Forests	NSW Office of Environment & Heritage	09/12/2014	10/10/2011	Unknown	1000	1	2	9
Ramsar Wetlands of Australia	Commonwealth of Australia Department of 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	5	6	7
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	9	11	11
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	23/07/2019	23/07/2019	Weekly	10000	-	-	-

# Aerial Imagery 2018

Lot 5 Sealark Road, Callala Bay, NSW 2540



# Contaminated Land & Waste Management Facilities

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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 & Waste Management Facilities

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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

## 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>

## PFAS Investigation Sites

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 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 & Management Program

Sites being investigated or 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 Investigation & 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

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 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

Lot 5 Sealark Road, Callala Bay, NSW 2540

### EPA Other Sites with Contamination Issues

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

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

Sites within the dataset buffer:

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

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

## EPA Activities

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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							

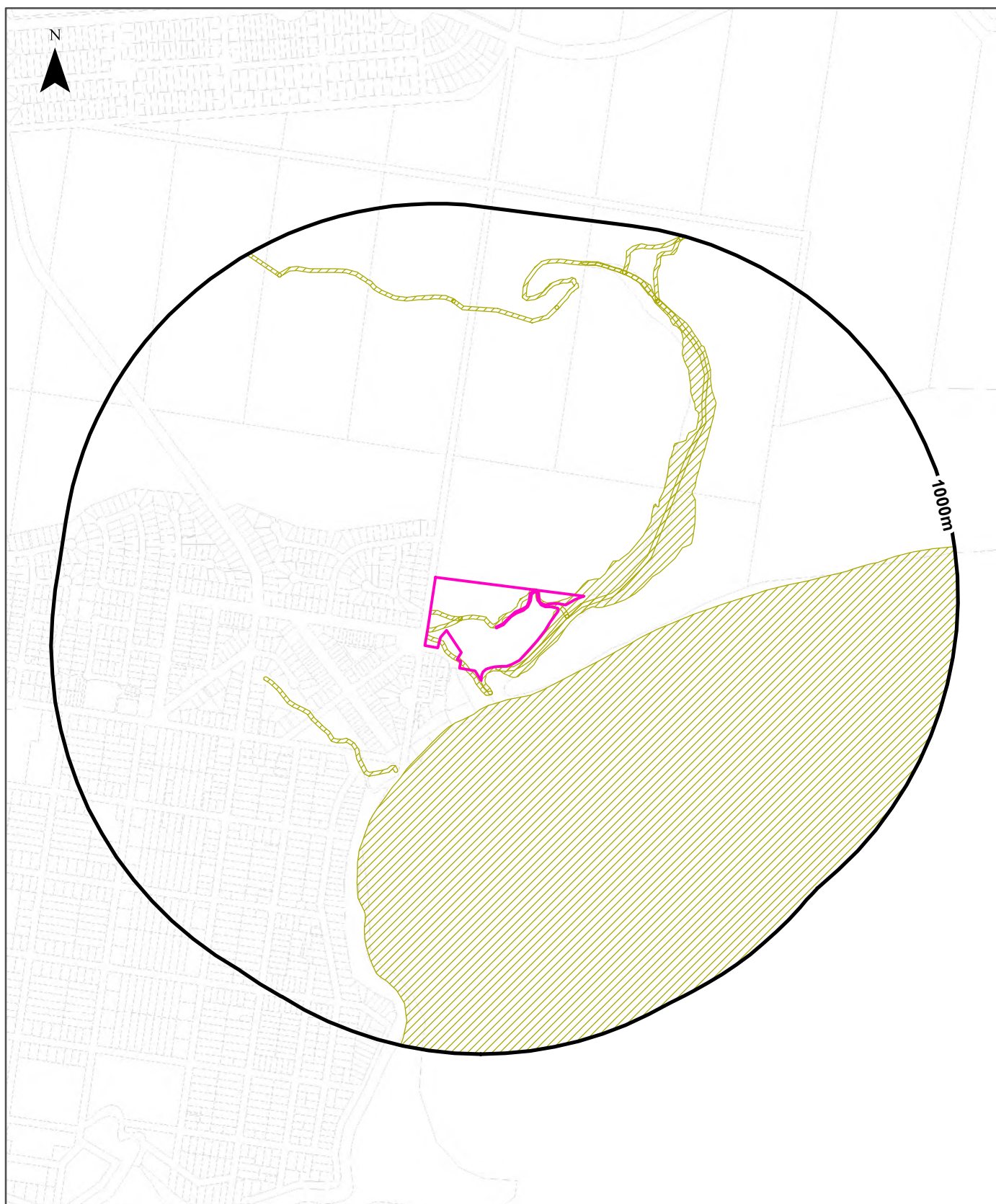
POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



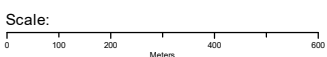
# Delicensed & Former Licensed EPA Activities

Lot 5 Sealark Road, Callala Bay, NSW 2540



### Legend

- Site Boundary
- Report Buffer
- Property Boundary
- Delicensed Activities still Regulated by EPA
- Former Licensed/Regulated Activities (revoked or surrendered)
- Surrendered Licences related to Other Activities on Waterways incl. Application of Herbicides



Property Boundary Data Source:  
© Department Finance, Services & Innovation 2019

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 July 2019

## EPA Activities

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 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

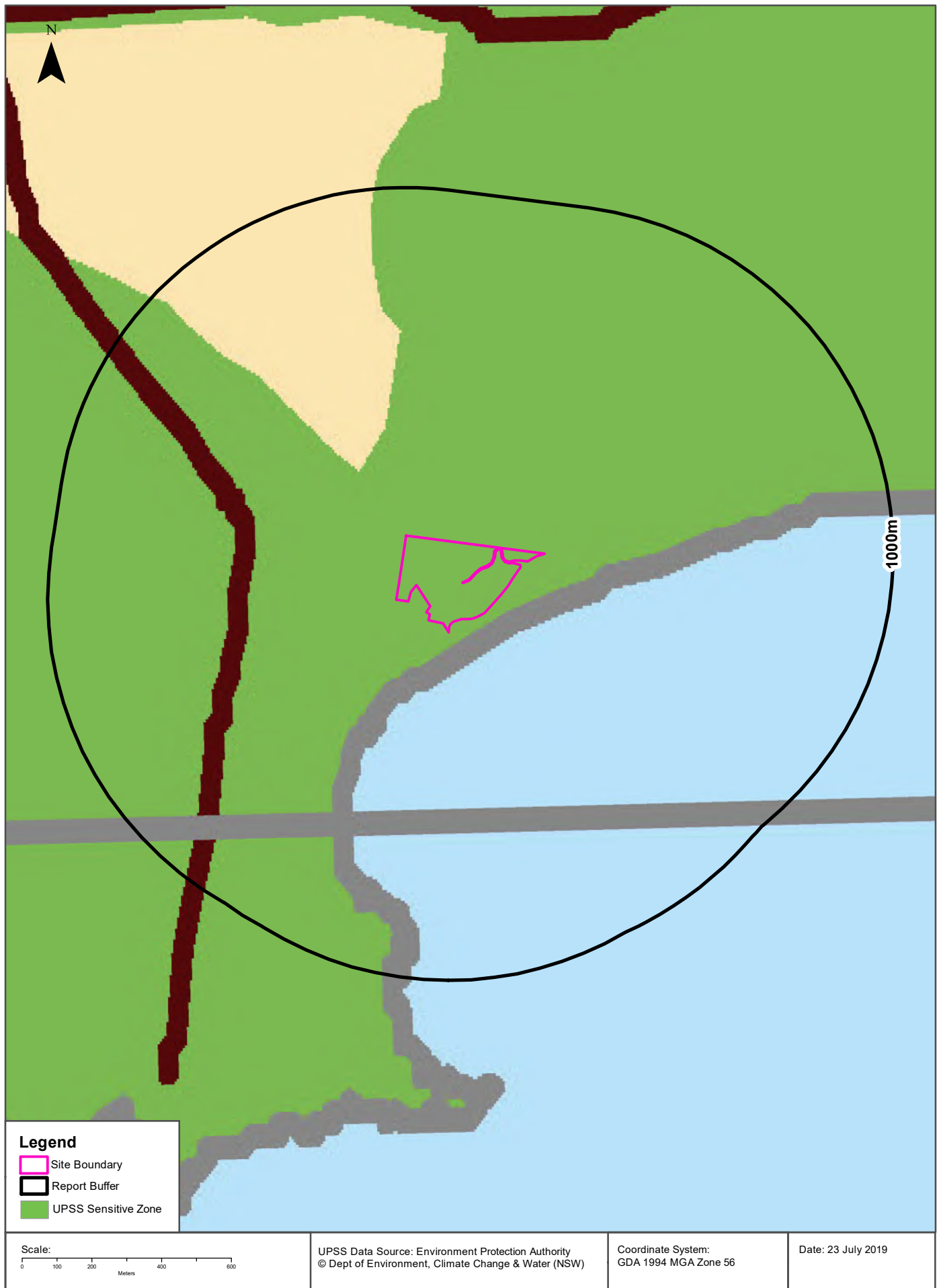
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

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

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

# UPSS Sensitive Zones

Lot 5 Sealark Road, Callala Bay, NSW 2540



## Historical Business Directories

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 1991 Business to Business Directory Records Premise or Road Intersection Matches

Records from the 1991 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

### 1991 Business to Business Directory Records Road or Area Matches

Records from the 1991 UBD Business to Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

## Historical Business Directories

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 1982 Business Directory Records Premise or Road Intersection Matches

Records from the 1982 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

### 1982 Business Directory Records Road or Area Matches

Records from the 1982 UBD Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

## Historical Business Directories

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 1970 Business Directory Records Premise or Road Intersection Matches

Records from the 1970 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

### 1970 Business Directory Records Road or Area Matches

Records from the 1970 UBD Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

## Historical Business Directories

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 1961 Business Directory Records Premise or Road Intersection Matches

Records from the 1961 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

### 1961 Business Directory Records Road or Area Matches

Records from the 1961 UBD Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

## Historical Business Directories

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 1950 Business Directory Records Premise or Road Intersection Matches

Records from the 1950 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

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

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

### 1950 Business Directory Records Road or Area Matches

Records from the 1950 UBD Business Directory, 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.	Location Confidence	Distance to Road Corridor or Area
	No records in buffer				

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant



## Historical Business Directories

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 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						

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

### 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
	No records in buffer					

Business Directory Content Derived from Universal Business Directories (UBD) - Licensed from Hardie Grant

# Aerial Imagery 2013

Lot 5 Sealark Road, Callala Bay, NSW 2540



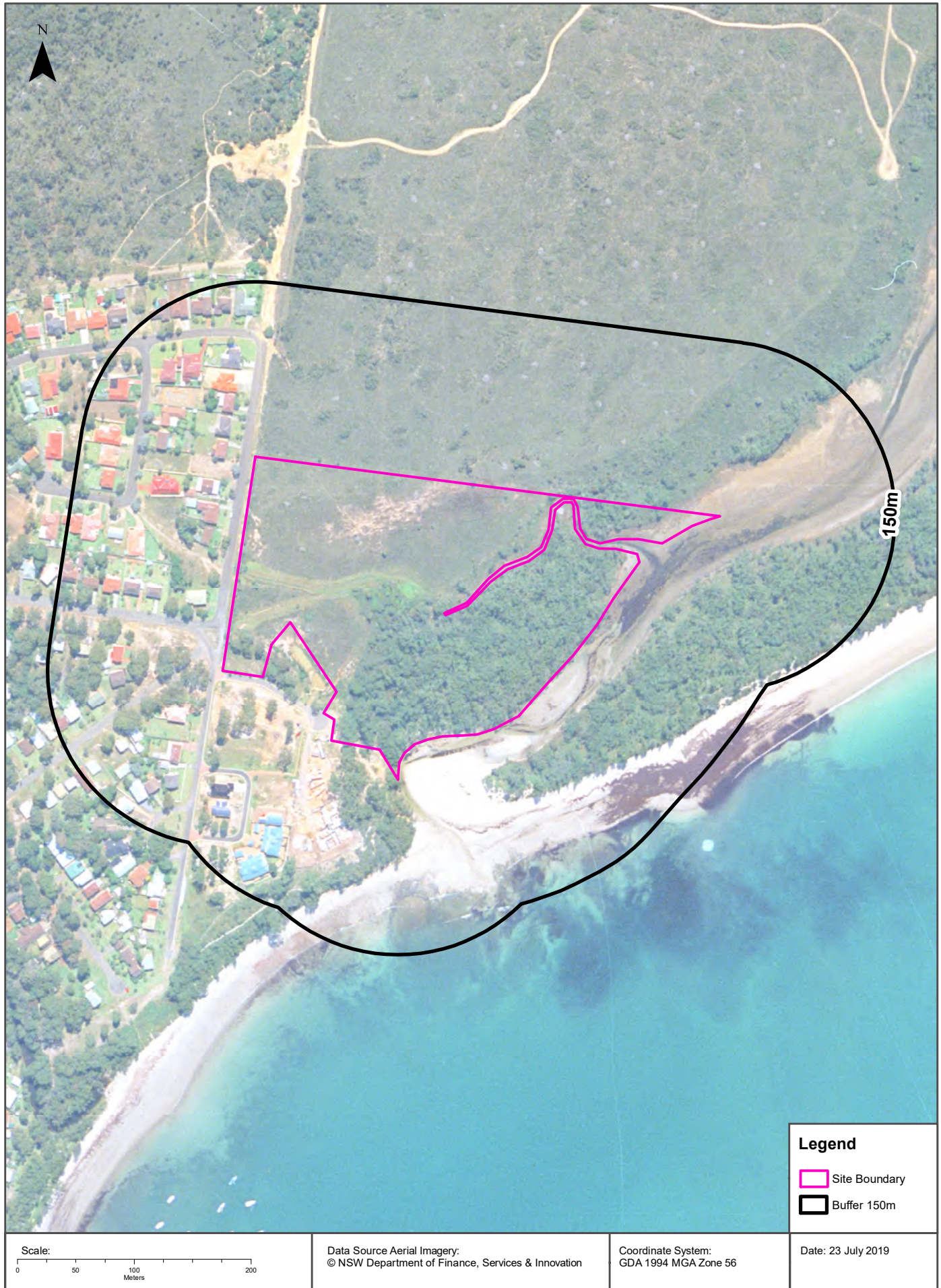
# Aerial Imagery 2009

Lot 5 Sealark Road, Callala Bay, NSW 2540



# Aerial Imagery 2002

Lot 5 Sealark Road, Callala Bay, NSW 2540



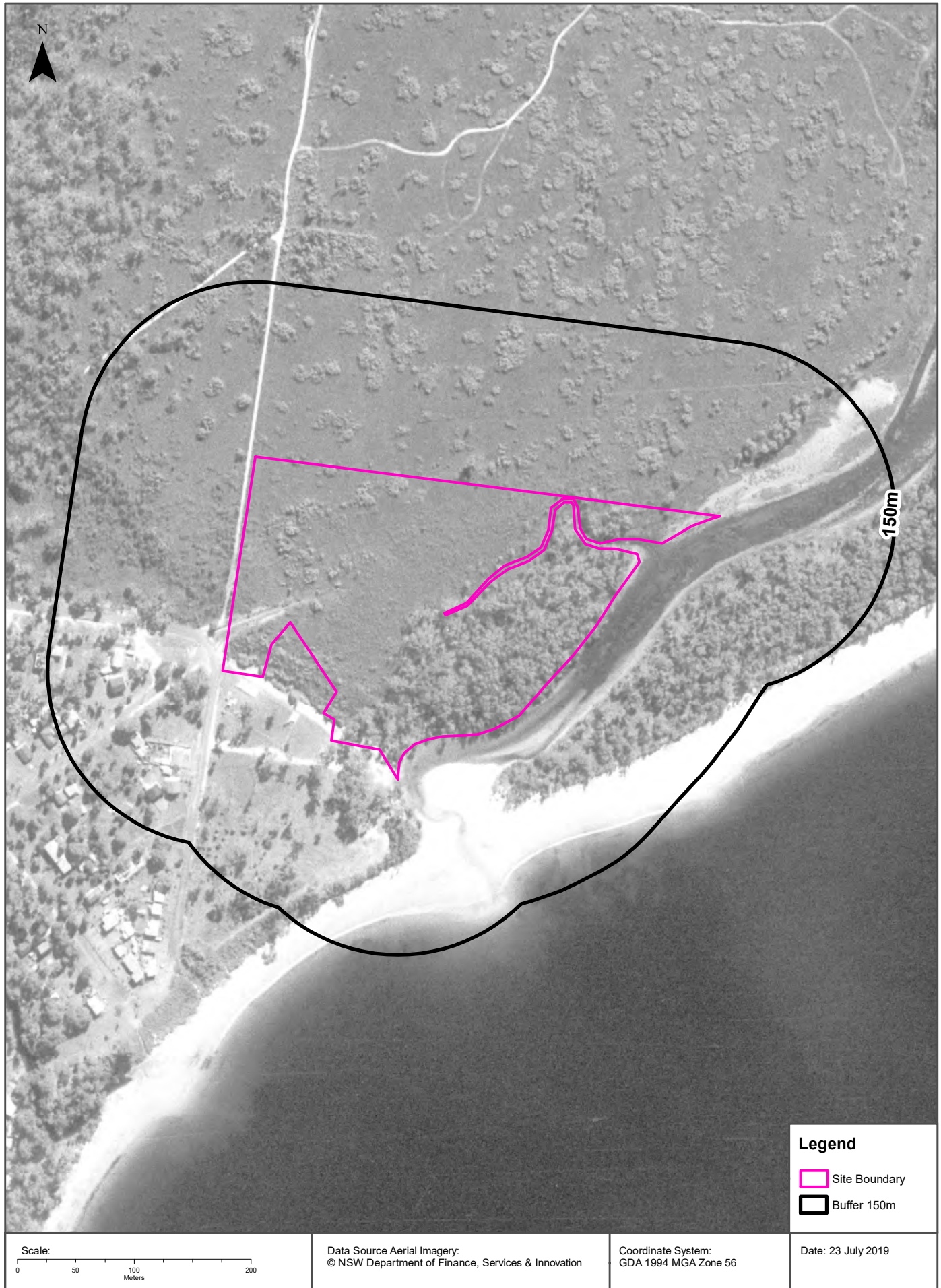
# Aerial Imagery 1993

Lot 5 Sealark Road, Callala Bay, NSW 2540



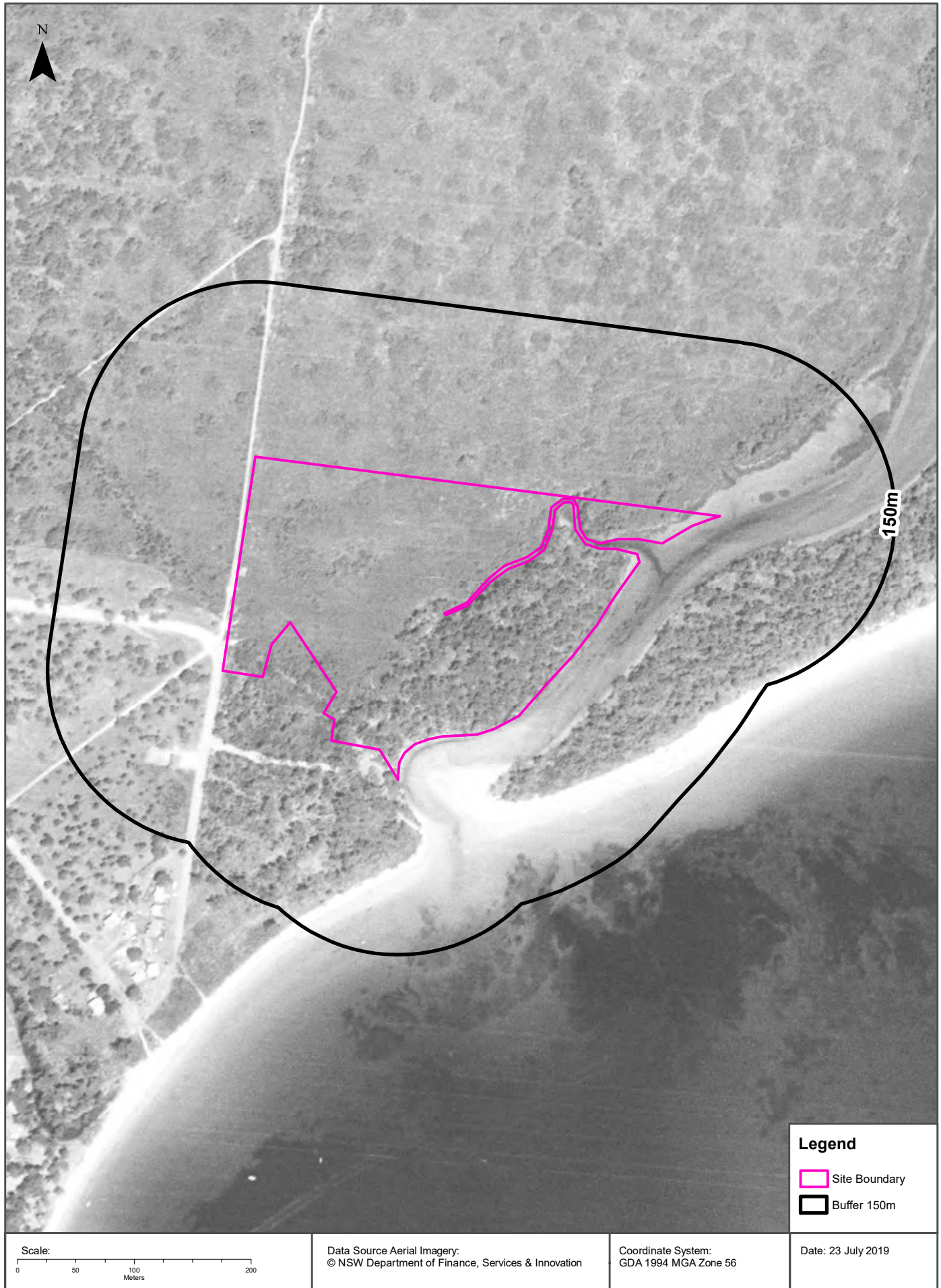
# Aerial Imagery 1984

Lot 5 Sealark Road, Callala Bay, NSW 2540



# Aerial Imagery 1974

Lot 5 Sealark Road, Callala Bay, NSW 2540



# Aerial Imagery 1961

Lot 5 Sealark Road, Callala Bay, NSW 2540





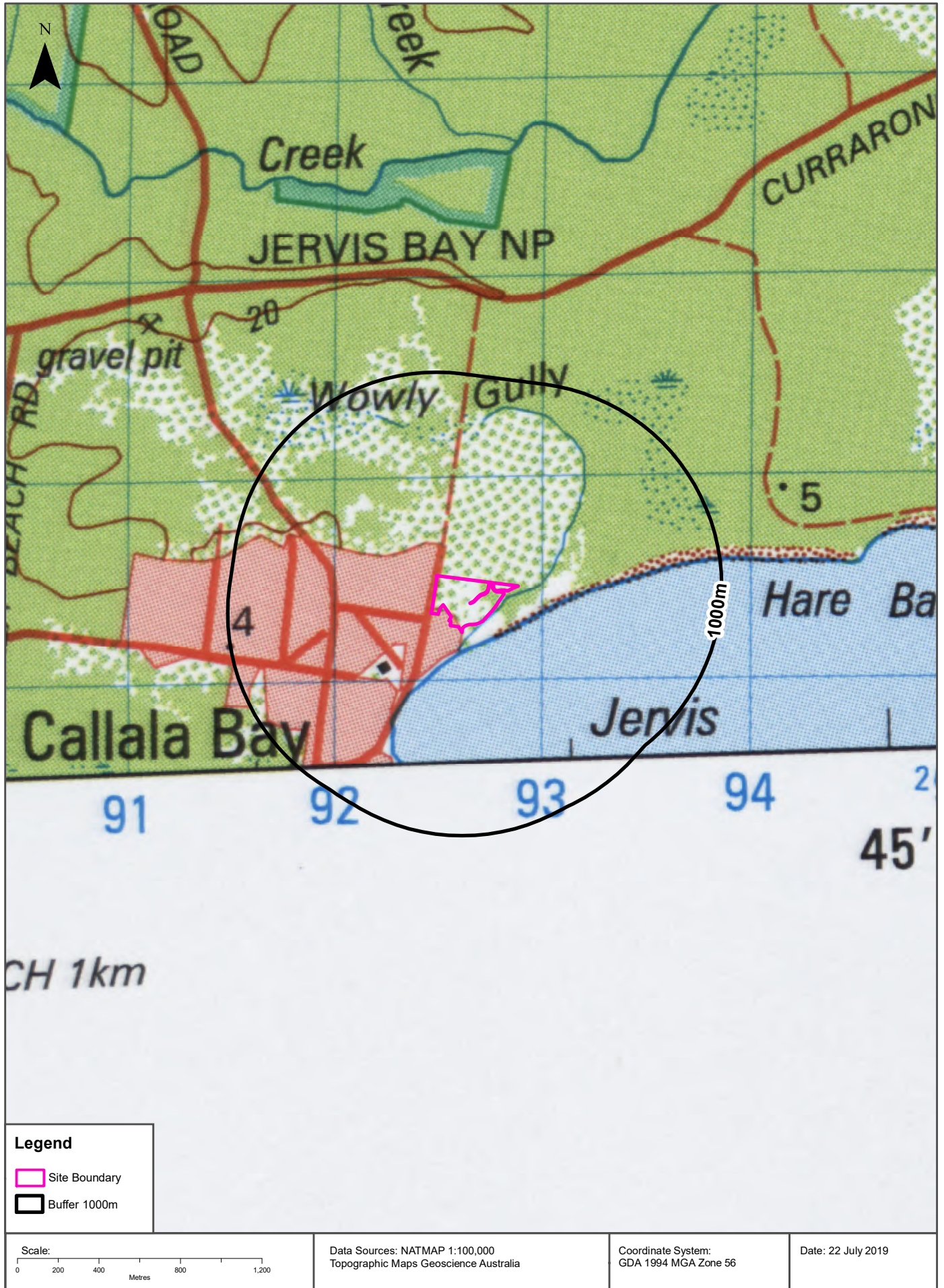
# Topographic Map 2015

Lot 5 Sealark Road, Callala Bay, NSW 2540



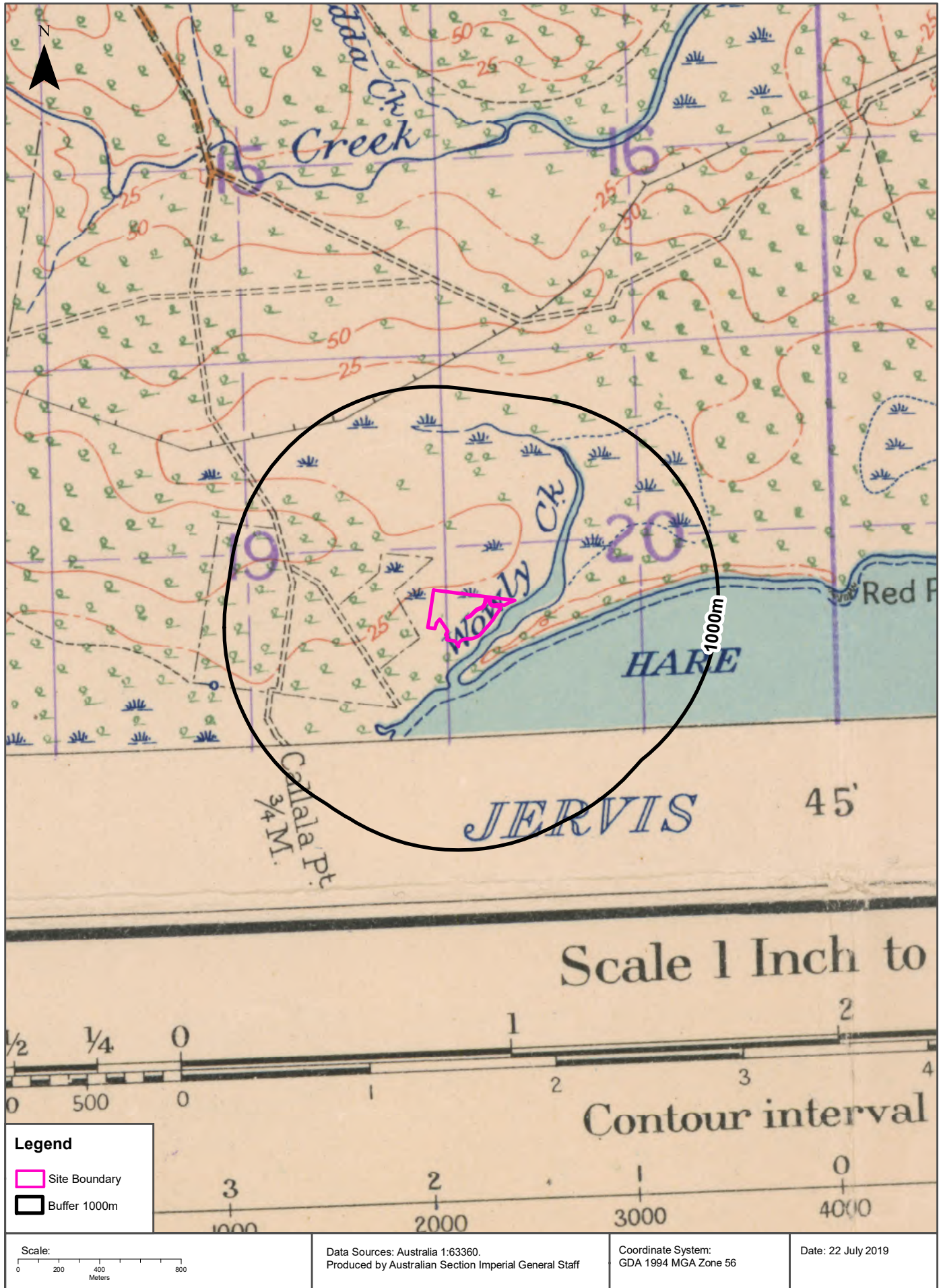
# Historical Map 1998

Lot 5 Sealark Road, Callala Bay, NSW 2540



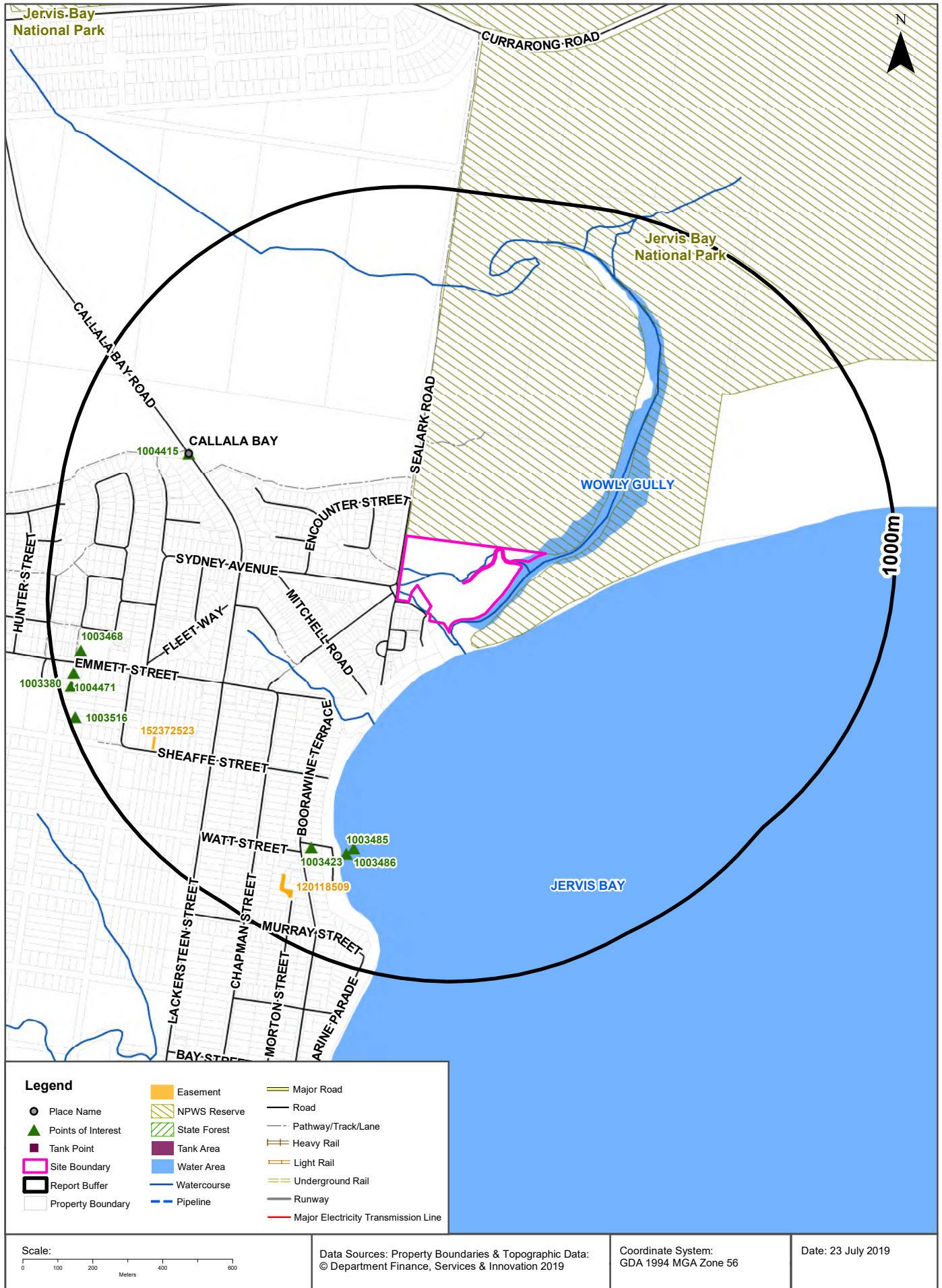
# Historical Map c.1929

Lot 5 Sealark Road, Callala Bay, NSW 2540



# Topographic Features

Lot 5 Sealark Road, Callala Bay, NSW 2540



# Topographic Features

Lot 5 Sealark Road, Callala Bay, NSW 2540

## Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1004415	Locality	CALLALA BAY	666m	North West
1003486	Wharf	Wharf	675m	South
1003485	Boat Ramp	Boat Ramp	698m	South
1003423	Park	PROGRESS PARK	731m	South West
1003468	Post Office	CALLALA BEACH POST OFFICE	916m	West
1004471	Community Facility	CALLALA COMMUNITY CENTRE	947m	West
1003380	Sports Centre	CALLALA SPORTS CENTRE	963m	West
1003516	Sports Field	CALLALA SPORTS FIELD	979m	West

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

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# Topographic Features

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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
	No records in buffer					

## Tanks (Points)

What are the Tank Points located within the dataset buffer?

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

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

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
152372523	Secondary	Easement for Access		797m	South West
120118509	Primary	Undefined		838m	South West

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

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## Topographic Features

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 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

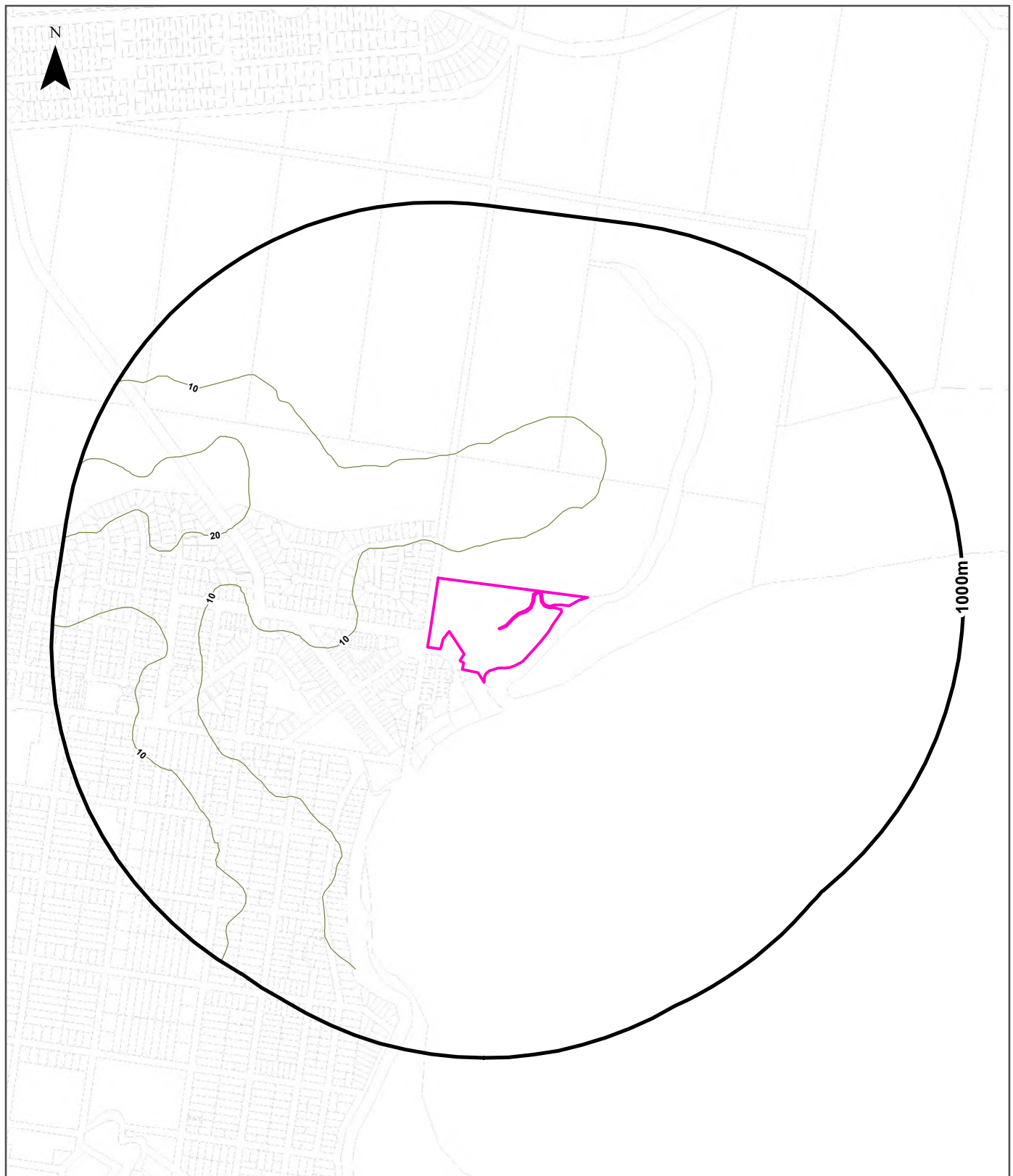
What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N0090	NATIONAL PARK	Jervis Bay National Park	15/03/1995	0m	Onsite

NPWS 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>

# Elevation Contours (m AHD)

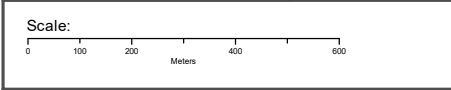
Lot 5 Sealark Road, Callala Bay, NSW 2540



**Legend**

- Elevation Contour (m AHD)
- Site Boundary
- Report Buffer
- Property Boundary

**Accuracy & Currency:** This contour data can be up to 0.4 of the contour interval out in height and must therefore not be used for any design or engineering works, but only as a general guide to topography. Gaps may occur along contour lines due to vertical topography, obscured topography in the source photography such as buildings, dense vegetation or dead ground, or the fact that original buildings have been replaced in the intervening thirty years since the original contour capture.



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2019

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 July 2019



# Hydrogeology & Groundwater

Lot 5 Sealark Road, Callala Bay, NSW 2540

## Hydrogeology

Description of aquifers on-site:

Description
Porous, extensive highly productive aquifers

Description of aquifers within the dataset buffer:

Description
Porous, extensive highly productive aquifers

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

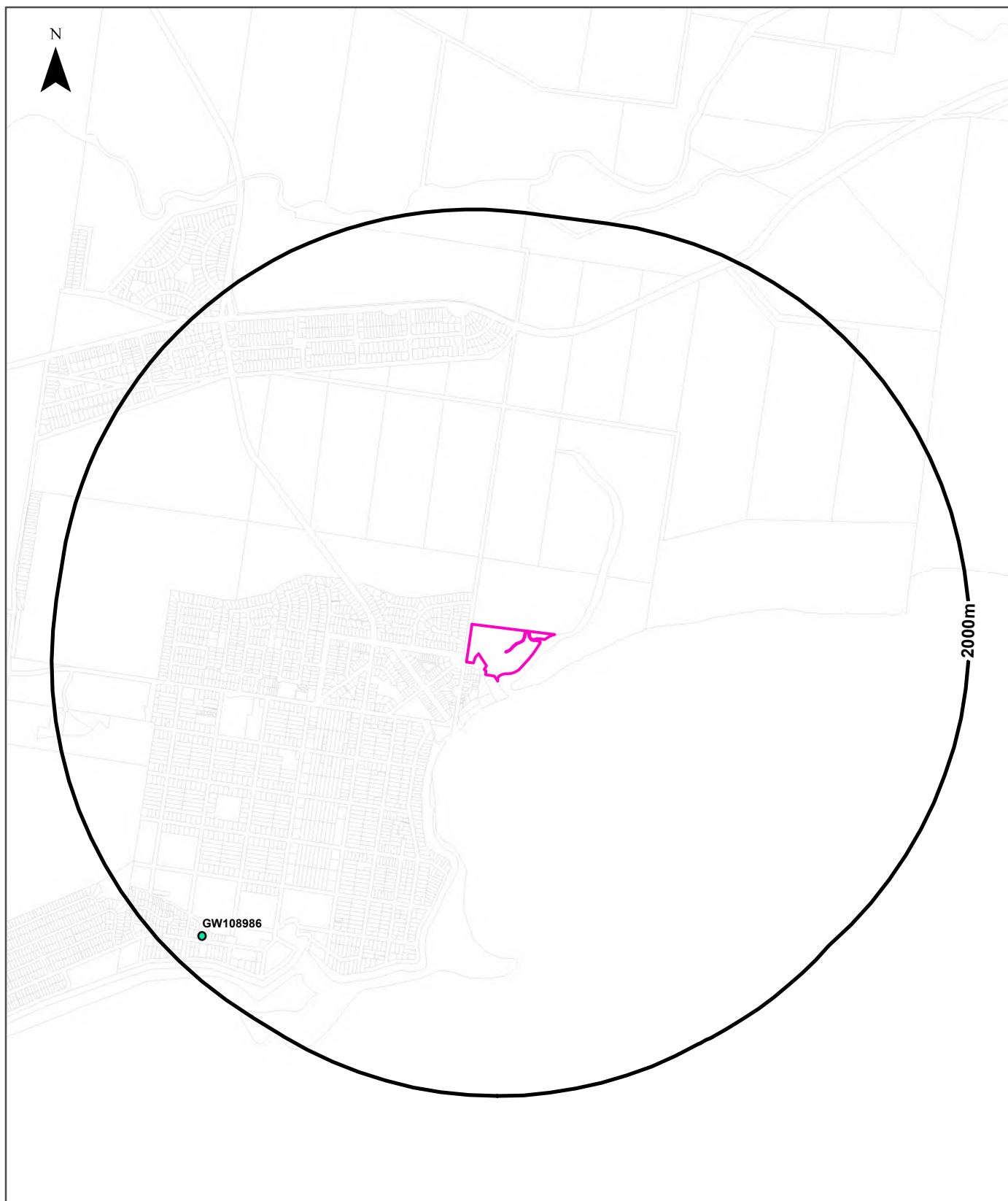
Groundwater management zones relating to the Botany Sand Beds aquifer within the dataset buffer:

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

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

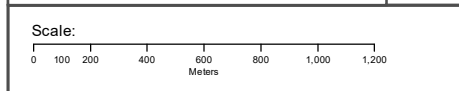
# Groundwater Boreholes

Lot 5 Sealark Road, Callala Bay, NSW 2540



**Legend**

- Borehole
- Site Boundary
- Report Buffer
- Property Boundary



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2019

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 July 2019

# Hydrogeology & Groundwater

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW108986	10BL601960	Battery Spears, Filter Pac	Private	Domestic	Domestic		30/06/2008	4.00						1835m	South 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

Lot 5 Sealark Road, Callala Bay, NSW 2540

## Driller's Logs

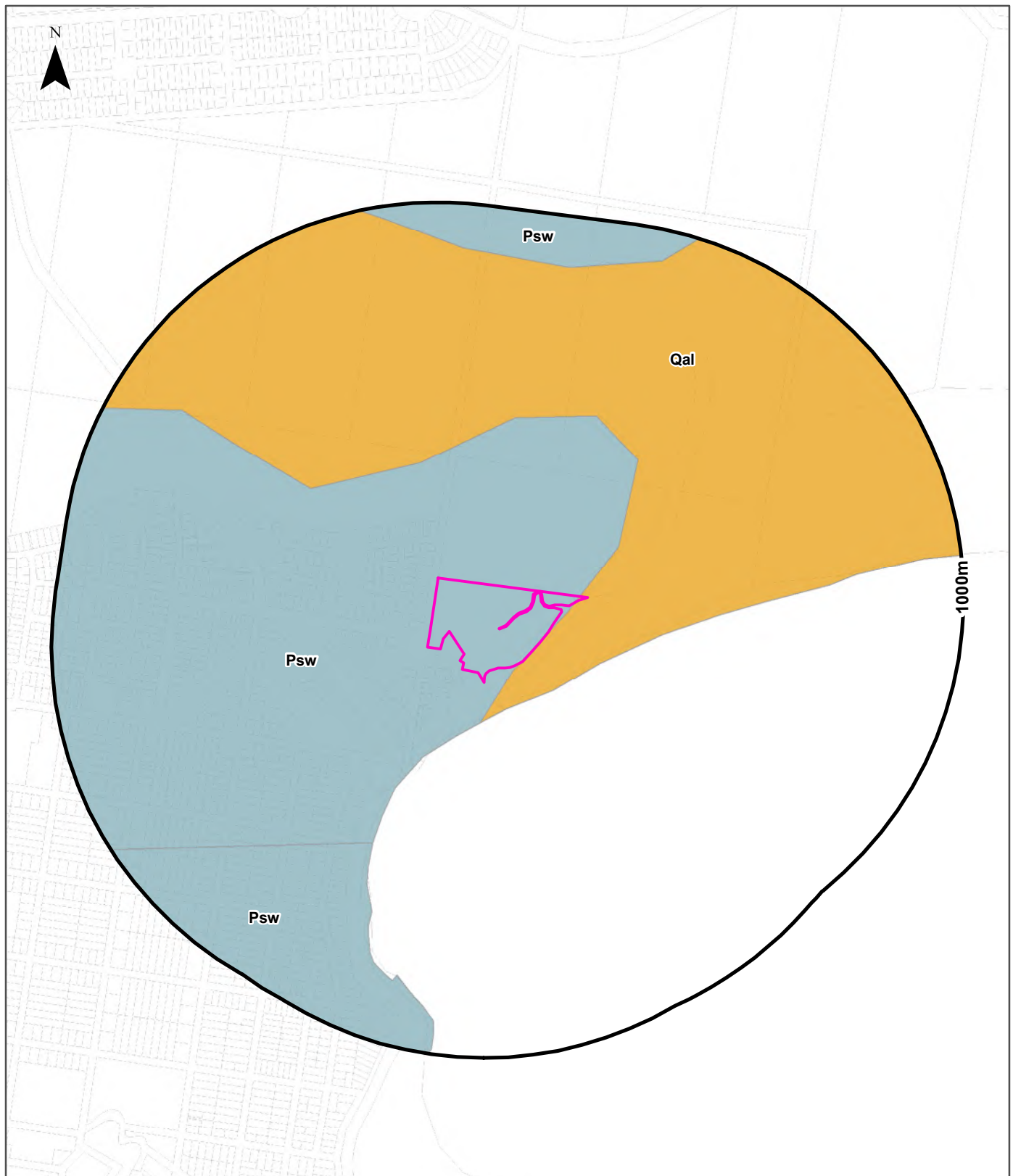
Drill log data relevant to the boreholes within the dataset buffer:

Groundwater No	Drillers Log	Distance	Direction
No related drill log data			

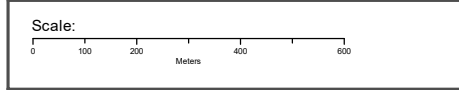
Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Geology 1:250,000

Lot 5 Sealark Road, Callala Bay, NSW 2540



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



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2019

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 July 2019

# Geology

Lot 5 Sealark Road, Callala Bay, NSW 2540

## Geological Units

What are the Geological Units onsite?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dom Lith	Map Sheet	Dataset
Psw	Mid grey to blue grey, fine grained quartz lithic silty sandstone and siltstone	Wandrawandian Siltstone	Shoalhaven Group		Palaeozoic			1:250,000
Qal	Alluvium, gravel, sand silt and clay	undifferentiated			Cainozoic			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
Psw	Mid grey to blue grey, fine grained quartz lithic silty sandstone and siltstone	Wandrawandian Siltstone	Shoalhaven Group		Palaeozoic			1:250,000
Qal	Alluvium, gravel, sand silt and clay	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

Lot 5 Sealark Road, Callala Bay, NSW 2540

## Naturally Occurring Asbestos Potential

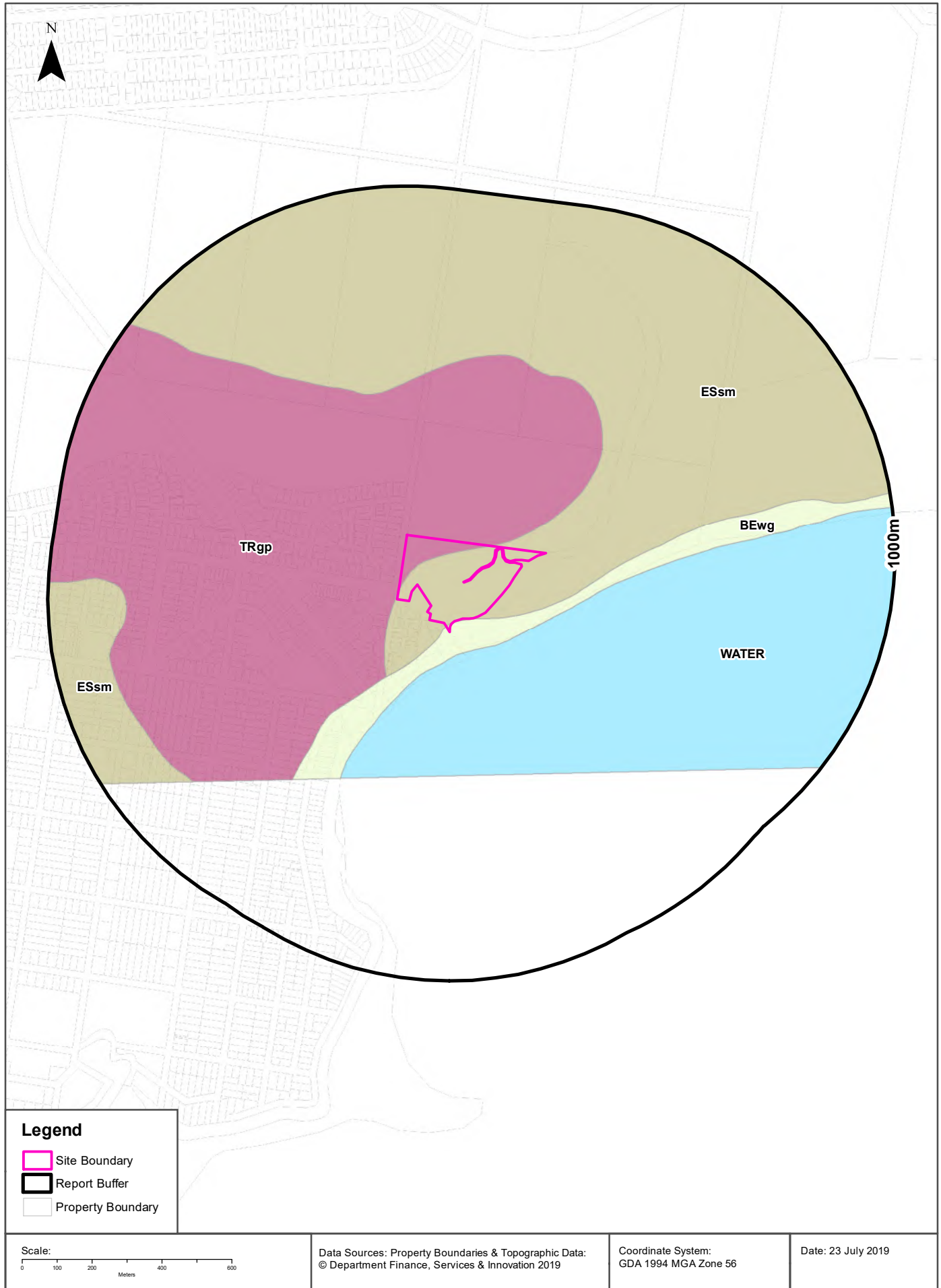
Naturally Occurring Asbestos Potential within the dataset buffer:

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

# Soil Landscapes

Lot 5 Sealark Road, Callala Bay, NSW 2540





## Soils

Lot 5 Sealark Road, Callala Bay, NSW 2540

### Soil Landscapes

What are the onsite Soil Landscapes?

Soil Code	Name	Group	Process	Map Sheet	Scale
BEwg	WOLLONGONG		BEACH	Kiama	1:100,000
ESsm	SEVEN MILE		ESTUARINE	Kiama	1:100,000
TRgp	GREENWELL POINT		TRANSFERRAL	Kiama	1:100,000

What are the Soil Landscapes within the dataset buffer?

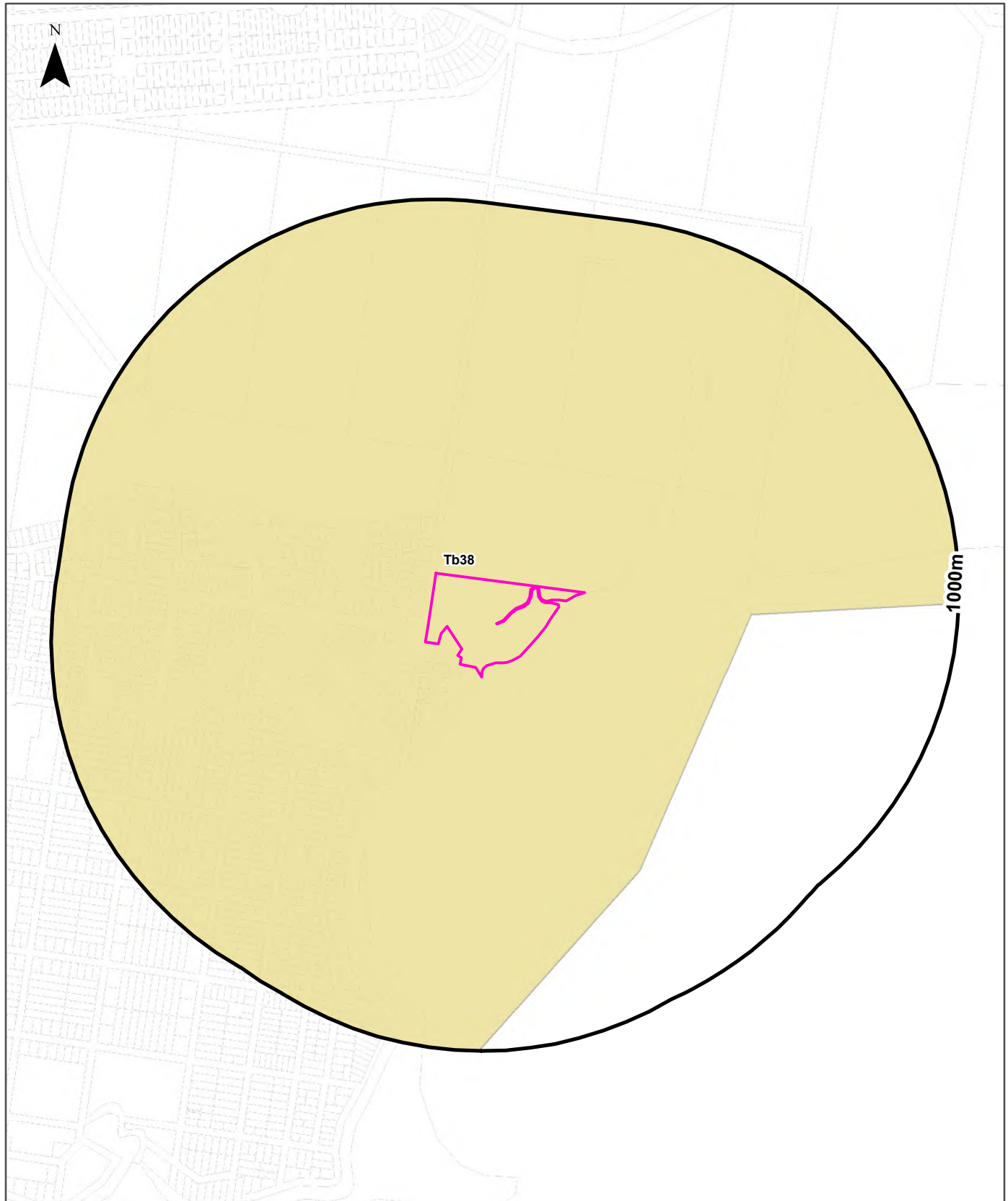
Soil Code	Name	Group	Process	Map Sheet	Scale
BEwg	WOLLONGONG		BEACH	Kiama	1:100,000
ESsm	SEVEN MILE		ESTUARINE	Kiama	1:100,000
TRgp	GREENWELL POINT		TRANSFERRAL	Kiama	1:100,000
WATER	WATER		WATER	Kiama	1:100,000

Soils Landscapes Data Source : NSW Office of Environment and Heritage

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# Atlas of Australian Soils

Lot 5 Sealark Road, Callala Bay, NSW 2540



<b>Legend</b> Site Boundary Report Buffer Property Boundary		<b>Australian Soil Classification Orders</b> <table border="0"> <tr> <td> Anthrosol</td> <td> Dermosol</td> <td> Kandosol</td> <td> Podosol</td> <td> Tenosol</td> <td> No Data</td> </tr> <tr> <td> Calcarosol</td> <td> Ferrosol</td> <td> Kurosol</td> <td> Rudosol</td> <td> Vertosol</td> <td></td> </tr> <tr> <td> Chromosol</td> <td> Hydrosol</td> <td> Organosol</td> <td> Sodosol</td> <td> Lake</td> <td></td> </tr> </table>						Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		Chromosol	Hydrosol	Organosol	Sodosol	Lake	
Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data																				
Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol																					
Chromosol	Hydrosol	Organosol	Sodosol	Lake																					
<b>Scale:</b> 		Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2019		Coordinate System: GDA 1994 MGA Zone 56		Date: 23 July 2019																			

# Soils

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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
Tb38	Kurosol	Flat to undulating: chief soils are hard acidic yellow and yellow mottled soils (Dy2.41) and (Dy3.41) sometimes containing ironstone gravel. Associated are hard acidic red soils (Dr2.21, Dr2.41), and small areas of other soils, including (Gn2) and (Gn3.54).	0m

Atlas of Australian Soils Data Source: CSIRO

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# Acid Sulfate Soils

Lot 5 Sealark Road, Callala Bay, NSW 2540



# Acid Sulfate Soils

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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
1	Any works present an environmental risk	Shoalhaven Local Environmental Plan 2014

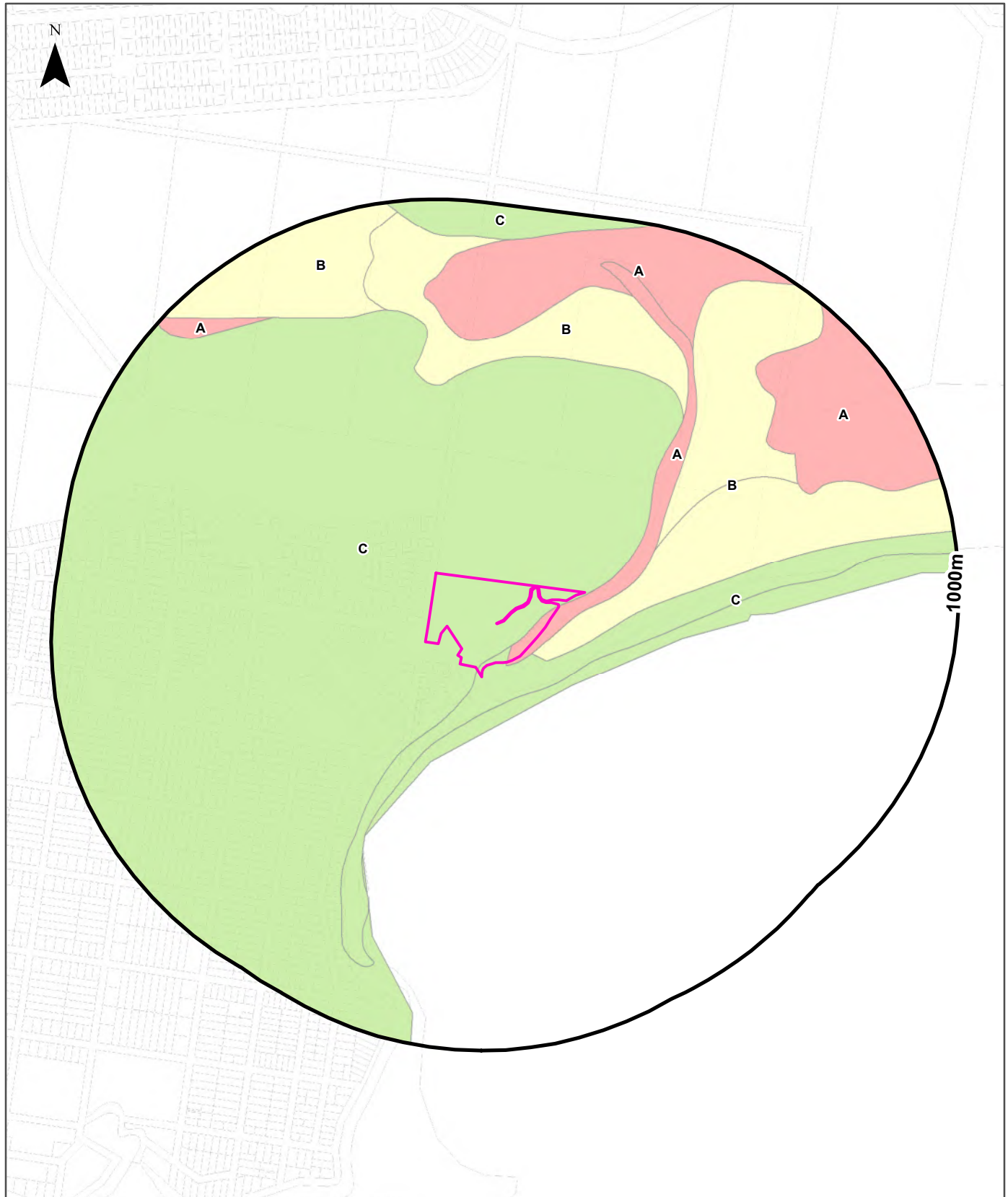
If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

Acid Sulfate Data Source Accessed 23/10/2018: NSW Crown Copyright - Planning and Environment  
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# Atlas of Australian Acid Sulfate Soils

Lot 5 Sealark Road, Callala Bay, NSW 2540



<b>Legend</b>			
Site Boundary	<b>Probability of occurrence of Acid Sulfate Soils</b>		
Report Buffer	A. High (>70%)	C. Extremely Low (1-5%)	No Data
Property Boundary	B. Low (6-70%)	D. No Chance (0%)	
<b>Scale:</b> 0 100 200 400 600 Meters	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2019	Coordinate System: GDA 1994 MGA Zone 56	Date: 23 July 2019

## Acid Sulfate Soils

Lot 5 Sealark Road, Callala Bay, NSW 2540

### Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance
A	High Probability of occurrence. >70% chance of occurrence.	0m
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m
B	Low Probability of occurrence. 6-70% chance of occurrence.	16m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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## Dryland Salinity

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 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

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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

Lot 5 Sealark Road, Callala Bay, NSW 2540

## State Significant Precincts

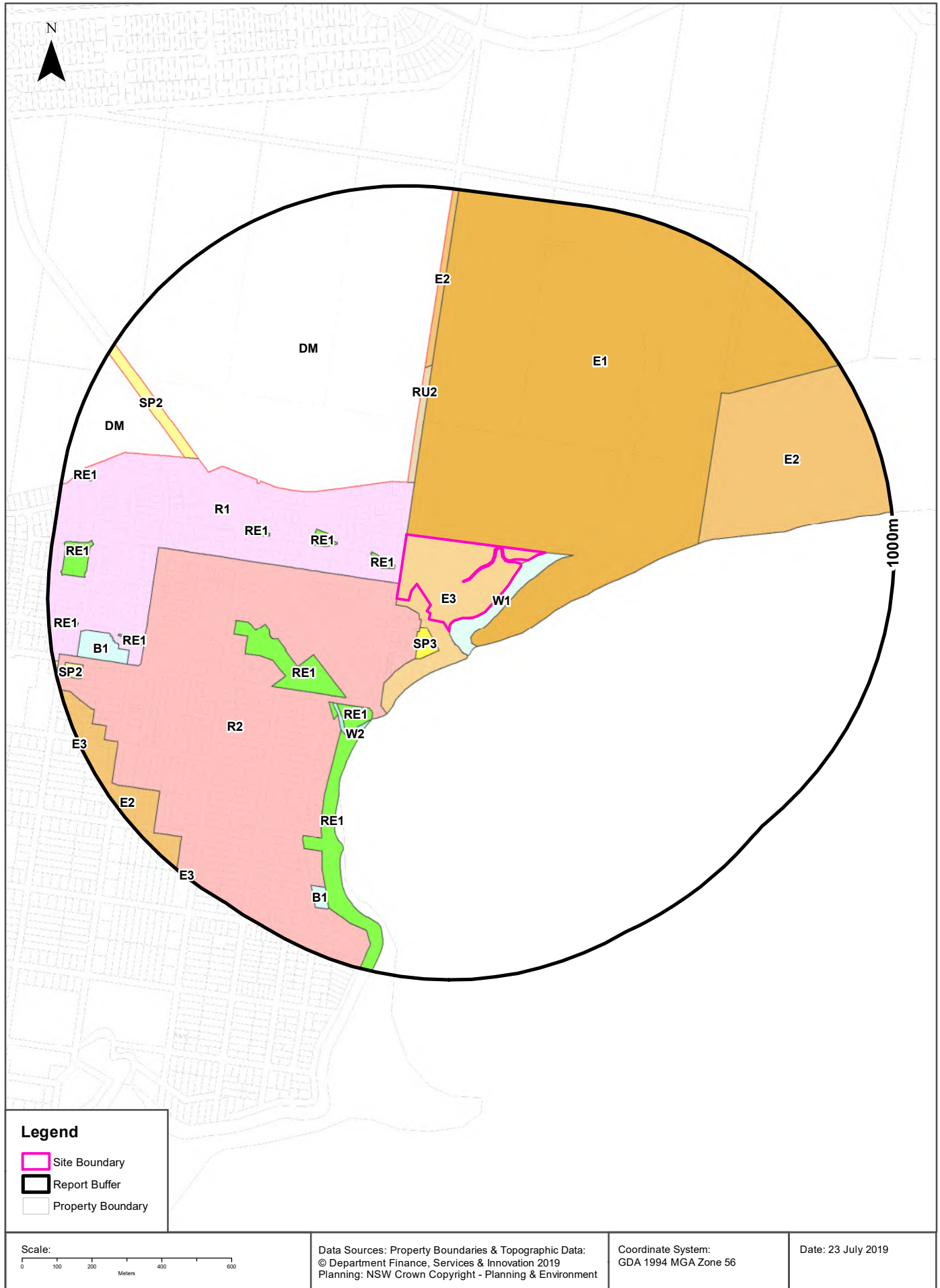
What SEPP State Significant Precincts exist within the dataset buffer?

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

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

Lot 5 Sealark Road, Callala Bay, NSW 2540



# Environmental Planning Instrument

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		0m	Onsite
E1	National Parks and Nature Reserves		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		0m	East
R1	General Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		0m	West
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		0m	South West
W1	Natural Waterways		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		0m	South East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		20m	West
SP3	Tourist		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		24m	South West
DM	Deferred Matter		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		151m	North West
RU2	Rural Landscape		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		151m	North
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		192m	West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		287m	South West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		307m	South West
W2	Recreational Waterways		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		329m	South West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		349m	South West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		374m	South West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		387m	West
E2	Environmental Conservation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		437m	East
E2	Environmental Conservation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		481m	North
SP2	Infrastructure	Road	Shoalhaven Local Environmental Plan 2014	16/02/2018	16/02/2018	16/02/2018	Amendment No 18	634m	South West
DM	Deferred Matter		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		673m	West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		731m	West
B1	Neighbourhood Centre		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		781m	West
B1	Neighbourhood Centre		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		815m	South West
E2	Environmental Conservation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		875m	South West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		883m	West
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		915m	West
SP2	Infrastructure	Community Facility	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		919m	West
E3	Environmental Management		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		984m	South West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Emergency Services Facility	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		987m	West
E3	Environmental Management		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	16/02/2018		997m	South West

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

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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

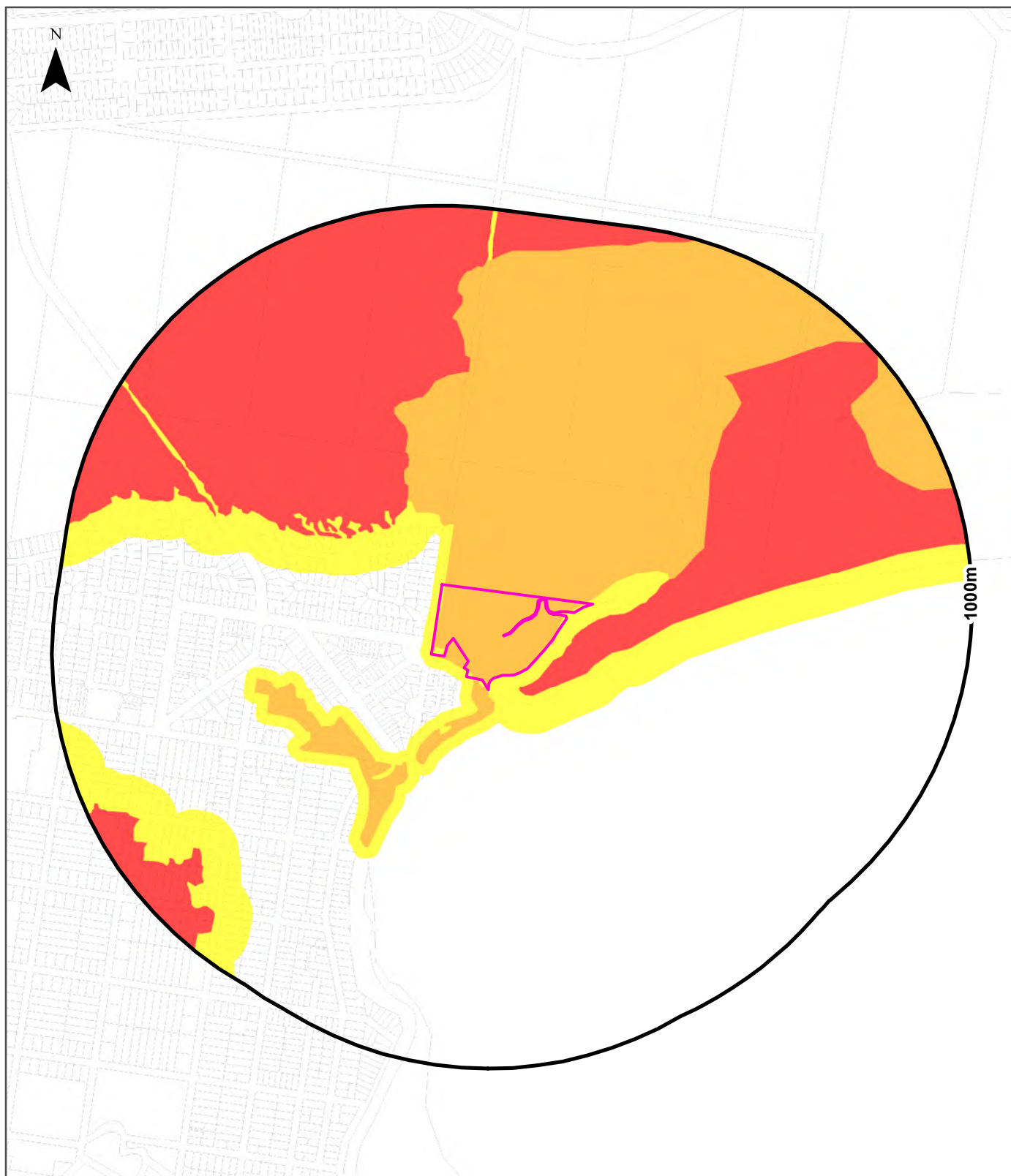
What are the EPI Heritage Items located within the dataset buffer?

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

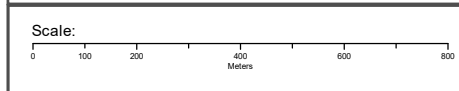
Heritage Data Source: NSW Crown Copyright - Planning & Environment  
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# Natural Hazards - Bush Fire Prone Land

Lot 5 Sealark Road, Callala Bay, NSW 2540



Legend	
Site Boundary	Vegetation Category 1
Report Buffer	Vegetation Category 2
Property Boundary	Vegetation Category 3
	Vegetation Buffer



Data Sources: Bush Fire Prone Land: © NSW Rural Fire Service 2019. Property Boundaries: © Department Finance, Services & Innovation 2019

Coordinate System: GDA 1994 MGA Zone 56

Date: 23 July 2019

## Natural Hazards

Lot 5 Sealark Road, Callala Bay, NSW 2540

### Bush Fire Prone Land

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

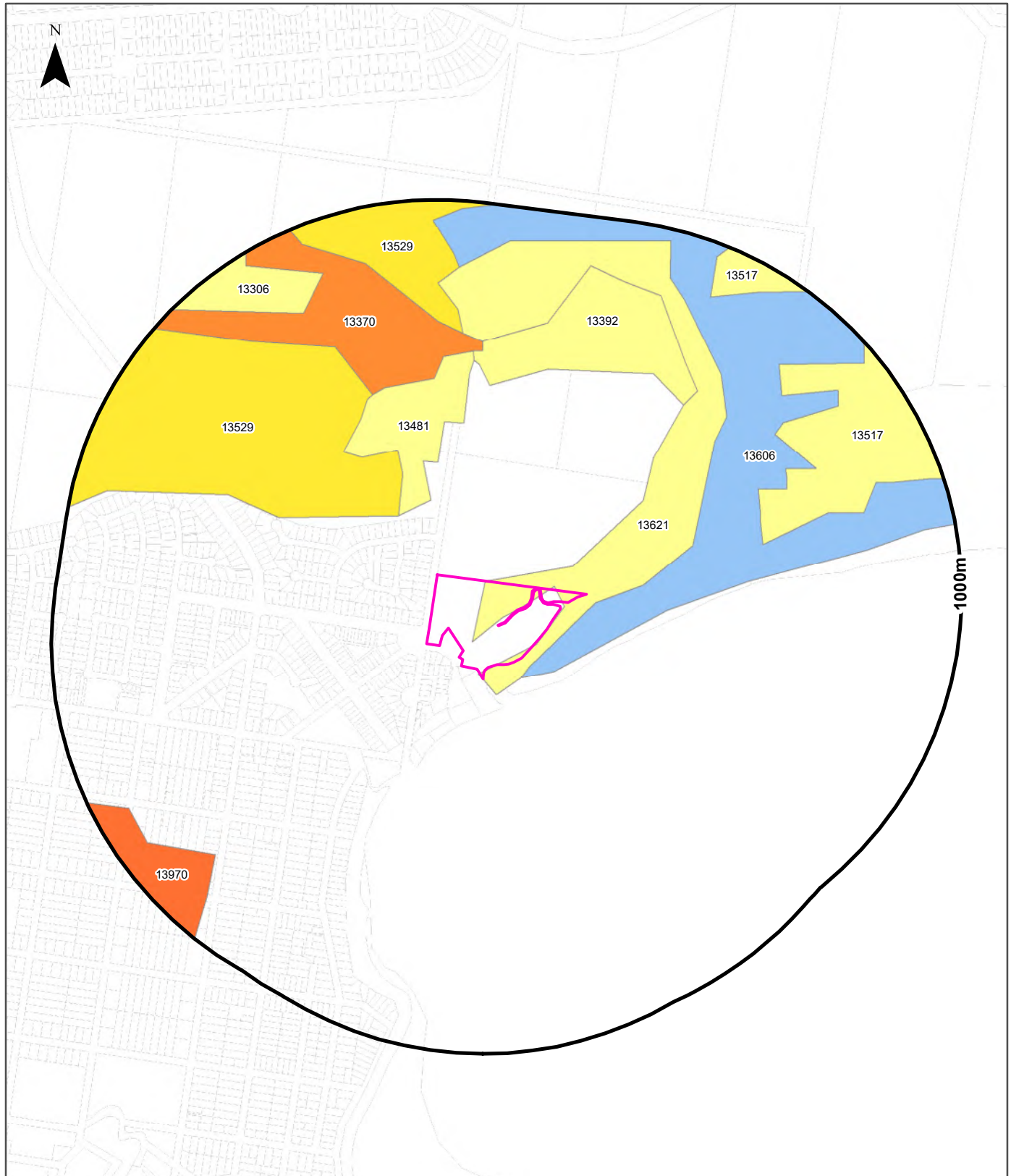
Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	Onsite
Vegetation Category 2	0m	Onsite
Vegetation Category 1	33m	North East

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



# Ecological Constraints - Vegetation of the Southern Forests

Lot 5 Sealark Road, Callala Bay, NSW 2540



## 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, & Sedgelands	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 2019

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 July 2019

## Ecological Constraints

Lot 5 Sealark Road, Callala Bay, NSW 2540

### 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
13621	185	14 Coastal Complex	14c Coastal Estuarine Complex	Mangrove Estuarine Low Forest	0m	Onsite
13606	175	09 Swamp Forests, Wet Heaths, & Sedgeland	09a SC Swamp Forests	Northern Coastal Lowlands Swamp Forest:	28m	North East
13481	24	14 Coastal Complex	14b Coastal Swamp Heath/Forest Complex	Coastal Wet Heath Swamp Forest	187m	North
13529	139	08 Heath Forests, Mallee Low Forests, and Heathlands	08a Sandstone Plateau Heath Forests	Northern SC Hinterland Heath DryShrub Forest	189m	North East
13517	24	14 Coastal Complex	14b Coastal Swamp Heath/Forest Complex	Coastal Wet Heath Swamp Forest	486m	North East
13370	212	10 Vegetation on Rock Outcrops / Screes	09a SC Swamp Forests	Jervis Bay Swamp Forest	510m	North West
13392	25	14 Coastal Complex	14b Coastal Swamp Heath/Forest Complex	South Coast Swamp Forest Complex	518m	North
13306	24	14 Coastal Complex	14b Coastal Swamp Heath/Forest Complex	Coastal Wet Heath Swamp Forest	783m	North West
13970	5	07 Dry Shrubby Forests	07c Coastal mixed species Dry Shrub forests	Jervis Bay Lowlands Dry Shrub-Grass Forest	794m	North West

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

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### Ramsar Wetlands

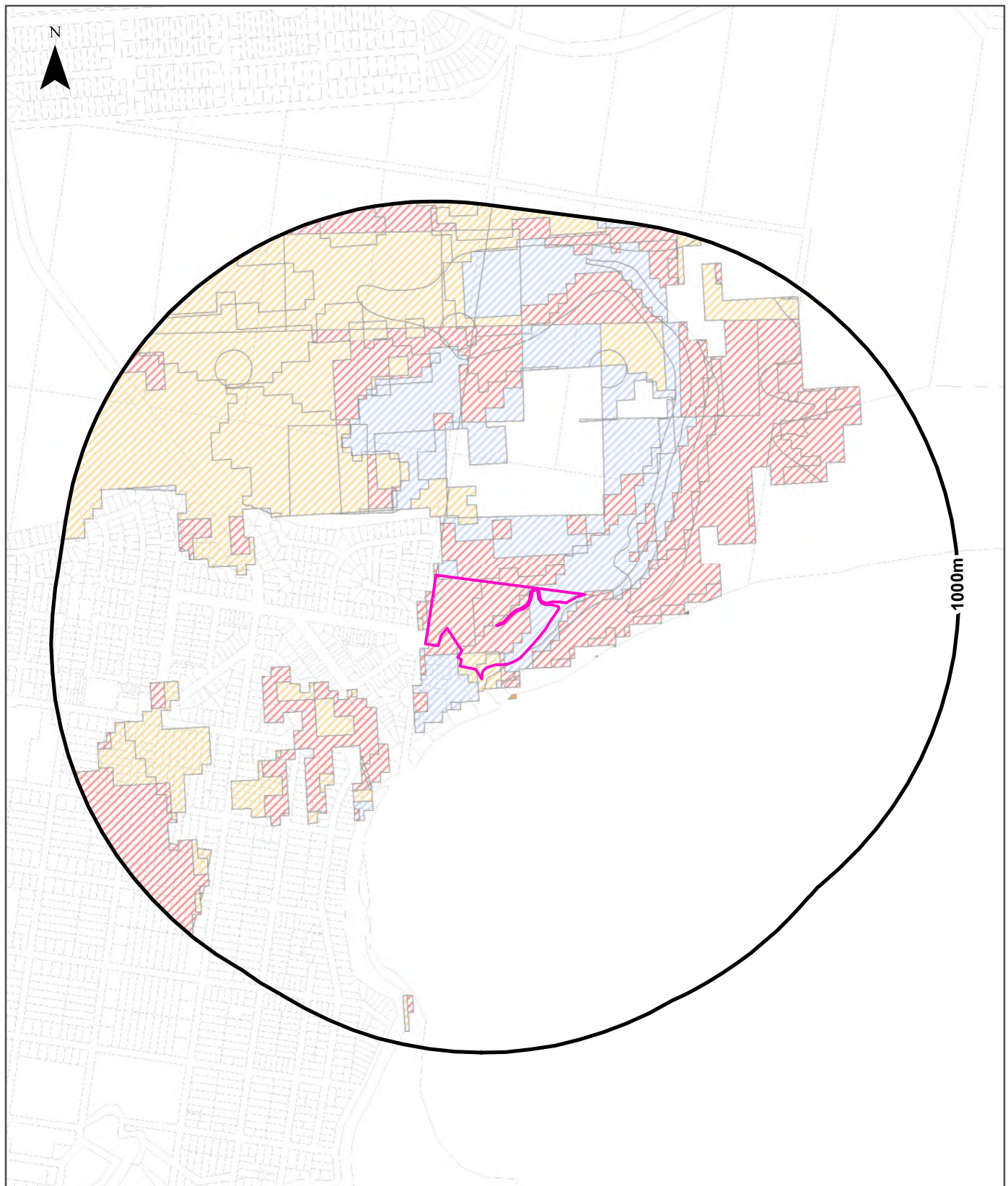
What Ramsar Wetland areas exist within the dataset buffer?

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

Lot 5 Sealark Road, Callala Bay, NSW 2540



<b>Legend</b>		High potential GDE - from national assessment	Low potential GDE - from national assessment
Site Boundary	High potential GDE - from regional studies	Low potential GDE - from regional studies	Known GDE - from regional studies
Report Buffer	Moderate potential GDE - from national assessment	Unclassified potential GDE - from national assessment	Unclassified potential GDE - from regional studies
Property Boundaries	Moderate potential GDE - from regional studies		

<p>Scale:</p>	<p>Data Sources: Property Boundaries &amp; Topographic Data: © Department Finance, Services &amp; Innovation 2019</p>	<p>Coordinate System: GDA 1994 MGA Zone 56</p>	<p>Date: 23 July 2019</p>
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# Ecological Constraints

Lot 5 Sealark Road, Callala Bay, NSW 2540

## Groundwater Dependent Ecosystems Atlas

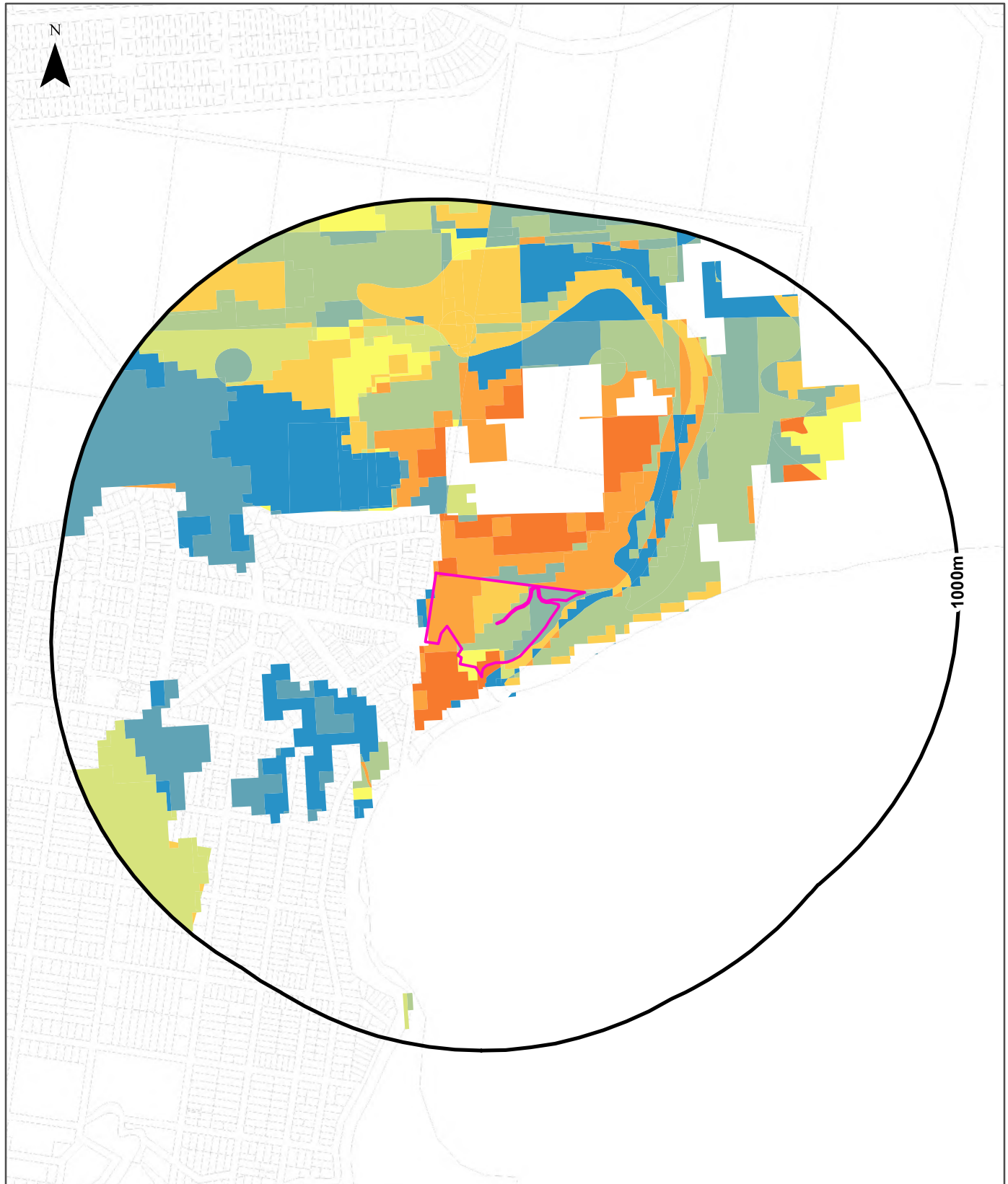
Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	High potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		0m
Terrestrial	High potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m
Terrestrial	Low 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		0m
Terrestrial	Moderate potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m
Terrestrial	Moderate potential GDE - from national assessment	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation	Unconsolidated sedimentary	82m
Terrestrial	High potential GDE - from national assessment	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation	Unconsolidated sedimentary	149m

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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# Ecological Constraints - Inflow Dependent Ecosystems Likelihood

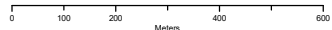
Lot 5 Sealark Road, Callala Bay, NSW 2540



### Legend

Site Boundary	NULL	4	8
Report Buffer	1 (Low)	5	9
Property Boundaries	2	6	10 (High)
	3	7	

Scale:



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2019

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 23 July 2019

# Ecological Constraints

Lot 5 Sealark Road, Callala Bay, NSW 2540

## Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
Terrestrial	2	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m
Terrestrial	3	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m
Terrestrial	4	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		0m
Terrestrial	5	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m
Terrestrial	7	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation		0m
Terrestrial	8	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m
Terrestrial	10	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m
Terrestrial	6	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		4m
Terrestrial	9	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		11m

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

Lot 5 Sealark Road, Callala Bay, NSW 2540

## 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	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Anous stolidus	Common Noddy	Not Listed	Not Sensitive	Not Listed	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	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris alba	Sanderling	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Calidris 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	Charadrius leschenaultii	Greater Sand-plover	Vulnerable	Not Sensitive	Vulnerable	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Vulnerable	Not Sensitive	Endangered	ROKAMBA;CAMBA;JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA
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
Animalia	Aves	Egretta sacra	Eastern Reef Egret	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Critically Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA;JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Gelochelidon nilotica	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Category 3	Critically Endangered	
Animalia	Aves	Limicola falcinellus	Broad-billed Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus occidentalis	Night Parrot	Presumed Extinct	Not Sensitive	Endangered	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Vulnerable	Not Sensitive	Not Listed	
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	Thalassarche melanophris	Black-browed Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Thinornis rubricollis	Hooded Plover	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA



Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
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	Tryngites subruficollis	Buff-breasted Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Xenus cinereus	Terek Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Dugong dugon	Dugong	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Isoodon 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 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 australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Sminthopsis leucopus	White-footed Dunnart	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Eretmochelys imbricata	Hawksbill Turtle	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Endangered	Category 2	Vulnerable	
Plantae	Flora	Chamaesyce psammogeton	Sand Spurge	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Distichlis distichophylla	Australian Saltgrass	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus sturgisiana	Ettrema Mallee	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Prasophyllum affine	Jervis Bay Leek Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Prostanthera densa	Villous Mint-bush	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Rhizanthella slateri	Eastern Australian Underground Orchid	Vulnerable	Category 2	Endangered	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Wilsonia backhousei	Narrow-leaved Wilsonia	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Wilsonia rotundifolia	Round-leaved Wilsonia	Endangered	Not Sensitive	Not Listed	

Data does not include NSW category 1 sensitive species.

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

Data obtained 23/07/2019

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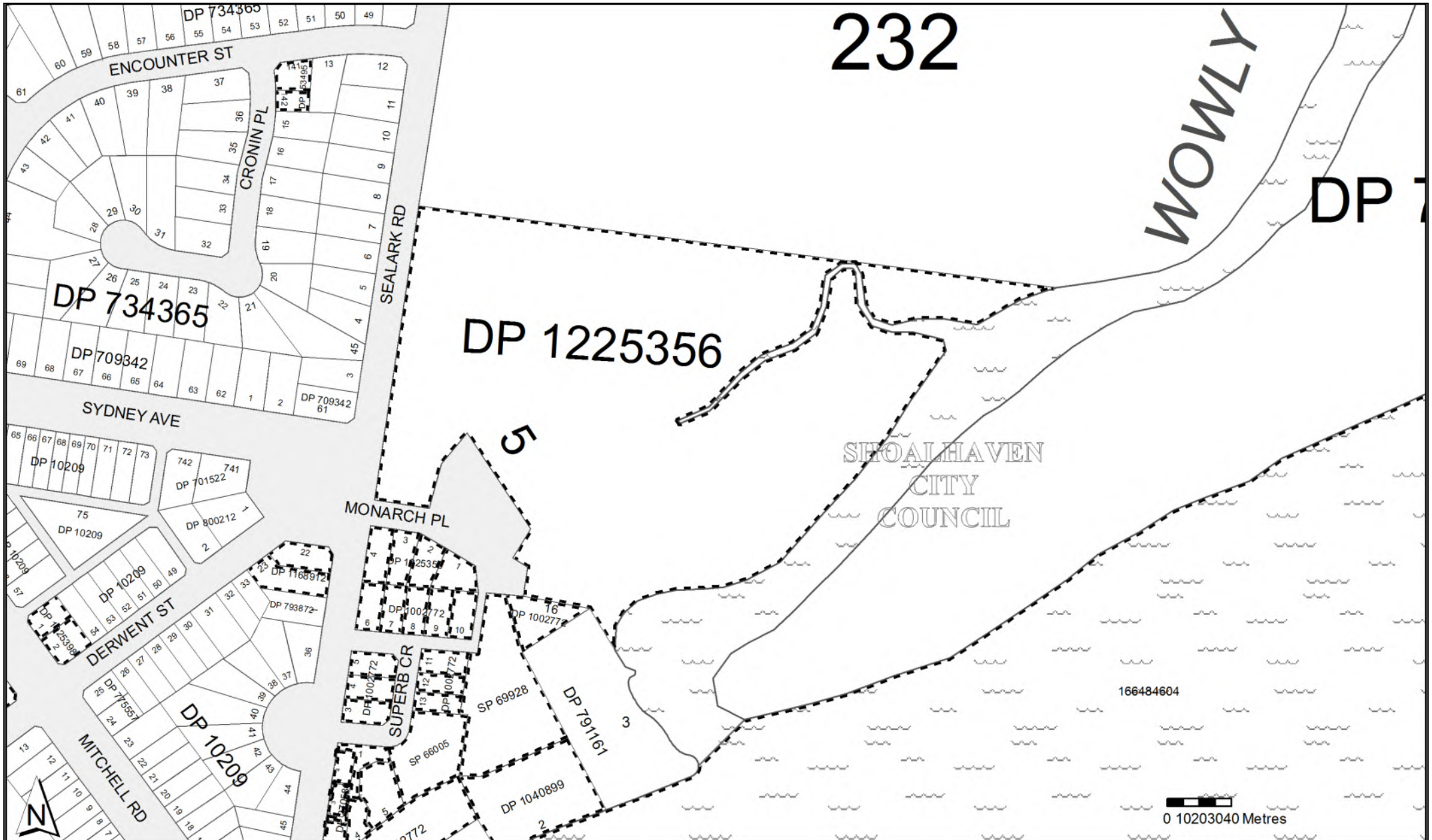
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## Appendix D: Lotsearch Title Search



	Status	Surv/Comp	Purpose
DP270589			
Lot(s): 1, 3, 4, 5			
 DP791161	HISTORICAL	SURVEY	SUBDIVISION
 DP865454	HISTORICAL	SURVEY	SUBDIVISION
 DP1002772	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 4, 5			
 DP270589	HISTORICAL	SURVEY	COMMUNITY PLAN
Lot(s): 1			
 DP270589	REGISTERED	SURVEY	COMMUNITY SUBDIVISION PLAN
Lot(s): 1, 3			
 DP270568	WITHDRAWN	UNAVAILABLE	COMMUNITY PLAN
DP853495			
Lot(s): 141, 142			
 DP268781	REGISTERED	COMPILATION	EASEMENT
DP1002772			
Lot(s): 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16			
 DP865454	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 12, 13, 17			
 DP791161	HISTORICAL	SURVEY	SUBDIVISION
DP1025398			
Lot(s): 1, 2			
 DP10209	HISTORICAL	SURVEY	UNRESEARCHED
DP1040899			
Lot(s): 2			
 DP791161	HISTORICAL	SURVEY	SUBDIVISION
 DP865454	HISTORICAL	SURVEY	SUBDIVISION
 DP1002772	HISTORICAL	SURVEY	SUBDIVISION
DP1077596			
Lot(s): 1			
 DP10209	HISTORICAL	SURVEY	UNRESEARCHED
DP1168912			
Lot(s): 22, 23			
 DP793872	HISTORICAL	COMPILATION	SUBDIVISION
DP1225356			
Lot(s): 1, 2, 3, 4, 5			
 DP865454	HISTORICAL	SURVEY	SUBDIVISION
 DP1002772	HISTORICAL	SURVEY	SUBDIVISION
SP66005			
 DP791161	HISTORICAL	SURVEY	SUBDIVISION
 DP865454	HISTORICAL	SURVEY	SUBDIVISION
 DP1002772	HISTORICAL	SURVEY	SUBDIVISION
SP69928			
 DP791161	HISTORICAL	SURVEY	SUBDIVISION
 DP865454	HISTORICAL	SURVEY	SUBDIVISION
 DP1002772	HISTORICAL	SURVEY	SUBDIVISION
 DP1040899	HISTORICAL	SURVEY	SUBDIVISION

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

Plan	Surv/Comp	Purpose
DP10209	SURVEY	UNRESEARCHED
DP270589	SURVEY	COMMUNITY PLAN
DP270589	SURVEY	COMMUNITY SUBDIVISION PLAN
DP701522	SURVEY	SUBDIVISION
DP709342	SURVEY	SUBDIVISION
DP732705	SURVEY	SUBDIVISION
DP734365	SURVEY	SUBDIVISION
DP755971	COMPILATION	CROWN ADMIN NO.
DP775557	SURVEY	SUBDIVISION
DP791161	SURVEY	SUBDIVISION
DP793872	COMPILATION	SUBDIVISION
DP800212	COMPILATION	SUBDIVISION
DP853495	SURVEY	SUBDIVISION
DP865454	SURVEY	SUBDIVISION
DP1002772	SURVEY	SUBDIVISION
DP1025398	COMPILATION	SUBDIVISION
DP1040899	SURVEY	SUBDIVISION
DP1077596	SURVEY	SUBDIVISION
DP1168912	SURVEY	SUBDIVISION
DP1168912	UNRESEARCHED	SUBDIVISION
DP1225356	SURVEY	SUBDIVISION
SP66005	COMPILATION	STRATA PLAN
SP69928	COMPILATION	STRATA PLAN

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# CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

CT08626-202

8626 202

Vol..... Fol.....

NEW SOUTH WALES

First Titles:	
Vol. 214 Fols. 143, 144 and 145	Vol. 761 Fol. 194
Vol. 412 Fol. 69	Vol. 797 Fols. 6 and 7
Vol. 414 Fols. 8 to 22 incl.	Vol. 813 Fols. 151 and 152
Vol. 415 Fol. 224	Vol. 845 Fol. 72
Vol. 421 Fol. 58	Vol. 1163 Fol. 102
Vol. 713 Fol. 140	Old System



EDITION 6 7 1988  
ISSUED

Prior Title Vol.16403 Fol.91

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

*[Signature]*



Registrar General.

## CANCELLED (R)

SEE AUTO FOLIO

### LAND REFERRED TO

Lot 23 in DP117148, Lots 24 to 33 inclusive, Lots 35 to 42 inclusive, Lots 44 to 50 inclusive, Lots 54, 57, 60, 67 to 71 inclusive, Lots 73, 84, 86, 87, 88 and 92 in DP755971 at Callala Bay in the City of Shoalhaven Parish of Wollumboola County of St. Vincent.

Title Diagram: See Crown Plans 122.787 (lots 24 to 33 incl. 35, 36, 37 & 50), 282-787 (Lots 38 to 42, 44 to 49 incl.), 287.787 (Lot 54), 479.787 (Lot 60), 482.787 (Lot 68), 483.787 (Lot 69), 484-787 (Lots 70 & 71), 523.787 (Lot 67), 929-787 (Lot 73), 892-2013 (Lot 57), 1269-2013 (Lot 84), 1398-2013 (Lot 87), 1399-2013 (Lot 88), 1438-2013 (Lot 86).

### FIRST SCHEDULE

WARREN HALLORAN.

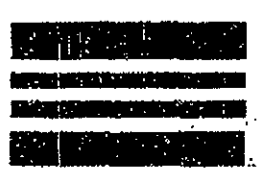
### SECOND SCHEDULE

1. Land excludes minerals within Lots 55, 57, 69, 67, 68 and 73 and is subject to reservations and conditions in favour of the Crown - see Crown grants.
2. Excepting the roads shown in the plan hereon.
3. Excepting the part of the bed of Wollong Creek included within the boundaries of the land above described as is tidal.
4. Excepting the land within 30.48 metres of the High Water Mark within Lots 57, 67 and 73.
5. V75753 Mortgage to Commonwealth Bank of Australia.



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

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

21093:354





FIRST SCHEDULE (continued)				
REGISTERED PROPRIETOR	Registrar General			
<b>CANCELLED</b>  <b>SEE AUTO FOLIO</b>				
SECOND SCHEDULE (continued)				
PARTICULARS	Registrar General	CANCELLATION		
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"><b>THE RESIDUE COMPRISES ROADS IN DP14958 AND DP14959 (OTHER THAN THOSE PARTS OF THE ROADS WHICH WERE TEMPORARILY EXCLUDED AND ARE NOW INCLUDED IN DP'S 14958 &amp; 14959) VIDE 2005/80  20.1.2005</b></div> <p><i>Part of the roads contained in DP14958 are now comprised within lot 500 in DP87900 vide AB407928 76.05. </i></p>				
NOTATIONS AND UNREGISTERED DEALINGS				



12906

**CERTIFICATE OF TITLE**

NEW SOUTH WALES

LAND PROPERTY ACT, 1900

Vol. **12906** Fol. **83**

Appln. No. 20513 & 20514 (as to part)  
 For Crown Grants see Schedule.  
 Prior Title Vol. 3433 Fol. 244



**EDITION ISSUED**

**23 10 1975**

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

*Jawatson*  
 Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land set out in the Schedule of Grants hereunder in the Shire of Shoalhaven Parish of Wollumboola and County of St. Vincent. EXCEPTING THEREOUT Lot 1 in Deposited Plan 226779, Lot 5 in Deposited Plan 570753, the roads shown in the plan hereon, the part of the bed of Wollong Creek included within the boundaries of the land within described as is tidal, the land within 30.48 of High Water Mark as regards Portions 6, 57, 61, 62, 63, 67 and 73 and the minerals reserved by the Crown Grants of Portions 55, 56, 57, 60, 61, 62, 63, 64, 65, 67, 68, 73 and 80.

34/755977

SCHEDULE OF GRANTS

Lot and Plan	Portion	Name of Grantee	Date of Grant	Grant Reference	
				Volume	Folio
	6	Alexander Berry	26-8-1840		
	44	William Berry	20-7-1857		
	45				
	46				
	47				
	48				
	49	William Berry	25-8-1857		
	54				
	39	William Berry	28-8-1857		
	40				
	41				
	42				
	69			214	143
	70			214	144
	71			214	145
	23			414	8
	25			414	9
	26			414	10
	27			414	11
	28			414	12
	29			414	13
	30			414	14
	31			414	15
	32			414	16
	33			414	17
	50			414	18
	35			414	19
	36			414	20
	37			414	21
	38			414	22
	24			415	224
	62			421	56
	63			421	57
	67			421	58
	73			421	59
	61			550	146
	80			550	147
	55			649	39
	56			649	40
	68			713	140
	84			761	194
	85			781	137
	57			797	6
	89			797	7
	92			797	78
	87			813	151
	88			813	152
	86			845	72
	60			1163	102
Lot 1 DP973064	PT. 65			1439	209
Lot 1 DP973063	PT. 64			2706	169

FIRST SCHEDULE

WARREN HALLORAN of Woollahra, Company Director.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.

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

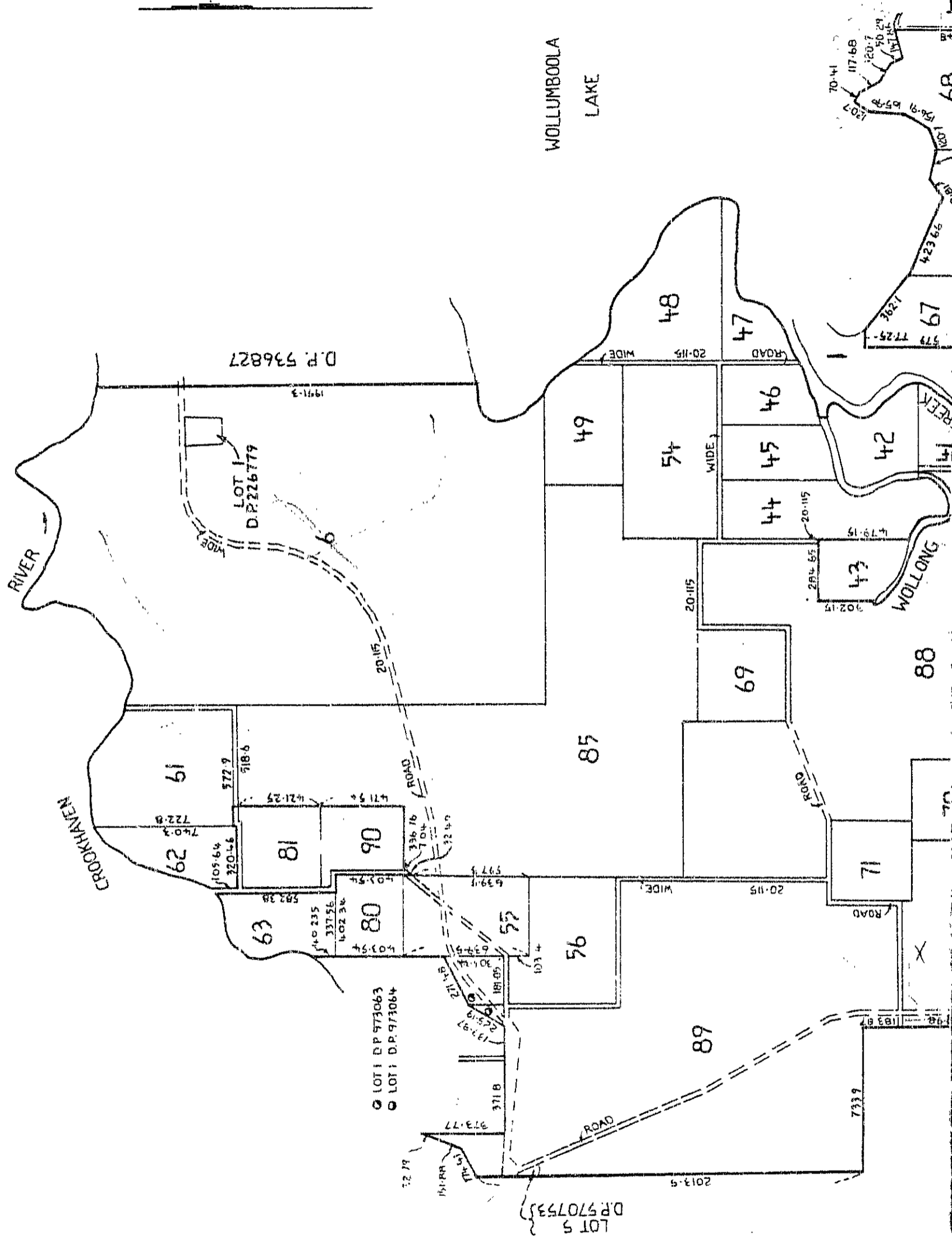
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12906 Fol. 83 (Page 1) Vol.



PLAN SHOWING L

LENGTHS A

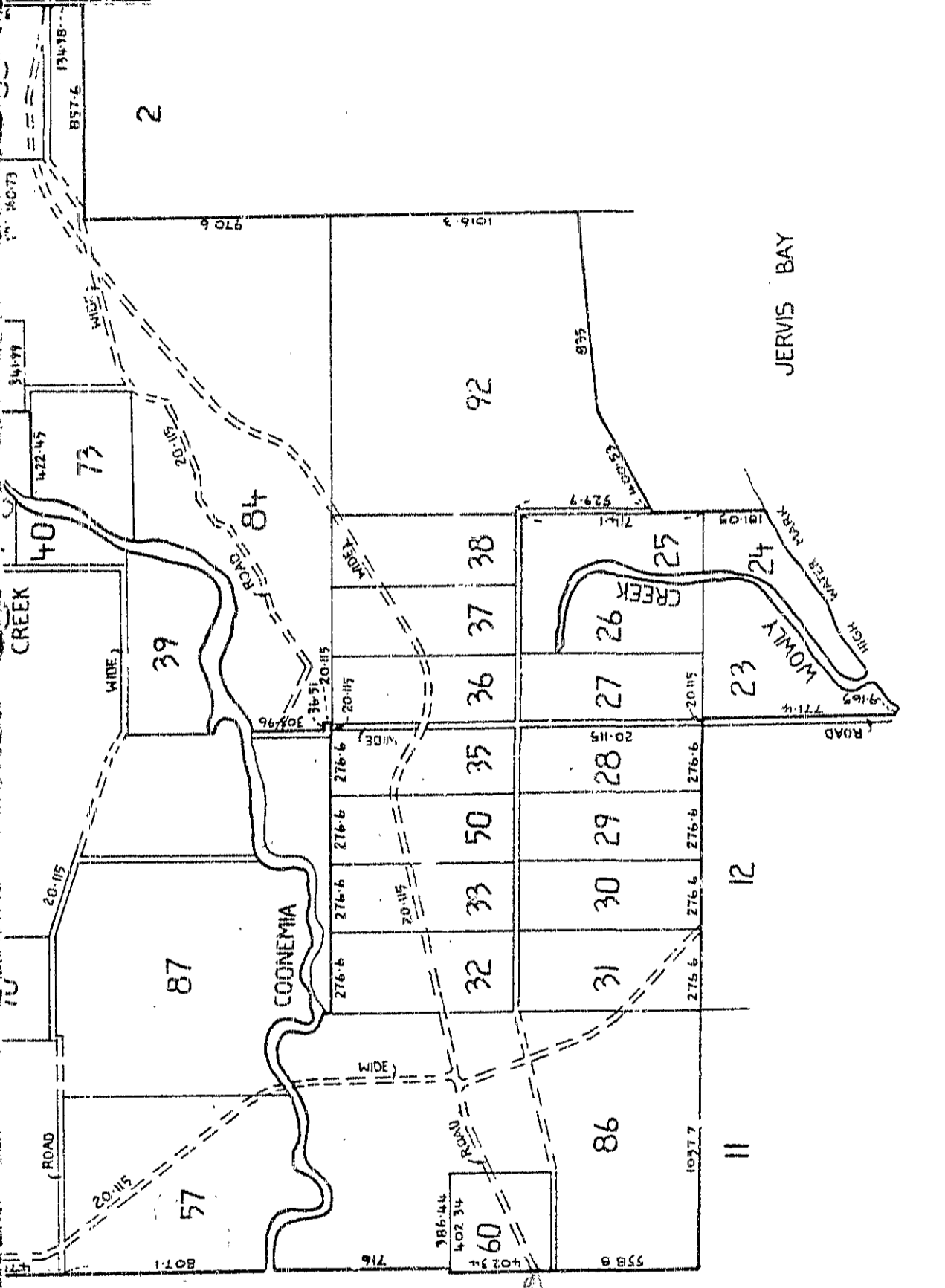




LOCATION OF LAND

SCALE IN METRES

PARISH OF BEECROFT



AREA : 2947 ha  
THIS AREA DOES NOT INCLUDE THE  
AREA OF LOT 5 D.P. 970753, LOT 1  
D.P. 226779 AND THE ROADS.  
REDUCTION RATIO 1 : 25 000

93

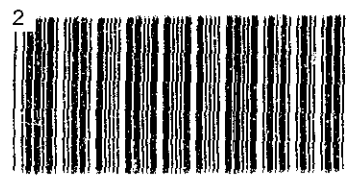
Lot 1 & 2 of DP 226779

L734160 ed: 18



# CERTIFICATE OF TITLE

## REAL PROPERTY ACT, 1900



15066

NEW SOUTH WALES

First Titles	Old System
Vol. 214 Fols. 143 to 145 inclusive	Vol. 713 Fol. 194
Vol. 414 Fols. 8 to 22 inclusive	Vol. 781 Fol. 137
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Vol. 421 Fols. 56 to 59 inclusive	Vol. 813 Fols. 151 and 152
Vol. 550 Fols. 146 and 147	Vol. 845 Fol. 72
Vol. 649 Fol. 39	Vol. 1163 Fol. 102
Vol. 649 Fol. 40	Vol. 1439 Fol. 209
	Vol. 2706 Fol. 169

Vol. 15066 Fol. 98



EDITION ISSUED 7 6 1983

Prior Title : Vol. 12906 Fol. 83

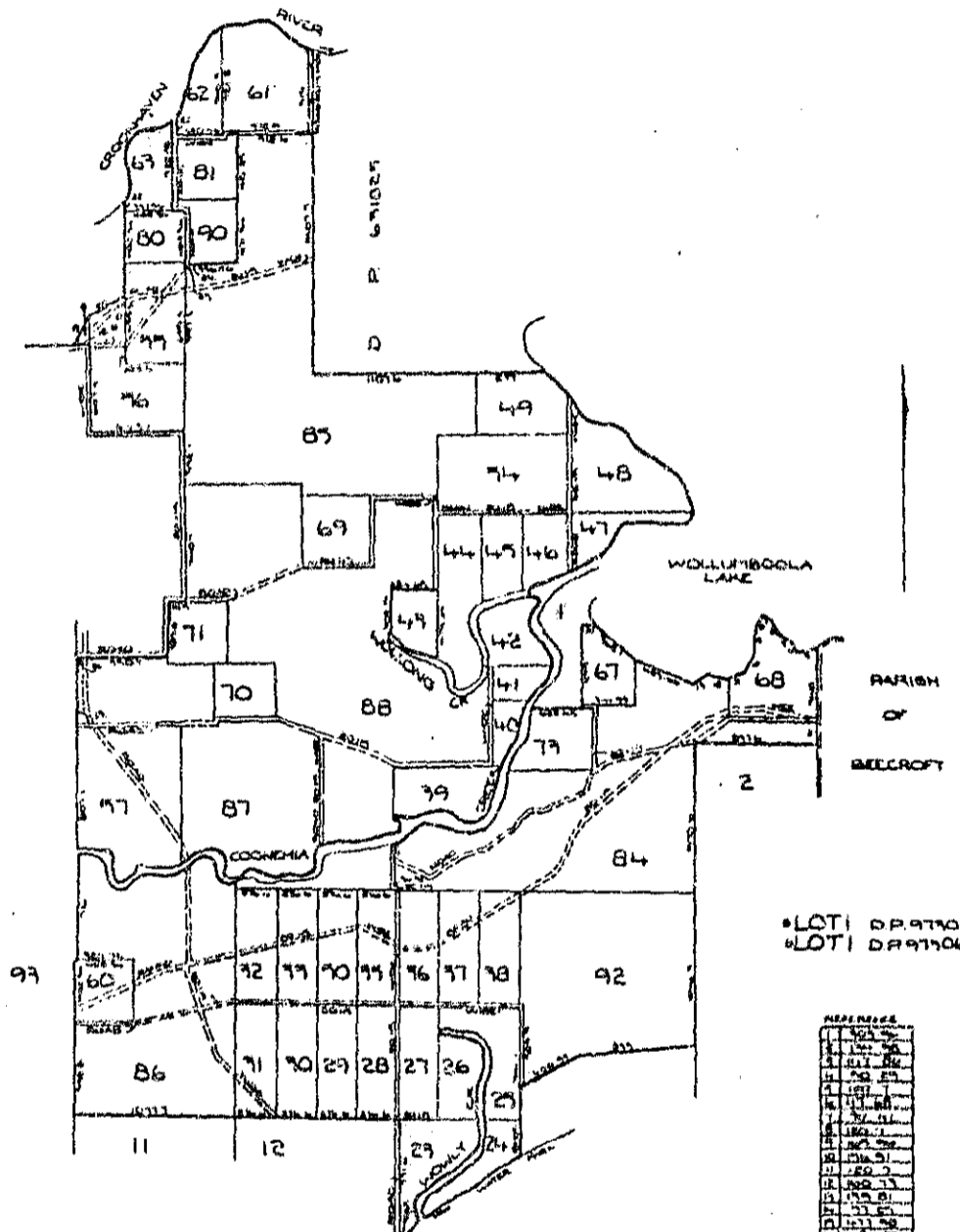
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

*[Signature]*  
Registrar General.



### PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



**CANCELLED**

### LAND REFERRED TO

Lot 1 in Deposited Plan 973063, Lot 1 in Deposited Plan 973064 and Portions 23 to 33 inclusive, 35 to 42 inclusive, 44 to 50 inclusive, 54 to 57 inclusive, 60 to 63 inclusive, 67 to 71 inclusive, 73, 80, 84 to 88 inclusive and 92 at Brundee and Culburra in the City of Shoalhaven Parish of Wollumboola and County of St. Vincent.

### FIRST SCHEDULE

WARREN HALLORAN.

### SECOND SCHEDULE




- Land excludes minerals within Portions 55, 56, 57, 60, 61, 62, 63, 64, 65, 67, 68, 73 and 80 and is subject to reservations and conditions in favour of the Crown - see Crown Grants.
- Excepting the roads shown in the plan hereon, the part of the bed of Wollong Creek included within the boundaries of the land above described as is tidal and the land within 30.48 metres of the High Water Mark as regards Portions 57, 61, 62, 63, 67 and 73.
- ~~M306944 Mortgage to Commonwealth Trading Bank of Australia. V75751, V75752~~
- DP631825 Easement to drain sewage affecting the part of Portion 61 shown so burdened in Deposited Plan 631825.

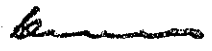

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

15066 Fol. 98 (Page 1) Vol.

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



FIRST SCHEDULE (continued)	
REGISTERED PROPRIETOR	Registrar General
<p>DP150 735620 Registered 23/12/1985                      This folio is cancelled as to whole/ part upon creation of computer folios for lots 1 and 2 in the abovementioned plan.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 150px; text-align: center;">  </div> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 350px;"> <p>The residue of land in the folio comprises:                      Lot 1 in DP973063, Lot 1 in DP73064,                      Lot 23 in AP17148, Portions 24 to                      33 incl, 35 to 42 incl, 44 to 50 incl,                      54 to 57 incl, 60 to 63 incl,                      67 to 71 incl, 73, 80, 84 to                      88 incl and 92.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 150px; text-align: center;">  </div> </div> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 400px;"> <p>As to residue <sup>being Lot 1, Lot 1, Lot 23, Portions</sup>                      24 to 33, 35 to 42, 44 to 50, 54 to 57                      60 to 63, 67 to 71, 73, 80, 84 to 88, 92                      this Deed is cancelled and New Certificate of Title issued.                      Vol. 15483 Fol. 91 dated 18-3-1987                      Vide DP 735620 1-4-1987.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 150px; text-align: center;">  </div> </div>	

SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION
<del>V20767 Caveat by Gaisill Pty. Limited. Registered 19-3-1984</del>	<del></del>	<del>V357047</del>
<del>M306944 Mortgage. V75751, V75752 Discharged as to part being Lot 1 DP973064 Portions 23 to 33 inclusive, 35 to 42 inclusive, 44 to 50 inclusive, 54 to 57 inclusive, 60 to 63 inclusive, 67 to 71 inclusive, 73, 80 and 85 to 88 inclusive. Registered 13-2-1985.</del>	<del></del>	<del>V75751 V75752</del>
<p>V75753 Mortgage by Commonwealth Trading Bank of Australia as regards part being Lot 1 in DP973063, Lot 1 in DP973064 and Portions 23 to 33 inclusive, 35 to 42 inclusive, 44 to 50 inclusive, 54 to 57 inclusive, 60 to 63 inclusive, 67 to 71 inclusive, 73, 80 and 85 to 88 inclusive. Registered 13-2-1985.</p> <p>V75753 Mortgage. W453150 Discharged as regards Portion 23. Registered 13.8.1986.</p>		

NOTATIONS AND UNREGISTERED DEALINGS		
<p>V20767 Pdx                      V75751 Pdx                      2nd R                      3rd R                      (part)                      V357047 Reg. A                      W453150 PD                      Portion 23 R                      DP 735620</p>		

# CERTIFICATE OF TITLE



15483091

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

First Title Vol. 414

Vol. 10403 Fol. 31

Prior Title Vol.15066 Fol.98

Fol. 8



**CANCELLED**

EDITION ISSUED 1 4 1987

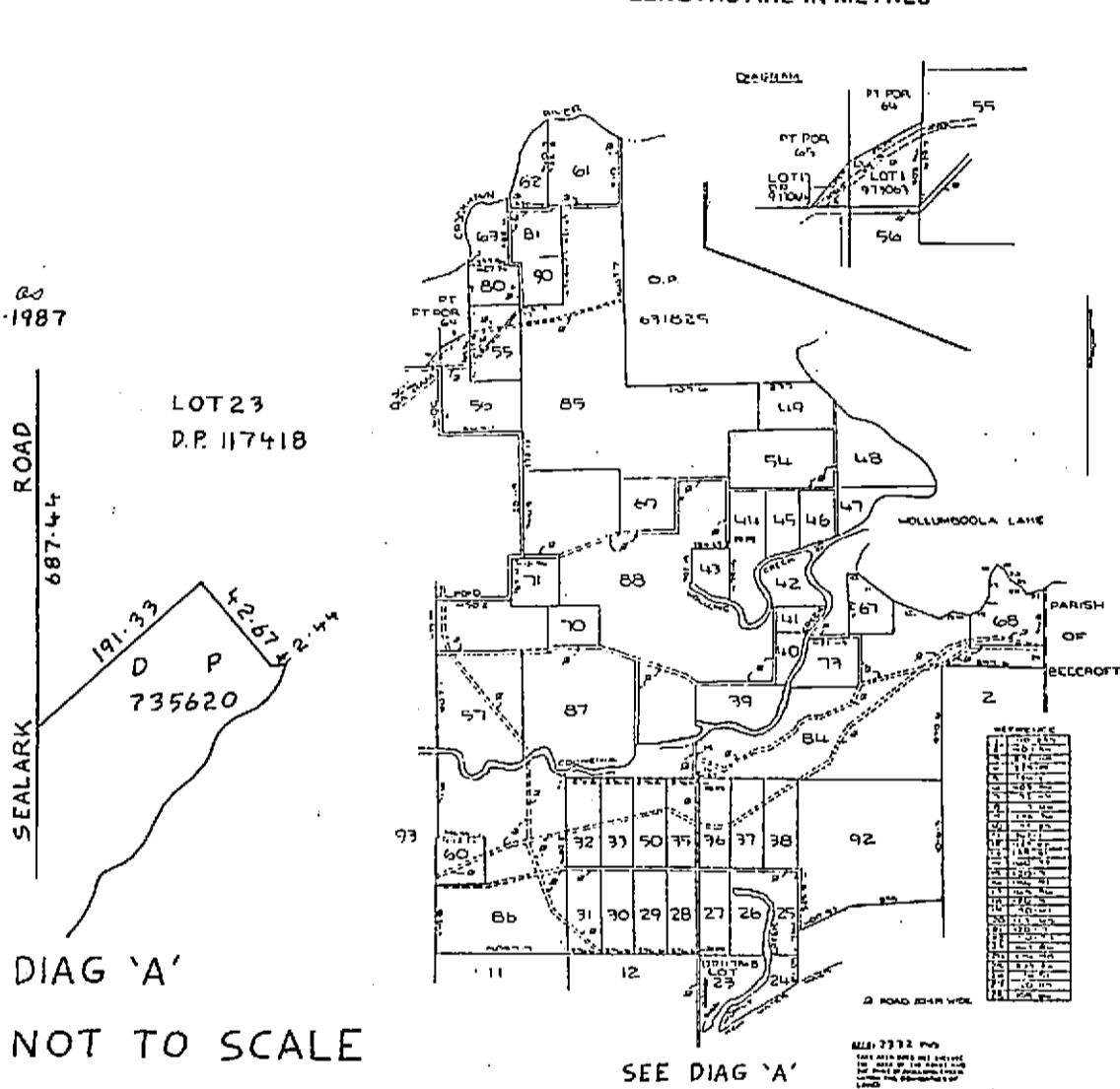
I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

*Warren Halloran*  
Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



### LAND REFERRED TO

Lot 1 in DP973063, Lot 1 in DP973064, Lot 23 in DP117148, Portions 24 to 33 inclusive, 35 to 42 inclusive, 44 to 50 inclusive, 54 to 57 inclusive, 60 to 63 inclusive, 67 to 71 inclusive, 73, 80 84 to 88 inclusive and 92 at Callala Bay in the City of Shoalhaven Parish of Wollumboola County of St.Vincent.

### FIRST SCHEDULE

WARREN HALLORAN.

### SECOND SCHEDULE

- Land excludes minerals within Portions 55 to 57 inclusive, 60 to 65 inclusive, 67, 68, 73 and 80 and is subject to reservations and conditions in favour of the Crown - see Crown grants.
- Excepting the roads shown in the plan hereon, the part of the bed of Wollong Creek included within the boundaries of the land above described as is tidal and the land within 30.48 metres of the High Water Mark as regards Portions 57, 61, 62, 63, 67 and 73.
- DP631825 Easement to drain sewage affecting the part of Portion 61 shown so burdened in DP631825.

- ~~4. V75753 Mortgage to Commonwealth Bank of Australia, #230479~~
- 4.V75753 Mortgage to Commonwealth Bank of Australia.

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

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

15483 Fol. 91

(Page 1) Vol.

25-5-1987

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

X1199561 NT  
WITHDRAWN 21.3.88  
X230479 d/m  
DP775060  
DP775061  
DP775062

Refer to  
Amendments  
to

NOTATIONS AND UNREGISTERED DEALINGS

--	--	--

V15753 Mortgage X230479 Discharged as regards Portions 61 and 85 Registered 20-3-1988



Registrar General CANCELLATION

PARTICULARS

SECOND SCHEDULE (continued)

As to ...  
SEE BELOW  
this Deed is cancelled and replaced by the issue of  
Vol. 8626 Fol. 202 dated 6-7-1988  
DP 775061  
Vice DP 117148 LOTS 24723 INCL 35-42  
INCL 44-50 INCL 54, 57, 60, 67-71 INCL 73  
84, 86, 87, 88 & 82 DP 75971

As to ...  
this Deed is cancelled and New Certificate of Title issued  
Vol. 8626 Fol. 203 dated 6-7-1988  
DP 775061  
Vice DP 973063, Lot 1 DP 973064,  
Lot 55 156/163 & 80 DP 75971



DP 775061 Registered 8-6-1988  
This folio is cancelled as to whole upon condition  
of computer folios for lots 1, 2  
in the above mentioned plan.

Registrar General

FIRST SCHEDULE (continued)  
REGISTERED PROPRIETOR

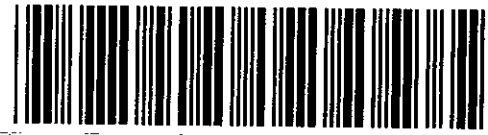
7353233C

Form: 97-01T  
 Licence: 026CN/0526/96

2

**TRANSFER**

New South Wales  
 Real Property Act 1900



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

Office of State Revenue (N.S.W. TREASURY)

CLIENT No. 5700354  
 STAMP DUTY \$2.00  
 TRANSACTION No. 02202  
 STAMP No. 815  
 SIGNATURE *M. Angelo*  
 DATE 2.6.2000

ASSESSMENT DETAILS:

(A) **LAND TRANSFERRED**  
 Show no more than 20 titles. If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 14/1002772 & 15/1002772

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone	
	BOX 302G Burkhart Legal Tel: 9231 0122 Fax: 9262 1904	M. Angelo
REFERENCE (15 character maximum):		

(C) **TRANSFEROR** SEALARK PTY LIMITED (A.C.N. 075 795 587)

(D) acknowledges receipt of the consideration of \$870,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFeree**

T	ALFONSO ANGELONI & FILIPPINA ANGELONI as to 1/3 <sup>rd</sup> share AS JOINT TENANTS
TS	PINTABONA & CARMEL PINTABONA as to 1/3 <sup>rd</sup> share AS JOINT TENANTS
(s713 LGA)	& ALBERTINA PINTABONA as to 1/6 <sup>th</sup> share AS JOINT TENANTS
TW	ANN SIROLI as to 1/6 share AS JOINT TENANTS
(Sheriff)	TENANCY: Tenants in Common

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

Signed in my presence by the transferor who is personally known to me. GIVEN under THE COMMON SEAL of SEALARK PTY LIMITED at Sydney this 30th of October 2000 in the presence of:



Signature of Witness *Kenny*  
 Name of Witness (BLOCK LETTERS)

Secretary  
 Address of Witness

Director *M. Angelo*  
 Signature of Transferor

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

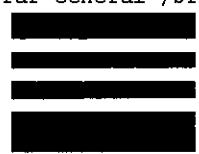
Signature of Witness  
 Name of Witness (BLOCK LETTERS)

Address of Witness

*Paolo*  
 Solicitor for Transferee  
 John Pacchiarotta

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

RP13



(1286)

# TRANSFER

Real Property Act, 1900



I  
645194 H



52.5

Office of State Revenue use only

240893 7926 04 200656093/03

# B

00.2\*

(A) **LAND TRANSFERRED**  
Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

SEE SCHEDULE "A" ANNEXED

(B) **LODGED BY**

L.T.O. Box  
**7950**

Name, Address or DX and Telephone  
SLY AND WEIGALL  
LAWYERS  
GOLDFIELDS HOUSE  
CIRCULAR QUAY  
TEL 330 8000 SYDNEY

REFERENCE (max. 15 characters): *PWR*

(C) **TRANSFEROR**

PACIFIC CITY PTY LIMITED A.C.N. 000 006 404  
of 275 Elizabeth Street, Sydney

(D) acknowledges receipt of the consideration of *\$400,000 - 00*  
and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. .... 2. .... 3. ....

(F) **TRANSFEEE**

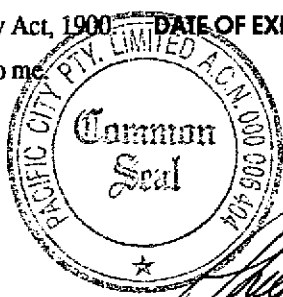


WARREN HALLORAN of 301 Edgecliffe Road, Woollahra

~~as joint tenants/tenants in common~~

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION *30th June 1993*

Signed in my presence by the transferor who is personally known to me.  
THE COMMON SEAL of PACIFIC CITY PTY LIMITED  
was hereunto affixed by authority of the  
~~Board of Directors in the presence of:~~  
Signature of Witness



Name of Witness (BLOCK LETTERS)  
*Kenny*  
Address of Witness *Secretary*

*[Signature]*  
Director Signature of Transferor

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

*[Signature]*  
Signature of Witness  
*Peter William Robinson*  
Name of Witness (BLOCK LETTERS)  
*1 Alfred St. Cremorne Quay*  
Address of Witness

*[Signature]*  
Signature of Transferee

*[Handwritten mark]*

**ANNEXURE "A"**

**B**

**BIRMINGTON ESTATE**



All that piece or parcel of land at Callala Bay in the City of Shoalhaven, Parish of Wollumboola, County of St Vincent being parts of lots 84 and 92 in Deposited Plan 755971 and also being lots and residues of lots (as per Schedule) and roads in part of DP 15060 and part of DP 15061 but excluding Crown Reserve Roads within the land and being part of the land in Folio Identifier ~~8626/2092~~ as shown on the sketch attached marked "B".  
8626/202

**Schedule of Lots in Deposited Plan Number 15060.**

Pt 1993, Pt 1994, Pt 2006, Lots 2007 to 2015 inclusive, Pt 2017, Pt 2023, Pt 2024, Lots 2025 to 2027 inclusive, Lots 2098 to 2100, Pt 2101, Pt 2111, Lots 2112 to 2119 inclusive, Lots 2156 to 2163 inclusive, Pt 2164, pt 2172, Lots 2169 to 2171 inclusive.

**Schedule of Lots in Deposited Plan Number 15061**

Lots 2 to 339, Part 340, Part 341, Part 342, part 343, Lots 344 to 362, Part 363, Part 364, Part 365, Lots 366 to 371, Lots 372 to 381, Lots 382 to 388, Lots 389 to 429, Lots 430 to 503 inclusive, Lots 504/505 - Large lots, Lots 506 to 566, Lot 567 Large lot, Lots 568 to 710 inclusive, Pt 722, Pt 723, Pt 724, Pt 725, Pt 726, Pt 727, Pt 728, Lots 729 to 772 inclusive, Pt 772, Pt 774, Pt 775, Pt 776, Pt 777, Pt 778, Pt 779, Lots 780 to 803 inclusive, Pt 804 Pt 805, Pt 806, Pt 807, Pt 808, Pt 809, Pt 810, Lots 811 to 826 inclusive, Pt 827, Pt 828, Pt 829, Pt 830, Pt 831, Pt 832, Lots 833 to 841 inclusive, Pt 842, Pt 843, Pt 844, Pt 845, Pt 846, Pt 847, Pt 848, Pt 849, Pt 855, Pt 975, Pt 976, Pt 977, Pt 978, Pt 979, Lots 980 to 984 inclusive, Pt 985, Pt 986, Pt 989, Pt 998, Pt 999, Pt 1000, Lots 1001 to 1013 inclusive, Pt 1015, Pt 1016, Lots 1017 to 1038 inclusive, Pt 1039, Pt 1040, Pt 1138, Pt 1139, Pt 1140, Lots 1141 to 1151 inclusive, Pt 1152, Pt 1153, Pt 1154, Pt 1155, Lots 1190 to 1201 inclusive, Pt 1202, Pt 1203, Pt 1204, Pt 1205, pt 1206, Lots 1207 to 1222 inclusive, Pt 1223, Pt 1224, Pt 1225, Pt 1226, pt 1242, Pt ~~1237~~, Pt 1244, Lots 1245 to 1246 inclusive, Pt 1247, Pt 1248, Pt 1249, Pt 1250, Pt 1251, Lot 1252, Pt 1253, Pt 1255, pt 1256, Pt 1263, Lot 2018, Lots 2028 to 2097 inclusive, Lots 2120 to 2155 inclusive.

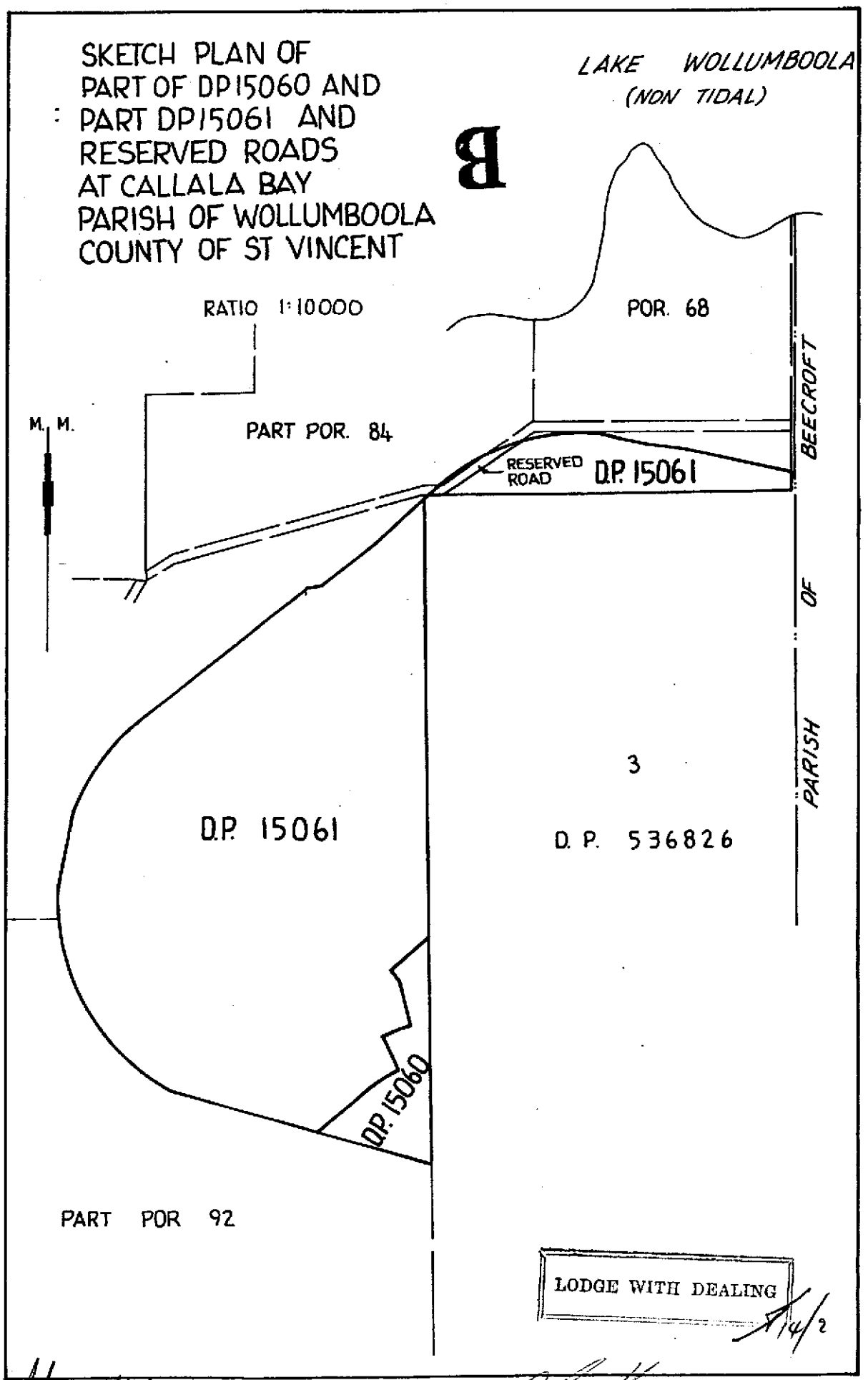


PWR1810003D

300693jr

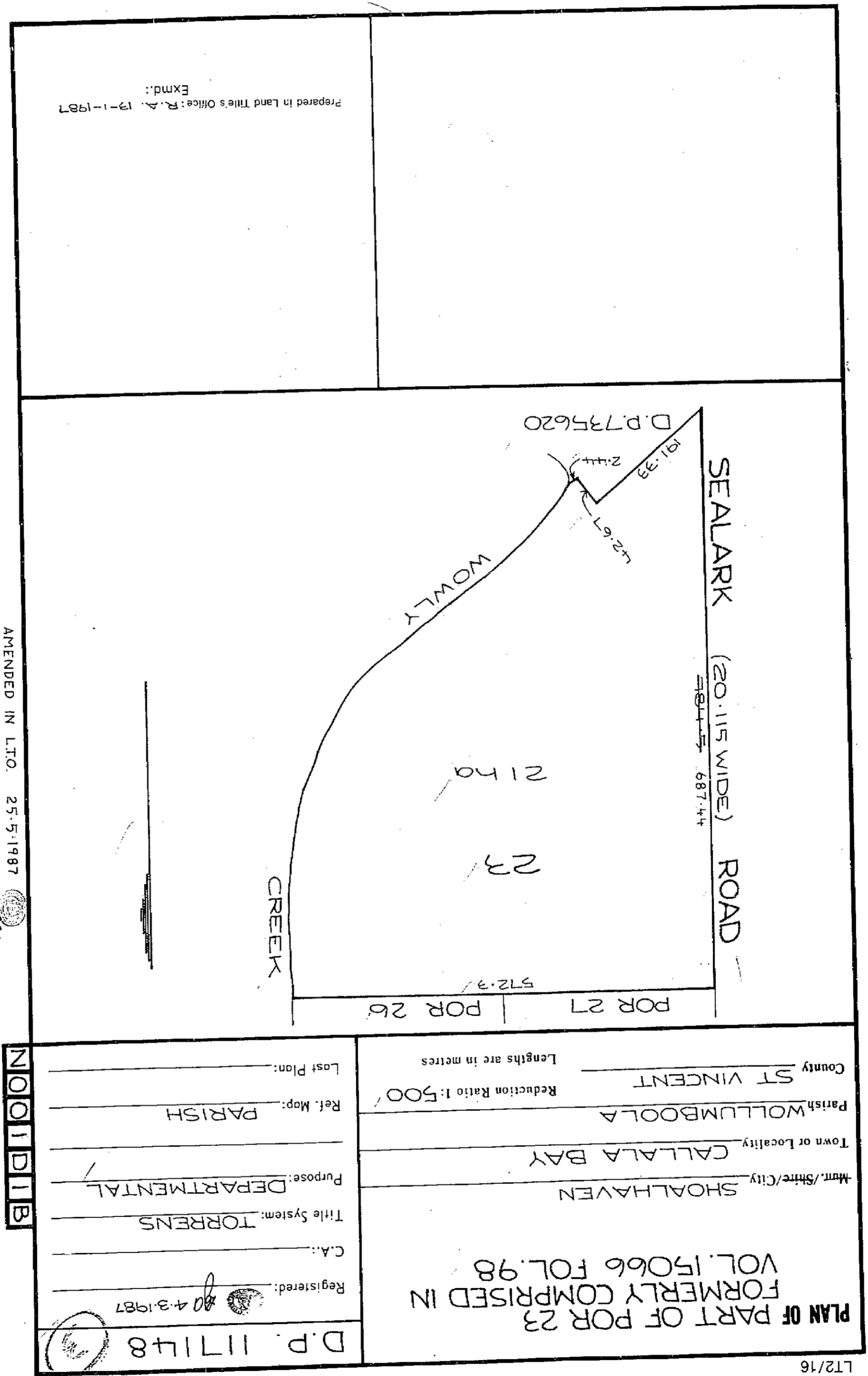
  
L. Kenny

"B"



*Michael Mackenzie*

*Philip Howell*  
L. Kenny



Prepared in Land Title's Office: R.A. 13-1-1987  
 Exmd:

AMENDED IN LTO. 25.5.1987

NOOIDIB

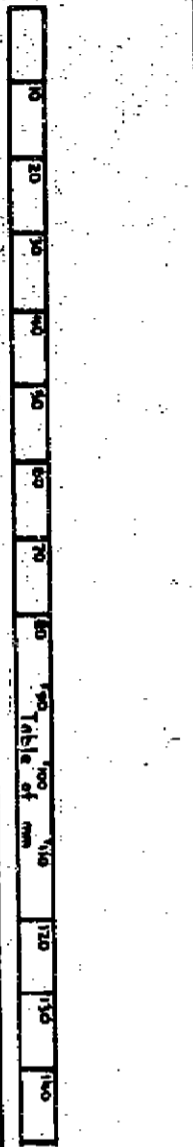
**PLAN OF PART OF POR 23 FORMERLY COMPRISED IN VOL. 15066 FOL. 98**

County: ST VINCENT  
 Parish: WOLLUMBOOLA  
 Town or Locality: CALLALA BAY  
 Murr./Shire/City: SHOALHAVEN

Lengths are in metres  
 Reduction Ratio: 1:500

Registered: *[Signature]* 20.4.3.1987  
 C.A.:  
 Title System: TORRENS  
 Purpose: DEPARTMENTAL  
 Ref. Map: PARISH  
 Last Plan:

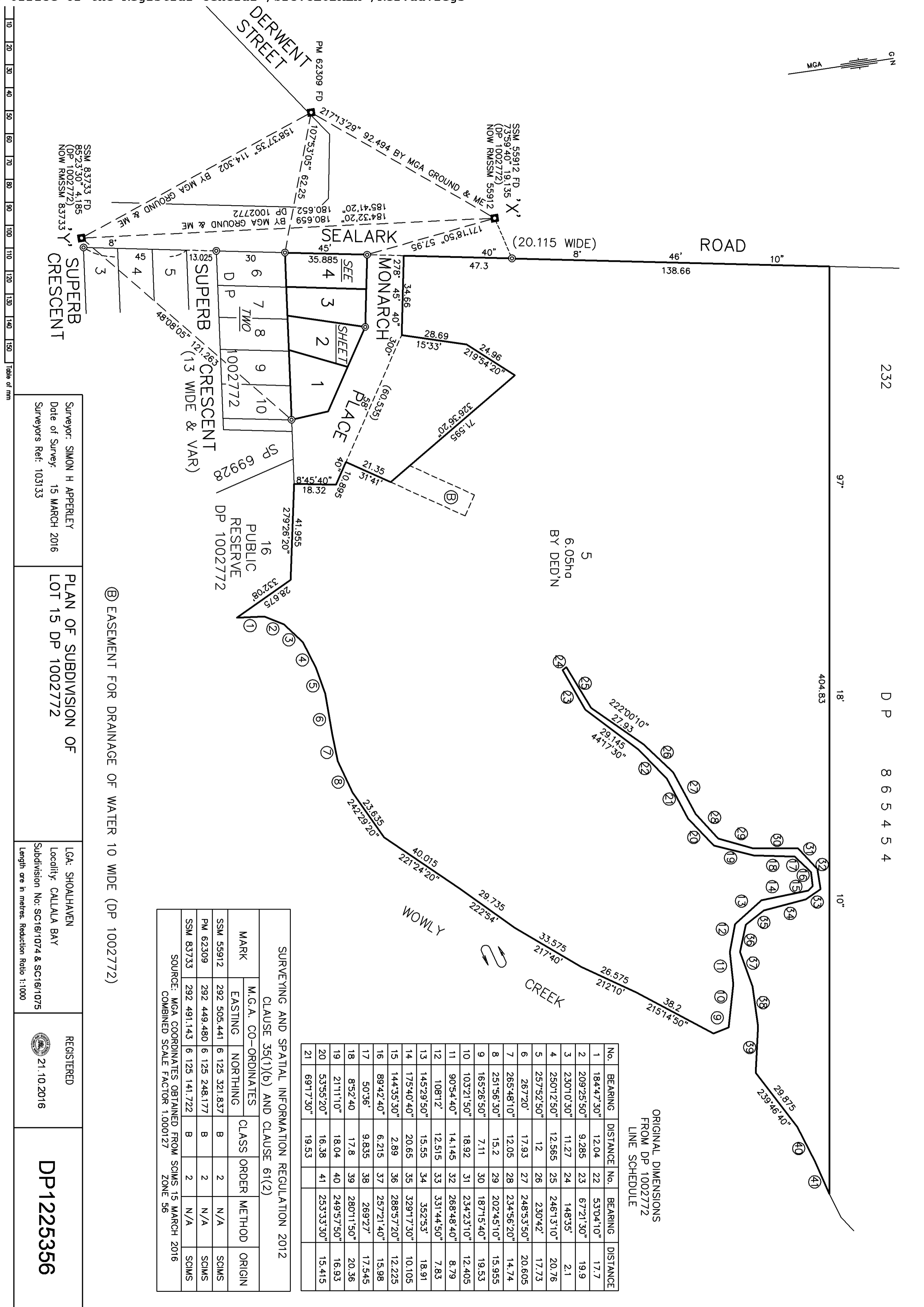
AMENDMENTS AND/OR ADDITIONS MADE ON  
 PLAN IN THE LAND TITLES OFFICE.



This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 28th May, 1987.







ⓑ EASEMENT FOR DRAINAGE OF WATER 10 WIDE (DP 1002772)

ORIGINAL DIMENSIONS  
 FROM DP 1002772  
 LINE SCHEDULE

No.	BEARING	DISTANCE	No.	BEARING	DISTANCE
1	184°47'30"	12.04	22	53°04'10"	17.7
2	209°25'50"	9.285	23	67°21'30"	19.9
3	230°10'30"	11.27	24	148°35'	2.1
4	250°12'50"	12.565	25	246°13'10"	20.76
5	257°52'50"	12	26	230°42'	17.73
6	267°20'	17.93	27	248°53'50"	20.605
7	265°48'10"	12.05	28	234°56'20"	14.74
8	251°56'30"	15.2	29	202°45'10"	15.955
9	165°26'50"	7.11	30	187°15'40"	19.53
10	103°21'50"	18.92	31	234°23'10"	12.405
11	90°54'40"	14.145	32	268°48'40"	8.79
12	108°12'	12.515	33	331°44'50"	7.83
13	145°29'50"	15.55	34	352°53'	18.91
14	175°40'40"	20.65	35	329°17'30"	10.105
15	144°35'30"	2.89	36	288°57'20"	12.225
16	89°42'40"	6.215	37	257°21'40"	15.98
17	50°36'	9.835	38	269°27'	17.545
18	8°52'40"	17.8	39	280°11'50"	20.36
19	21°11'10"	18.04	40	249°57'50"	16.93
20	53°55'20"	16.38	41	253°33'30"	15.415
21	69°17'30"	19.53			

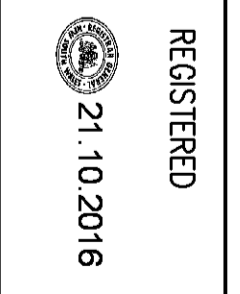
SURVEYING AND SPATIAL INFORMATION REGULATION 2012					
CLAUSE 35(1)(b) AND CLAUSE 61(2)					
MARK	M.G.A. CO-ORDINATES		CLASS ORDER	METHOD	ORIGIN
	EASTING	NORTHING			
SSM 55912	292 505.441	6 125 321.837	B	2	N/A
PM 62309	292 449.480	6 125 248.177	B	2	N/A
SSM 83733	292 491.143	6 125 141.722	B	2	N/A

SOURCE: MGA COORDINATES OBTAINED FROM SCIMS 15 MARCH 2016  
 COMBINED SCALE FACTOR 1.000127 ZONE 56

Surveyor: SIMON H APPERLEY  
 Date of Survey: 15 MARCH 2016  
 Surveyors Ref: 103133

PLAN OF SUBDIVISION OF  
 LOT 15 DP 1002772

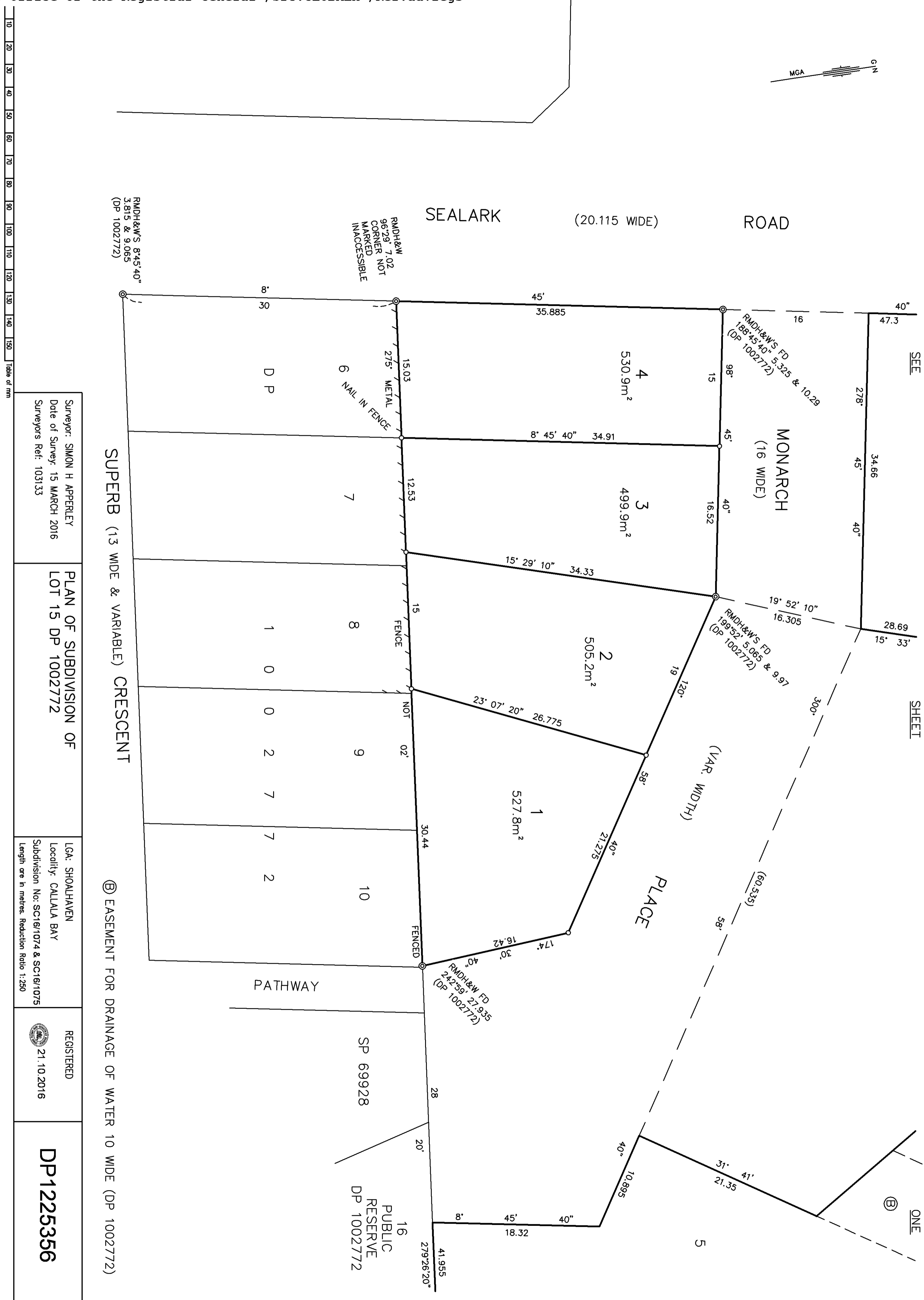
LGA: SHOALHAVEN  
 Locality: CALLALA BAY  
 Subdivision No: SC16/1074 & SC16/1075  
 Length one in metres. Reduction Ratio 1:1000



DP1225356

10
20
30
40
50
60
70
80
90
100
110
120
130
140
150

Table of mm



10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Table of mm														

Surveyor: SIMON H APPERLEY  
 Date of Survey: 15 MARCH 2016  
 Surveyors Ref: 103133

PLAN OF SUBDIVISION OF  
 LOT 15 DP 1002772

LGA: SHOALHAVEN  
 Locality: CALLALA BAY  
 Subdivision No: SC16/1074 & SC16/1075  
 Length one in metres. Reduction Ratio 1:250

REGISTERED  
 21.10.2016

DP1225356

**SUPERB (13 wide & variable) CRESCENT**  
 ⓑ EASEMENT FOR DRAINAGE OF WATER 10 WIDE (DP 1002772)


PLAN FORM 6 (2013)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

Registered:  21.10.2016  
 Title System: TORRENS  
 Purpose: SUBDIVISION

Office Use Only

Office Use Only

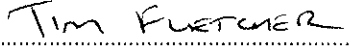
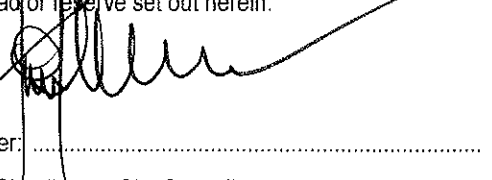
**DP1225356**

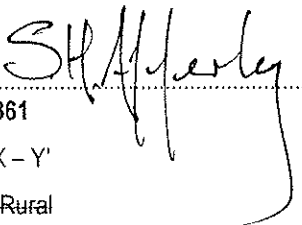
**PLAN OF SUBDIVISION OF  
 LOT 15 DP 1002772**

LGA: SHOALHAVEN  
 Locality: CALLALA BAY  
 Parish: WOLLUMBOOLA  
 County: ST VINCENT

**Crown Lands NSW/Western Lands Office Approval**  
 I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.  
 Signature: .....  
 Date: .....  
 File Number: .....  
 Office: .....

**Survey Certificate**  
 I, SIMON H APPERLEY of SET CONSULTANTS PTY LIMITED of 51 GRAHAM STREET, NOWRA NSW 2541 a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:  
 \*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on  
 \*(b) The part of the land shown in the plan (\*being/excluding Lot 5), was surveyed in accordance with the *Surveying and Spatial Information Regulation 2012*, is accurate and the survey was completed on 15 March 2016 the part not surveyed was compiled in accordance with that Regulation.  
 \*(c) The land shown in this plan was compiled in accordance with the *Surveying and Spatial Information Regulation 2012*.

**Subdivision Certificate**  
  
 I, .....  
 \*Authorised Person/\*General Manager/\*Accredited Certifier, certify that the provisions of s.109J of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.  
 Signature:   
 Accreditation number: .....  
 Consent Authority: Shoalhaven City Council  
 Date of endorsement: 12 SEPTEMBER 2016  
 Subdivision Certificate number: SC16/1075 + SC16/1074  
 File number: SF 10456 & (DS14/1495) SF7583  
 \*Strike through if inapplicable.

Signature:  Dated: 30 AUG 16  
 Surveyor ID: 361  
 Datum Line: 'X - Y'  
 Type: \*Urban/\*Rural  
 The terrain is \*Level-Undulating / \*Steep-Mountainous.  
 ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.


Plans used in the preparation of survey/compilation.  
 DP 1002772  
 If space is insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Surveyor's Reference: 103133

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

<p style="text-align: right;">Office Use Only</p> <p>Registered:  21.10.2016</p> <p><b>PLAN OF SUBDIVISION OF LOT 15 DP 1002772</b></p>	<p style="text-align: right;">Office Use Only</p> <p style="font-size: 2em; text-align: center;"><b>DP1225356</b></p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> <li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i></li> <li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li> <li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>
<p>Subdivision Certificate number: <u>SC16/1075 + SC16/1074</u></p> <p>Date of Endorsement: <u>12 SEPTEMBER 2016</u></p>	


LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	8	MONARCH	PLACE	CALLALA BAY
2	6	MONARCH	PLACE	CALLALA BAY
3	4	MONARCH	PLACE	CALLALA BAY
4	2	MONARCH	PLACE	CALLALA BAY
5	N/A	SEALARK	ROAD	CALLALA BAY

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. POSITIVE COVENANT
2. RESTRICTION ON THE USE OF LAND
3. RESTRICTION ON THE USE OF LAND

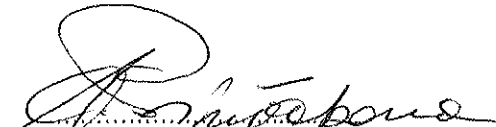
AS SET OUT IN THE ACCOMPANYING INSTRUMENT APPROVED BY THE COUNCIL OF THE CITY OF SHOALHAVEN


  
 Filippina Angeloni

  
 Angelo Pintabona

  
 Carmel Pintabona

  
 Giuseppe Pintabona

  
 Albertina Pintabona

  
 Giulio Sirolli

  
 Karen Ann Sirolli

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only

Office Use Only

Registered:  21.10.2016

DP1225356

PLAN OF SUBDIVISION OF  
LOT 15 DP 1002772

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

Subdivision Certificate number: SC16/1075 + SC16/1074

Date of Endorsement: 12 SEPTEMBER 2016

AB703765 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED.

Mortgagee under Mortgage No. AB703765

Signed at ~~AGNES~~ this 28 day of  
SEPTEMBER 2016 for National

Australia Bank Limited ABN 12 004 044 937

by MADELEINE BARBARA.

its duly appointed Attorney under Power of  
Attorney No. 39 Book 4512

  
.....  
Level 3 Attorney

Witness/Bank Officer

LEANNE WILSON

C1-LEVEL 5, 10 CENTURY CIRCUIT  
BAULKHAM HILLS NSW 2153

If space is insufficient use additional annexure sheet

Surveyor's Reference: 103133



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH  
-----

SEARCH DATE  
-----

22/7/2019 11:57AM

FOLIO: 15/1002772  
-----

First Title(s): VOL 414 FOL 8  
Prior Title(s): 231/865454

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
30/6/1999	DP1002772	DEPOSITED PLAN	FOLIO CREATED EDITION 1
17/1/2001	7353233	TRANSFER	EDITION 2
18/8/2005	AB703765	MORTGAGE	EDITION 3
11/11/2014	AJ27728	NOTICE OF DEATH	EDITION 4
21/10/2016	DP1225356	DEPOSITED PLAN	FOLIO CANCELLED

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

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH  
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SEARCH DATE  
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22/7/2019 12:01PM

FOLIO: 231/865454  
-----

First Title(s): VOL 414 FOL 8  
Prior Title(s): 23/117148

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
29/1/1997	DP865454	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/2/1998	3766454	TRANSFER	EDITION 2
30/6/1999	DP1002772	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

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

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/7/2019 12:09PM

FOLIO: AUTO CONSOL 8626-202

Recorded	Number	Type of Instrument	C.T. Issue
13/6/1991		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 8626-202	

PARCELS IN CONSOL ARE:  
 23/117148, 24-33/755971, 35-42/755971,  
 44-50/755971, 54/755971, 57/755971,  
 60/755971, 67-71/755971, 73/755971,  
 84/755971, 86-88/755971, 92/755971.

5/3/1993	I167050	DISCHARGE OF MORTGAGE	EDITION 1
27/9/1993	I675534	DEPARTMENTAL DEALING	
29/9/1993	I645189	TRANSFER	
29/9/1993	I645190	TRANSFER	
29/9/1993	I645191	TRANSFER	
29/9/1993	I645192	TRANSFER	
30/9/1993	I645193	TRANSFER	
30/9/1993	I645194	TRANSFER	
4/11/1993		39/755971 EXCISED	
4/11/1993		40/755971 EXCISED	
4/11/1993		45/755971 EXCISED	
4/11/1993		46/755971 EXCISED	
4/11/1993		47/755971 EXCISED	
4/11/1993		48/755971 EXCISED	
4/11/1993		49/755971 EXCISED	
4/11/1993		54/755971 EXCISED	
4/11/1993		70/755971 EXCISED	
4/11/1993		71/755971 EXCISED	
4/11/1993		84/755971 EXCISED	
4/11/1993		87/755971 EXCISED	
4/11/1993		88/755971 EXCISED	
4/11/1993		92/755971 EXCISED	
8/11/1993	I778515	DEPARTMENTAL DEALING	
7/2/1994	U6230	DEPARTMENTAL DEALING	EDITION 2
14/8/1996	DP861348	DEPOSITED PLAN	

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/7/2019 12:09PM

FOLIO: AUTO CONSOL 8626-202

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
28/1/1997	DP865454	23/117148 EXCISED	
30/1/1997	2798001	DEPARTMENTAL DEALING	EDITION 3
13/1/1998	DP873509	DEPOSITED PLAN	
8/5/1998	3836461	REQUEST	
15/5/1998	DP875249	DEPOSITED PLAN	
3/6/1998	DP877474	DEPOSITED PLAN	
25/6/1998	DP878156	DEPOSITED PLAN	
10/7/1998	DP877900	DEPOSITED PLAN	
4/9/1998	5246304	31/755971 EXCISED	
4/9/1998	5246304	32/755971 EXCISED	
4/9/1998	5246304	33/755971 EXCISED	
4/9/1998	5246304	35/755971 EXCISED	
4/9/1998	5246304	50/755971 EXCISED	
4/9/1998	5246304	60/755971 EXCISED	
4/9/1998	5246304	86/755971 EXCISED	
4/9/1998	5246091	DEPARTMENTAL DEALING	
5/1/1999	5185850	REQUEST	
7/1/1999	5512332	36/755971 EXCISED	
7/1/1999	5512332	37/755971 EXCISED	
7/1/1999	5512332	38/755971 EXCISED	
7/1/1999	5512332	57/755971 EXCISED	
13/1/1999	5523975	37/861348 ADDED	
13/1/1999	5523975	8/873509 ADDED	
13/1/1999	5523975	9/873509 ADDED	
13/1/1999	5523975	10/873509 ADDED	
25/10/1999	6292044	DEPARTMENTAL DEALING	
25/5/2005	AB501553	24/755971 EXCISED	
25/5/2005	AB501553	25/755971 EXCISED	
25/5/2005	AB501553	26/755971 EXCISED	
25/5/2005	AB501553	27/755971 EXCISED	

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/7/2019 12:09PM

FOLIO: AUTO CONSOL 8626-202

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
25/5/2005	AB501553	41/755971 EXCISED	
25/5/2005	AB501553	42/755971 EXCISED	
25/5/2005	AB501553	67/755971 EXCISED	
25/5/2005	AB501553	69/755971 EXCISED	
25/5/2005	AB501553	73/755971 EXCISED	
25/5/2005	AB502849	44/755971 EXCISED	
26/5/2005	AB504895	108/875249 ADDED	
7/7/2005	AB605909	37/861348 EXCISED	
7/7/2005	AB605909	8/873509 EXCISED	
7/7/2005	AB605909	9/873509 EXCISED	
7/7/2005	AB605909	10/873509 EXCISED	
30/5/2006	AC342397	68/755971 EXCISED	
30/5/2006	AC342727	6831/877474 ADDED	
30/5/2006	AC342727	2456/16366 ADDED	
30/5/2006	AC342727	2457/16366 ADDED	
30/5/2006	AC342727	2458/16366 ADDED	
30/5/2006	AC342727	2459/16366 ADDED	
30/5/2006	AC342727	2460/16366 ADDED	
30/5/2006	AC342727	2461/16366 ADDED	
30/5/2006	AC342727	2462/16366 ADDED	
30/5/2006	AC342727	2463/16366 ADDED	
30/5/2006	AC342727	2464/16366 ADDED	
30/5/2006	AC342727	2465/16366 ADDED	
30/5/2006	AC342727	2466/16366 ADDED	
30/5/2006	AC342727	2467/16366 ADDED	
30/5/2006	AC342727	2468/16366 ADDED	
30/5/2006	AC342727	2469/16366 ADDED	
30/5/2006	AC342727	2470/16366 ADDED	
30/5/2006	AC342727	2471/16366 ADDED	
30/5/2006	AC342727	2472/16366 ADDED	
30/5/2006	AC342727	2499/16366 ADDED	
30/5/2006	AC342727	2500/16366 ADDED	
30/5/2006	AC342727	2501/16366 ADDED	
30/5/2006	AC342727	2502/16366 ADDED	
30/5/2006	AC342727	2503/16366 ADDED	
30/5/2006	AC342727	2504/16366 ADDED	
30/5/2006	AC342727	2505/16366 ADDED	
30/5/2006	AC342727	2506/16366 ADDED	
30/5/2006	AC342727	2507/16366 ADDED	
30/5/2006	AC342727	2508/16366 ADDED	

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/7/2019 12:09PM

FOLIO: AUTO CONSOL 8626-202

PAGE 4

Recorded	Number	Type of Instrument	C.T. Issue
30/5/2006	AC342727	2509/16366	ADDED
30/5/2006	AC342727	2510/16366	ADDED
30/5/2006	AC342727	2511/16366	ADDED
30/5/2006	AC342727	2512/16366	ADDED
30/5/2006	AC342727	2513/16366	ADDED
30/5/2006	AC342727	2514/16366	ADDED
30/5/2006	AC342727	2515/16366	ADDED
30/5/2006	AC342727	2516/16366	ADDED
30/5/2006	AC342727	2517/16366	ADDED
30/5/2006	AC342727	2518/16366	ADDED
30/5/2006	AC342727	2519/16366	ADDED
30/5/2006	AC342727	2520/16366	ADDED
30/5/2006	AC342727	2521/16366	ADDED
30/5/2006	AC342727	2522/16366	ADDED
30/5/2006	AC342727	2523/16366	ADDED
30/5/2006	AC342727	2524/16366	ADDED
30/5/2006	AC342727	2525/16366	ADDED
30/5/2006	AC342727	2526/16366	ADDED
30/5/2006	AC342727	2527/16366	ADDED
30/5/2006	AC342727	2528/16366	ADDED
30/5/2006	AC342727	2529/16366	ADDED
30/5/2006	AC342727	2530/16366	ADDED
30/5/2006	AC342727	2531/16366	ADDED
30/5/2006	AC342727	2532/16366	ADDED
30/5/2006	AC342727	2533/16366	ADDED
30/5/2006	AC342727	2534/16366	ADDED
30/5/2006	AC342727	2535/16366	ADDED
30/5/2006	AC342727	2536/16366	ADDED
30/5/2006	AC342727	2537/16366	ADDED
30/5/2006	AC342727	2538/16366	ADDED
30/5/2006	AC342727	2539/16366	ADDED
30/5/2006	AC342727	2540/16366	ADDED
30/5/2006	AC342727	2541/16366	ADDED
30/5/2006	AC342727	2542/16366	ADDED
30/5/2006	AC342727	2543/16366	ADDED
30/5/2006	AC342727	2544/16366	ADDED
30/5/2006	AC342727	2545/16366	ADDED
30/5/2006	AC342727	2546/16366	ADDED
30/5/2006	AC342727	2547/16366	ADDED
30/5/2006	AC342727	2548/16366	ADDED
30/5/2006	AC342727	2549/16366	ADDED
30/5/2006	AC342727	2550/16366	ADDED
30/5/2006	AC342727	2551/16366	ADDED

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/7/2019 12:09PM

FOLIO: AUTO CONSOL 8626-202

PAGE 5

Recorded	Number	Type of Instrument	C.T. Issue
30/5/2006	AC342727	2552/16366 ADDED	
30/5/2006	AC342727	2553/16366 ADDED	
30/5/2006	AC342727	2554/16366 ADDED	
30/5/2006	AC342727	2555/16366 ADDED	
31/8/2006	AC395956	REQUEST	EDITION 4
12/6/2007	AD183526	108/875249 EXCISED	
12/6/2007	AD174578	REQUEST	EDITION 5
29/4/2014	AI427498	TRANSFER	EDITION 6
26/6/2018	AN450415	8/877899 ADDED	
26/6/2018	AN450415	9/877899 ADDED	
26/6/2018	AN450415	10/877899 ADDED	
26/6/2018	AN450415	11/877899 ADDED	
26/6/2018	AN450415	12/877899 ADDED	
26/6/2018	AN450415	13/877899 ADDED	
26/6/2018	AN450415	14/877899 ADDED	
26/6/2018	AN450415	15/877899 ADDED	
26/6/2018	AN450415	16/877899 ADDED	
26/6/2018	AN450415	17/877899 ADDED	
26/6/2018	AN450415	18/877899 ADDED	
26/6/2018	AN450415	19/877899 ADDED	
26/6/2018	AN450415	20/877899 ADDED	
26/6/2018	AN450415	21/877899 ADDED	
26/6/2018	AN450415	22/877899 ADDED	
26/6/2018	AN450415	23/877899 ADDED	EDITION 7

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

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/1225356

SEARCH DATE	TIME	EDITION NO	DATE
22/7/2019	11:56 AM	2	17/11/2016

LAND

LOT 5 IN DEPOSITED PLAN 1225356  
AT CALLALA BAY  
LOCAL GOVERNMENT AREA SHOALHAVEN  
PARISH OF WOLLUMBOOLA COUNTY OF ST VINCENT  
TITLE DIAGRAM DP1225356

FIRST SCHEDULE

FILIPPINA ANGELONI  
IN 2/6 SHARE  
ANGELO PINTABONA  
CARMEL PINTABONA  
AS JOINT TENANTS IN 2/6 SHARE  
GIUSEPPE PINTABONA  
ALBERTINA PINTABONA  
AS JOINT TENANTS IN 1/6 SHARE  
GIULIO SIROLI  
KAREN ANN SIROLI  
AS JOINT TENANTS IN 1/6 SHARE  
AS TENANTS IN COMMON

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1002772 EASEMENT FOR DRAINAGE OF WATER 10 METRES WIDE  
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 3 DP1225356 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND  
NUMBERED (3) IN THE S.88B INSTRUMENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

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## Appendix E: Site Images



Photograph 1: Northern grassed area, within proposed area of subdivision, looking south west.



Photograph 2: Northern grassed area, within proposed area of subdivision, looking south west. Creek is located along tree line.



Photograph 3: Northern grassed area, within proposed area of subdivision, looking west, towards residential dwellings along Sealark Road.



Photograph 4: Northern grassed area, within proposed area of subdivision, looking north west, towards residential dwellings along Sealark Road.

revision	description	drawn	approved	date		client:	<b>PRM Architects &amp; Town Planners</b>	
	Plate1	HJP	KEG	22/08/2019		project:	<b>Preliminary (contamination) Site Investigation No. 5 Sealark Road Callala Bay NSW</b>	
						scale	NTS	
						original size	A3	
						project no:	<b>TERRA19258</b>	Plate no:
						Title	<b>Images of the site</b>	



Photograph 5: Northern grassed area within proposed area of subdivision, looking north towards northern boundary of site.




Photograph 6: Bushy area on the south west corner of the site, looking east.



Photograph 7: Bushy area on the south west corner of the site, looking north west. A creek is amongst bushes in centre of picture.



Photograph 8: Bushy area on the south west corner of the site, looking north. A creek is amongst bushes in centre of picture.

revision	description	drawn	approved	date		client:	<b>PRM Architects &amp; Town Planners</b>	
	Plate2	XJ	KEG	22/08/2019		project:	<b>Preliminary (contamination) Site Investigation No. 5 Sealark Road Callala Bay NSW</b>	
						Title	<b>Images of the site</b>	
						scale	<b>NTS</b>	
						original size	<b>A3</b>	
					project no:	<b>TERRA19258</b>	Plate no:2	





Photograph 9: Bushy area on the south west corner of the site, looking north east.




Photograph 10: Bushy area on the south west corner of the site, looking south east.



Photograph 11: Bushy area on the south west corner of the site, looking south west.



Photograph 12: Bushy area on the south west corner of the site, looking west.

revision	description	drawn	approved	date		client:	<b>PRM Architects &amp; Town Planners</b>	
	Plate3	XJ	KEG	22/08/2019		project:	<b>Preliminary (contamination) Site Investigation No. 5 Sealark Road Callala Bay NSW</b>	
						scale	NTS	
						original size	A3	
					Title	<b>Images of the site</b>		
					project no:	<b>TERRA19258</b>	Plate no:	<b>3</b>



Photograph 12: Slight clearing to the north east of bushy area.




Photograph 13: Minor rubbish found on the surface, within bushy area on the south western corner of the site.



Photograph 14: View of site along Monarch Place, looking west.



Photograph 15: View of site along Monarch Place, looking east.

revision	description	drawn	approved	date		client:	<b>PRM Architects &amp; Town Planners</b>	
	Plate4	XJ	KEG	22/08/2019		project:	<b>Preliminary (contamination) Site Investigation No. 5 Sealark Road Callala Bay NSW</b>	
						scale	NTS	
						original size	A3	
					Title	<b>Images of the site</b>		
					project no:	<b>TERRA19258</b>	Plate no:	<b>4</b>