

Report on
Stage 1 Contamination Assessment

Proposed West Keira Project Access Ramp
71 Market Street, Wollongong

Prepared for
Hansen Yuncken Pty Ltd

Project 40596.08
January 2012

Integrated Practical Solutions



Document History

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author	<i>Smaller .p</i> K. HORSLEY	31/1/12
Reviewer	<i>Bevill</i> for L. Rockett	31/1/12



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Report on Stage 1 Contamination Assessment

Proposed West Keira Project Access Ramp

71 Market Street, Wollongong

1. Introduction

This report presents the results of a Stage 1 Contamination Assessment undertaken for the Proposed West Keira Project Access Ramp, 71 Market Street, Wollongong. The assessment was commissioned, in an email dated 15 December 2011, by Mr Andrew Campbell of Hansen Yuncken Pty Ltd and was undertaken in accordance with Douglas Partners Pty Ltd's (DP) proposal WOL110471 dated 17 November 2011.

The aim of the current assessment was to assess the potential for contamination in general accordance with Wollongong City Council's (WCC) requirements and Office of Environment and Heritage NSW's (OEH) guidelines, that is:

- Identify past and present potentially contaminating activities;
- Identify potential contamination types;
- Describe the site;
- Provide a preliminary assessment of the site condition;
- Assess the need for further investigations.

This investigation includes a review of site history information, a site inspection and preparation of a Stage 1 contamination assessment report. The investigation does not include soil and groundwater sampling and analysis.

2. Scope of Works

The scope of work included the following:

- Investigation and review of site history including:
 - o groundwater bore search;
 - o historical aerial photography supplied through the Land Information Section of the Department of Planning;
 - o previous site ownership conducted through land titles supplied by the Land Titles Office;
 - o NSW WorkCover search for licenses to keep dangerous goods;
 - o OEH contaminated land registers; and
 - o readily accessible WCC records and the Section 149 (2&5) planning certificate.
- A site inspection to identify any signs of contamination.
- Preparation of a preliminary contamination assessment report detailing the methodology and results of the assessment commenting on the potential for contamination at the site.

3. Site Description

3.1 Site Identification and Description

The site comprises of Lot 1 in Deposited Plan 197138 with a street address of 71 Market Street, Wollongong in the WCC local government area. The site is bounded by Market Street to the north and commercial properties to the east, south and west. The site is occupied by a dwelling in the north of the site and gravel covered car park in the south of the site. Some garden beds are located adjacent to the northern boundary.

A recent aerial photograph showing the site and lot boundaries and surroundings is shown in Drawing 1, Appendix B and a detailed site description is provided in Section 5 Site Inspection.

3.2 Regional Geology, Topography and Hydrogeology

Reference to the Wollongong 1:50 000 Geological Series Sheet indicates that the site is underlain by the Budgong Sandstone, the upper formation of the Shoalhaven Group of Permian age. This formation generally comprises fine to medium grained lithic (tuffaceous) sandstone. Previous DP investigations in neighbouring sites confirm the geological mapping with residual soils overlying sandstone encountered.

Site levels fall to the north with the overall difference in level from the highest point of the site at the southern boundary to the lowest point on the northern boundary is estimated to be approximately 5 m.

Surface water runoff would generally be towards Market Street adjacent to the northern boundary.

A search of the groundwater bore database administered by the NSW Office of Water indicates that a total of eight bores are located within a 500 m radius of the site, with all bores providing further information. Three bores are located approximately 500 m north of the site. These bores are privately owned, situated on the Hertz Australia Pty Ltd property and are used for monitoring purposes. The standing water level ranged between 2.5 m to 4 m below ground level (bgl). No drilling details were available. Three bores are located approximately 500 m to the east of the site within Wollongong City Plaza. The bores are privately owned and used for monitoring purposes. The bores were drilled through fill to depths of 0.5 m to 1.7 m bgl and underlain by clay, sandstone and shale. Standing water level ranged between 1.9 to 2.9 m bgl. The two remaining bores are situated approximately 400 m south west of the site on a Railcorp property. The bores are used for monitoring purposes. One bore was listed as having a standing water level of 5.83 m bgl. The bores were drilled through sand and gravel fill to depths of 1 – 1.5 m underlain by clay to depths of 6 – 6.2 m bgl. Further to this, four ground water wells are installed adjacent and to the south of the site and drilled through shallow filling and sandstone. Recent (Sep 2011) monitoring indicates that the water levels range between 2.7 – 3.98 m bgl (20.3 – 26.72 m AHD).

3.3 Proposed Development

It is understood that the site will be developed for the use of an access ramp to basement level parking for the Proposed West Keira Retail Development.

The proposed development will include demolition of all structures on site and bulk excavation to achieve the design levels.

4. Review of Site History Information

The review of the site history is summarised below in the following sections.

4.1 Historical Aerial Photography

Aerial photographs were examined to identify any changes to the landscape which may indicate potentially contaminating land uses or significant environmental features. Six aerial photographs were examined from the years 1951, 1961, 1974, 1984, 1994 and 2011; copies are included in Appendix C. A summary of the findings is given below:

1951: The site was developed and three structures were visible in the aerial photograph. The structures were located adjacent to Market Street (largest structure), the midpoint of the eastern boundary (possible storage shed) and adjacent to the south west corner of the site (possible garage). The remainder of the site was dark in colour indicating the site may have been overlain with grass or bitumen. The surrounding area was developed with Market Street and Richardson Lane visible. The site appeared to be bounded by commercial properties in the north and south and residential properties in the east and west.

1961: The photograph shows three structures were present on the site with the northern and south western structures appearing unchanged. The structure adjacent to the eastern boundary was no longer visible and another structure had appeared in the southern eastern corner. The structure in the north was most likely a dwelling, with three sites to the east of the site with similar rooflines visible. The southern structures were most likely garages/storage sheds. The area in the centre of the site appear to be overlain with grass with a footpath running between the north and south structures visible. The site remains bounded by residential properties in the east and west however car parks have replaced buildings in the north and south.

1974: The structures in the northern and south western parts of the site were still present, however, the structure in the south east was no longer visible. The area of the former building was dark in colour and possibly overlain with grass or bitumen. A large tree was visible adjacent to the western boundary and appeared to cover the centre part of the site. A large commercial building has replaced properties to the east of the site.

1984: The structure in the south western part of the site was no longer visible and the area appeared to be overlain with bitumen. Also, an area adjacent to the eastern boundary appeared to be overlain with bitumen. The remainder of the site appeared unchanged. The property to the west of the site has been demolished and the area cleared.

1994: The majority of the site was covered by trees however the structure in the north remained visible and the area in the south appeared overlain by bitumen. A large commercial building has been constructed to the west of the site and the car park to the south of the site appeared cleared.

2011: The photograph clearly shows the structure in the north of the site. The area between the structure and Market Street appeared to be paved and a large palm tree was visible in the north west corner. A concrete footpath and a garden bed was visible adjacent to the eastern boundary and the structure. The large tree adjacent to the western boundary was visible. The majority of the remainder of the site appeared to be overlain with bitumen with a long narrow and a triangular garden bed visible adjacent to the western boundary.

The historical photographs indicate that the structure located in the northern part of the site was constructed prior to 1951 and has most likely been used for residential or commercial purposes since that time. Three structures have been demolished on the site, located in the south western corner, south eastern corner and adjacent to the eastern boundary. It is not known what these structures were constructed of and hence a potential for contamination exists from cross contamination of underlying soils from the use of hazardous building materials such as lead paint and asbestos (fibre-cement sheeting) in the dwelling and demolished structures.

4.2 Previous Site Ownership

A title deeds search was carried out by Service First Registration Pty Ltd, Legal Agents. The title information can assist in the identification of previous land uses through the recorded occupations of individual land owners or by a descriptive company name. This may, therefore, establish potentially contaminating activities occurring at the site. A summary of the title deeds search and possible uses of the site are shown in Table 1. The full results of the search are given in Appendix D.

Table 1: Previous Site Ownership

Term Held	Owner and Occupation (where available)	Inferred Land Use
1906 – 1934	Henry Parsons (Carpenter)	Residential
1934 – 1991	Alfred Reuben Parsons (Undertaker)	Residential
1991 – 1996	Dorothy May Bain	Residential
1996 – 2001	Inglecorp Pty Limited	Commercial
2001 – 2007	Linda Jane Wilson Elizabeth Christine Casey	Commercial
2007 – Date	RDT Properties Pty Limited	Commercial

The title deeds search indicates that the site has been primarily used as residential until 1996 after which time it has been used for commercial purposes. This is supported by other sources such as the historical aerial photographs and the council records review.

4.3 WorkCover Search

WorkCover NSW conducted a search of their Stored Chemical Information Database and microfiche records on 12 December 2011 and did not find any records pertaining to the subject site. Copy of the correspondence is provided in Appendix E.

4.4 NSW OEH Public Registers

A search on the 12 December 2011, for Statutory Notices current under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operation Act 1997* available on the NSW OEH website showed that no Notices have been issued on the subject site or any sites in the immediate vicinity of the site.

A search of the register of NSW Contaminated Sites showed five contaminated sites listed for Wollongong and North Wollongong, all within a 2 km radius of the site. The listed contaminated sites were:

- Former Gasworks, 120 – 122 Smith Street, Wollongong, located approximately 300 m north (down gradient) of the site;
- Greenhouse Park, Springhill Road, Wollongong, located approximately 2 km south east of the site;
- Redevelopment Site, 39 Beatson Street, Wollongong, located approximately 1 km south east of the site;
- Caltex Service Station, 9 Flinders Street, North Wollongong, located approximately 900 m north of the site; and
- Mobil Depot, 122 – 126 Montague Street, North Wollongong, located approximately 2 km north of the site.

Based on the locations of the sites in the above list to the site, it is considered that there is negligible potential for migration of contamination to the site from these potential sources, however a small risk does exist.

4.5 Readily Accessible Council Records

A review of the available WCC records was undertaken with one file made available to DP. The file was dated 1996 and related to the change of use of the dwelling located on the site from a Chiropractor's office to a Solicitor's office. Limited information was available in the file, however, a survey dated 1996 identifies the dwelling as a weatherboard and fibro house with an iron roof.

4.6 Section 149(2) and (5) Certificates

The Section 149 Planning Certificates were reviewed. Copies are provided in Appendix F.

The certificates advise that there are no matters listed under Section 59(2) of the *Contaminated Land Management Act 1997* which should be specified on the certificate. This includes advice on whether the land is considered to be significantly contaminated (within the meaning of the CLM Act) and whether there are any management orders or proposals or site audit statements relating to the land. Information under Section 149(5) specifies that Council has no records to indicate whether the site has been filled or partially filled.

The certificates also advised that Acid Sulphate Soils (ASS) were mapped as being present on the land.

5. Site Inspection

A site inspection was undertaken by DP on 20 December 2010. The client was unable to provide complete access at the time of inspection and as such the site was inspected from outside the site boundary. Photographs were taken during the site inspection and are presented in Photos 1 - 4, Appendix G. During the inspection the following were noted:

- The northern part of the site was occupied by the brick and clad dwelling, refer to photos 1 and 2. The dwelling appeared to be in good condition with no flaking paint visible. The awnings appeared to be fibre-cement sheeting however in good condition.
- The area between the northern boundary and the dwelling was occupied by tiered garden beds, refer to photo 3. The garden beds were weed covered, however, some agapanthus, two shrubs and a large palm tree were present, refer to photos 1 and 2.
- A pathway was observed on the eastern side of the dwelling and garbage bins had been placed adjacent to the eastern boundary, refer to photo 1.
- The southern part of the site was occupied by a vacant area overlain with gravel and bitumen and appeared to have been used as a car park, refer to photo 4.
- The rear of the dwelling appeared to be in good condition.
- In the south western corner, a rectangular levelled area was visible (former structure footprint). A vehicle was observed to be parked in the area and the area was overlain with gravel.
- No oil stains or illegal dumping were observed.

There is potential for filling in the north of the site with the garden beds and also in the south west corner in the levelled area. No other significant signs of contamination were noted during the site inspection. However, the age of the dwelling signifies that there is a potential for parts of the structure to be constructed of hazardous building materials.

6. Potential for Contamination

From the review of site history and a site inspection, the potential for contamination is considered to be low to moderate and would arise from cross contamination of soils from the use of hazardous building materials in the dwelling and demolished structures, filling, particularly in the area between the

dwelling and the northern boundary and in the south west corner of the site, and the use of pesticides for pest control around the dwelling and other demolished structures.

The following list of contaminants of potential concern has been based on the potential contaminant sources described above:

- Heavy metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, zinc);
- Polycyclic aromatic hydrocarbons (PAH);
- Total recoverable hydrocarbons (TRH);
- Benzene, toluene, ethyl benzene, and total xylenes (BTEX);
- Organochlorine pesticides (OCP), and polychlorinated biphenyls (PCB);
- Total phenols; and
- Asbestos.

7. Conclusions and Recommendations

The objective of the assessment is to meet WCC's and OEH's guidelines, that is:

- Identify past and present potentially contaminating activities;
- Identify potential contamination types;
- Describe the site;
- Provide a preliminary assessment of the site condition; and
- Assess the need for further investigations.

The site history investigation indicated that the site was developed prior to 1951 where it appeared to be primarily used for residential purposes until 1996 after which time it has been used for commercial purposes. The site history review identified three structures in the southern part of the site which had been demolished with the dwelling in the northern part of the site constructed prior to 1951.

The limited site inspection due to restricted access, indicated that the dwelling appeared to be in good condition and no evidence of oil staining or illegal dumping was visible.

The potential for contamination is considered to be low to moderate and, if present, would arise from the use of hazardous building materials in the dwelling and demolished structures, filling (particularly in the area between the dwelling and the northern boundary and in the south west corner of the site) the use of pesticides for pest control around the dwelling and other demolished structures.

To confirm the conclusion that there is a low to moderate potential for contamination and to assess the underlying soils for waste classification purposes, subsurface investigations should be undertaken prior to demolition. If contamination is identified, the required actions would be implemented for the remediation in accordance with regulatory requirements. It is anticipated that, if the sampling

programme identifies the presence of contamination, the site could be made suitable for the proposed development based on the deep excavation works proposed for the site and following the required actions/plans that will be put in place.

8. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for this project at project at 71 Market Street in accordance with revised scope of work dated 15 December 2011 and consultancy agreement between DP and Hansen Yuncken Pty Ltd. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Hansen and Yuncken Pty Ltd for this project only and for the purposes as described in the report. It should not be used for other projects or by a third party. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the conditions on the site only at the areas visible during the limited site inspection, and then only at the time the work was carried out. Site conditions can change abruptly as a result of human influences. Such changes may occur after DP's inspection has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in site conditions across the site between and beyond accessible locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix B

Drawing 1



Appendix C

Historical Aerial photographs



— Approximate Site Boundary



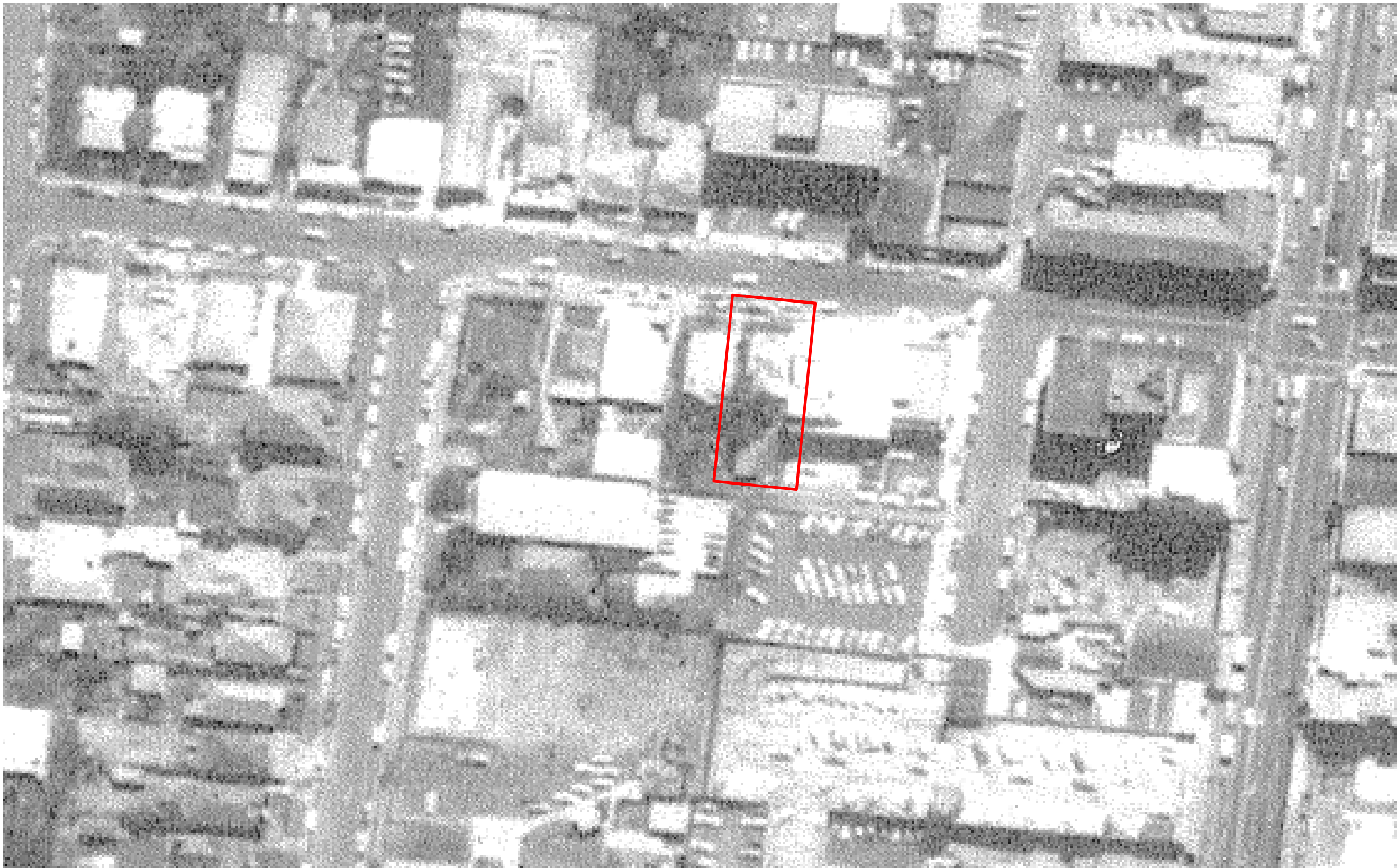
Client: Hansen Yuncken Pty Ltd		Aerial Photograph 1951 Proposed West Keira Project Access Ramp 71 Market Street, Wollongong	Project No.	40596.08
Office: Wollongong	Drawn by: KGH		Plate no	1
Scale: NTS	Date: Dec-11		Revision:	A



— Approximate Site Boundary



Client: Hansen Yuncken Pty Ltd		Aerial Photograph 1961 Proposed West Keira Project Access Ramp 71 Market Street, Wollongong	Project No. 40596.08
Office: Wollongong	Drawn by: KGH		Plate no 2
Scale: NTS	Date: Dec-11		Revision: A



— Approximate Site Boundary



Geotechnics | Environment | Groundwater

Client: Hansen Yuncken Pty Ltd

Office: Wollongong

Scale: NTS

Drawn by: KGH

Date: Dec-11

Aerial Photograph 1974

Proposed West Keira Project Access Ramp

71 Market Street, Wollongong

Project No. 40596.08

Plate no 3

Revision: A




— Approximate Site Boundary



Client: Hansen Yuncken Pty Ltd		Aerial Photograph 1984 Proposed West Keira Project Access Ramp 71 Market Street, Wollongong	Project No.	40596.08
Office: Wollongong	Drawn by: KGH		Plate no	4
Scale: NTS	Date: Dec-11		Revision:	A



— Approximate Site Boundary

 Douglas Partners <i>Geotechnics Environment Groundwater</i>	Client: Hansen Yuncken Pty Ltd		Aerial Photograph 1994 Proposed West Keira Project Access Ramp 71 Market Street, Wollongong	Project No.	40596.08
	Office: Wollongong	Drawn by: KGH		Plate no	5
	Scale: NTS	Date: Dec-11		Revision:	A



— Approximate Site Boundary

Appendix D

Results of Title Deed Search

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9233 1314
Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street
Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

Summary of Owners Report

LPMA

Sydney

Re: - 71 Market Street, Wollongong

Description: - Lot 1 D.P. 197138

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
16.07.1906 (1906 to 1934)	Henry Parsons (Carpenter)	Bool 805 No. 965
20.12.1934 (1934 to 1991)	Alfred Reuben Parsons (Undertaker)	Book 1706 No. 613 & Book 1707 No. 210
11.04.1991 (1991 to 1996)	Dorothy May Bain	Book 3858 No. 754 Now 1/197138
25.11.1996 (1996 to 2001)	Inglecorp Pty Limited	1/197138
18.12.2001 (2001 to 2007)	Linda Jane Wilson Elizabeth Christine Casey	1/197138
13.04.2007 (2007 to date)	# RDT Properties Pty Limited	1/197138

Denotes Current Registered Proprietor

Leases & Easements: - NIL

Yours Sincerely
Mark Groll
12 December 2011
(Ph: 0412 199 304)



Email: grolly1@bigpond.net.au

Cadastral Records Enquiry Report

Ref : surv:scim-grollm

Locality : WOLLONGONG

Requested Parcel : Lot 1 DP 197138

LGA : WOLLONGONG

Parish : WOLLONGONG

Identified Parcel : Lot 1 DP 197138

County : CAMDEN



Copyright (c) Land and Property Information. Map Projection : MGA Zone

LT 2/55

PLAN OF THE LAND COMPRISED IN DEED
BK.3858 NO.754 CA.52618

D P 197138

Registered: 28-1-1992

Locality: WOLLONGONG Mun. / Shire
City: WOLLONGONG

Title System: OLD SYSTEM

Parish: WOLLONGONG County: CAMDEN

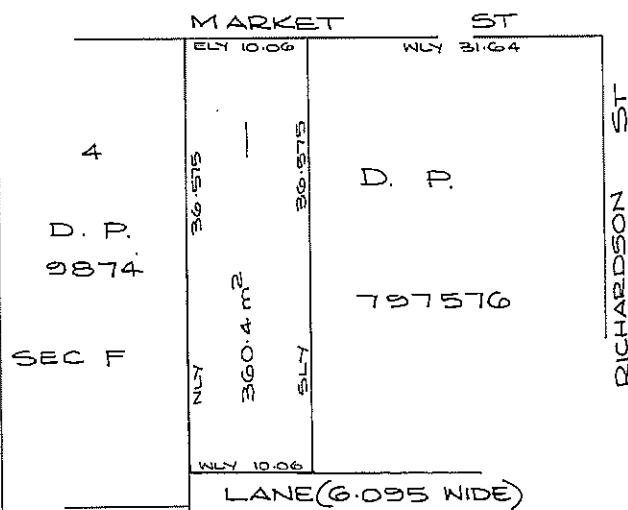
Purpose: LIMITED FOLIO CREATION

Ref Map: W6285-02#

Reduction Ratio 1:250 Lengths are in metres

Last Plan:

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND
THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL
THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.



10 20 30 40 50 60 70 Table of mm. 110 120 130 140

This negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day, 11th February 1992



Street Address Inquiry

Provides title details for a street address.

Inquiry for address: **71 MARKET WOLLONGONG**

Address:	Title:
71 MARKET ST, WOLLONGONG 25001/197138	

This information is provided as a searching aid only.

The Registrar General does not guarantee the information provided.

Client Reference:

Date of Service: 09-Dec-2011 15:41:53



Historical Title

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

9/12/2011 3:46PM

FOLIO: 1/197138

First Title(s): OLD SYSTEM

Prior Title(s): CA52618

Recorded	Number	Type of Instrument	C.T. Issue
3/2/1992	CA52618	CONVERSION ACTION	FOLIO CREATED EDITION 1
25/11/1996	2638518	TRANSFER	
25/11/1996	2638519	MORTGAGE	EDITION 2
18/12/2001	8217133	DISCHARGE OF MORTGAGE	
18/12/2001	8217134	TRANSFER	
18/12/2001	8217135	MORTGAGE	EDITION 3
13/4/2007	AD48439	DISCHARGE OF MORTGAGE	
13/4/2007	AD48440	TRANSFER	
13/4/2007	AD48441	MORTGAGE	EDITION 4

*** END OF SEARCH ***

mg

PRINTED ON 9/12/2011

Form: 01T
Release: 2
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TRANSFER

New South Wales
Real Property Act 1900



8217134R

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only

①

NEW SOUTH WALES DUTY

04-12-2001

0000827940-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

FOLIO IDENTIFIER: 1/197138

(B) LODGED BY

Delivery
Box

442P

Name, Address or DX and Telephone
Kells THE LAWYERS
83-85 Market Street
Wollongong 2500
Ph: (02) 4221 9311 Fax: (02) 4226 1517
DX 5162 442P
Reference: **R00: 15808**

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

INGLECORP PTY. LIMITED (ACN 368 495 022)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 310,000.00 and as regards

(E) ESTATE

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

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFeree

LINDA JANE WILSON and ELIZABETH CHRISTINE CASEY

(I)

TENANCY: Tenants in Common in Equal Shares

(J) DATE

11 December 2001

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

Corporation: INGLECORP PTY. LIMITED (ACN 368 495 022)

Authority:

Signature of authorised person:

David Swan
DAVID SWAN
DIRECTOR

Signature of authorised person:

Michael DeBitt
MICHAEL DEBITT
DIRECTOR

Name of authorised person:
Office held:

Name of authorised person:
Office held:

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

Signature:

Nigel Ian Duncan

Signatory's name:

NIGEL IAN DUNCAN

Signatory's capacity:

transferees' solicitor



Title Search

LEAP Searching
An Approved LPI NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/197138

SEARCH DATE	TIME	EDITION NO	DATE
9/12/2011	3:46 PM	4	13/4/2007

LAND

LOT 1 IN DEPOSITED PLAN 197138
AT WOLLONGONG
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP197138

FIRST SCHEDULE

RDT PROPERITIES PTY LIMITED (T AD48440)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J(1) AND 28J(1A) OF THE REAL PROPERTY ACT, 1900. ENTERED 3.2.1992 BK 3858 NO 754
- 3 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 4 AD48441 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: DM AG644440 R AG644441 T AG644442.

*** END OF SEARCH ***

mg

PRINTED ON 9/12/2011

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

Appendix E

Copy of WorkCover correspondence



WorkCover NSW
92-100 Donnison Street, Gosford, NSW 2250
Locked Bag 2906, Lisarow, NSW 2252
T 02 4321 5000 F 02 4325 4145
WorkCover Assistance Service 13 10 50
DX 731 Sydney workcover.nsw.gov.au

Our Ref: D11/159819
Your Ref: Kenton Horsley

20 December 2011

Attention: Kenton Horsley
Douglas Partners Pty Ltd
PO Box 486
UNANDERRA NSW 2526

Dear Mr Horsley,

RE SITE: 71 Market St, Wollongong

I refer to your site search request received by WorkCover NSW on 12 December 2011 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Team

Appendix F

Section 149(2) and (5) Certificates



013

Douglas Partners Pty Ltd
PO BOX 486
UNANDERRA NSW 2526

CERTIFICATE

201105794

Issued 9 December 2011

Fee \$ 133.00

Receipt

Your Reference WOL110471:51399

Council Property Reference 323454

PLANNING CERTIFICATE

Issued Under Sections 149(2) and 149(5) of the Environmental Planning and Assessment Act 1979

PROPERTY DETAILS (Refer to page 2 for map location)

Legal Description	Lot 1 DP 197138
Location	71 Market Street WOLLONGONG NSW 2500

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Section 149(2)	1	Section 149(5)	2
▶ Relevant Planning Instrument	1.1	▶ Resolution to Prepare Proposed LEP	2.1
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▶ State Environmental Plans	1.3	▶ Filled Land	2.3
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This certificate provides information on how a property (such as land and buildings) may be used and the limits on its development.

The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government.

CERTIFICATE

CERTIFICATE



LOCATION

MAP

1 SECTION 149(2) DETAILS

As at the date of this certificate, the following prescribed matters under section 149(2) of the Act relate to the abovementioned land:

1.1 RELEVANT PLANNING INSTRUMENT

The following local environmental planning instruments apply to the land:

- **Wollongong Local Environmental Plan 2009.**

1.1.1 Zones Applying to the Land

B3 Commercial Core

The objectives for and the uses permissible and prohibited by Wollongong Local Environmental Plan 2009

For land in Zone No. B3

The objectives of the zone are:

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Wollongong city centre as the regional business, retail and cultural centre of the Illawarra Region.
- To provide for high density residential development within a mixed use development if it:
 - (a) is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and
 - (a) contributes to the vitality of the Wollongong city centre.

The purposes for which development may be carried out with and without consent and for which development is prohibited are:

Permitted without consent:

Building identification signs; Business identification signs.

Permitted with consent:

Advertising structures; Amusement centres; Boarding houses; Car parks; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Exhibition homes; Function centres; Helipads; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self storage units; Seniors housing; Service stations; Sex services premises; Shop top housing; Tourist and visitor accommodation; Veterinary hospitals; Wholesale supplies.

Prohibited:

Any development not specified in item 2 or 3.

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

Demolition of a building or work requires consent see Clause 2.6AA, of Wollongong Local Environmental Plan 2009.

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

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

1.1.2 Other Relevant Provisions of Wollongong Local Environmental Plan 2009

Nil.

1.2 PLANNING PROPOSALS

Draft Planning Proposal to amend the Wollongong Local Environmental Plan 2009.

It is proposed to amend zonings by:

- i.) Rezoning the southern part of 5-9 Molloy Street, Bulli, and part of Molloy Street from IN2 Local Industry to B2 Local Centre, and amending the floor space ratio to 1.5.1 and removing the minimum lot size.
- ii.) Rezoning Lot 107, DP 751299, Cliff Road, Wollongong from R1 general Residential to RE1 Public Recreation and removing the minimum lot size, floor space ratio and height of building controls.

It is proposed to amend Land Use tables by inserting home-based childcare as being permissible with development consent in the RU2, RU4, R1, R2, R3, R4, R5, B1, E3 and E4 zones.

It is proposed to amend Clause 4.1 Minimum Lot Size to allow lots containing split zones to be subdivided along the minimum lot size boundary, or that any residual land be excluded from the minimum lot size requirements.

It is proposed to amend Clause 7.9 Development in Flight Paths to reflect the Department of Planning current model clause “Airspace Operations”

It is proposed that Schedule 1 Additional Use, item 1 be amended by correcting the spelling of “Buttershaw” Drive to “Buttenshaw” Drive.

It is proposed that Schedule 5- Environmental Heritage be amended by:

- i.) Replacing the listing of the Commonwealth Bank building at “31-40” Wentworth Street, Port Kembla to “31-33” Wentworth Street, Port Kembla.
- ii.) Deleting “(adjacent to Tourist Information Bureau)” from the listing of the Norfolk Island pine 93 Crown Street, Wollongong

1.3 STATE ENVIRONMENTAL PLANS

State Environmental Planning Policy No. 6 – Number of Storeys in a Building

State Environmental Planning Policy No. 10 – Retention of Low-Cost Rental Accommodation

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 22 – Shops and Commercial Premises

State Environmental Planning Policy No. 30 – Intensive Agriculture

State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 36 – Manufactured Home Estates

State Environmental Planning Policy No. 50 – Canal Estates

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 62 – Sustainable Aquaculture

State Environmental Planning Policy No. 64 – Advertising and Signage

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

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

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

State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy (Temporary Structures) 2007
State Environmental Planning Policy (Infrastructure) 2007
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011

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

The land is not excluded from the operation of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 , Clauses 1.17A (c) and (d) and 1.19.

Note: Refer to Wollongong Local Environmental Plan 2009, Part 3 (3.1,3.2,3.3) for land exclusions (Exempt and Complying Development).

1.4 PROPOSED STATE ENVIRONMENTAL PLANS

Nil

1.5 DEVELOPMENT CONTROL PLANS

Wollongong Development Control Plan 2009

Wollongong Development Control Plan 2009, contains detailed development controls which supplement the provisions of Wollongong Local Environmental Plan 2009.

Land use based controls apply to this land see Chapter D13 (Wollongong City Centre)

Wollongong Development Control Plan 2009.

Note: The Wollongong Development Control Plan 2009 should be consulted to ascertain its full effect on the land.

1.6 PROPOSED LOCAL ENVIRONMENTAL PLANS

Nil.

1.7 DECLARED STATE SIGNIFICANT DEVELOPMENT

The Minister has declared the following development to be State Significant Development:

- Developments identified as State Significant Development by State Environmental Planning Policy - Major Developments 2005.
- Under clause 17(1) of the Environmental Planning and Assessment (Savings and Transitional) Regulation 1998, all section 101 directions in existence before 1 July 1998. Under these directions the Minister is the consent authority for development of canals and other artificial waterways and new coal mines requiring new coal leases.

1.8 COASTAL PROTECTION

The Department of Services, Technology and Administration has not notified Council that the land is affected by the operation of sections 38 and 39 of the *Coastal Protection Act 1979*.

Note: Part or all of the land is included in the "Coastal Zone Maps NSW" of the Coastal Protection Act 1979

4A Certain Information Relating to Beaches and Coasts

4A(1). Whether an order has been made under Part 4D of the *Coastal Protection Act 1979* in relation to emergency coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

Nil.

4A(2)(a) Whether the council has been notified under section 55X of the *Coastal Protection Act 1979* that emergency coastal protection works (within the meaning of the Act) have been placed on the land (or on public land adjacent to that land)

Nil.

4A(2)(b) Whether the council is satisfied that the works referred to in 4A(2)(a) have been removed and the land restored in accordance with the *Coastal Protection Act 1979*.

Not Applicable.

4A(3) Whether the council has been notified of any information as is required by the regulations under section 56B of the *Coastal Protection Act 1979* to be included in the planning certificate.

Nil.

4B Annual Charges Under Local Government Act 1993 for Coastal Protection Services that Relate to Existing Coastal Protection Works.

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

Not Applicable.

Note: “Existing Coastal Protection Works” to reduce the impact of coastal hazards on land (such as sea walls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

1.9 MINE SUBSIDENCE

The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

1.10 ROAD WIDENING AND ROAD REALIGNMENT

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

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

1.11 DEVELOPMENT OR HAZARD RISK RESTRICTIONS

Council has adopted “Wollongong Development Control Plan 2009 – Chapter E12 Geotechnical Assessment”

There are no policies that restrict the development of land because of tidal inundation, acid sulphate soils or any other risk not identified in this certificate.

1.12 FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls as contained in Wollongong Development Control Plan 2009.

Development on the land or part of the land for any other purpose is subject to flood related development controls as contained in Wollongong Development Control Plan 2009.

1.13 LAND RESERVED FOR ACQUISITION

Nil.

1.14 CONTRIBUTION PLANS

Wollongong City Council Section 94A Contributions Plan (2011)

The purposes of this contributions plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 94A of the EP&A Act 1979.
- To assist the council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the Wollongong Local Government area.
- To publicly identify the purposes for which the levies are required.
- Any party wishing to undertake construction of any new, or alterations to any existing, building or other development should review this policy or contact Council to determine if any contributions may be payable.

1.15 MATTERS ARISING UNDER THE CONTAMINATED LAND MANAGEMENT ACT 1997

Council has not been advised that :

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

1.16 BUSH FIRE PRONE LAND

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

1.17 PROPERTY VEGETATION PLAN

The Southern Rivers Catchment Management Authority has not notified Council that the land is affected by a Property Vegetation Plan issued under the Native Vegetation Act 2003.

1.18 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Nil.

1.19 DIRECTIONS UNDER PART 3A

Nil

1.20 SITE COMPATIBILITY CERTIFICATES

1.20.1 Site Compatibility Certificate and Conditions

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Nil.

1.20.2 Site Compatibility Certificate

State Environmental Planning Policy (Infrastructure) 2007

Nil.

1.20.3 Site Compatibility Certificate

State Environmental Planning Policy (Affordable Rental Housing) 2009

Nil

1.21 NOTIFICATION OF EXEMPTIONS AND AUTHORISATIONS - NATION BUILDING AND JOBS PLAN (STATE INFRASTRUCTURE DELIVERY) ACT 2009

Nil.

1.22 ACID SULPHATE SOILS

Acid Sulphate Soils (classes 3, 4 or 5) have been mapped on this land, refer to Clause 7.5 of Wollongong Local Environmental Plan 2009 or 7.1 of Wollongong Local Environmental Plan (West Dapto) 2010.

1.23 BIODIVERSITY CERTIFIED LAND

Nil.

1.24 BIOBANKING AGREEMENT

Nil.

1.25 COASTAL HAZARD

Nil

2 SECTION 149(5) DETAILS

As at the date of this certificate, the following additional information, provided in good faith pursuant to section 149(5) of the Act, relate to the abovementioned land. Council has selected these matters as those most likely to be of concern but they do not comprise an exhaustive list of matters likely to affect the land.

When information pursuant to section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter referred to in this certificate.

2.1 RESOLUTION TO PREPARE PROPOSED LOCAL ENVIRONMENTAL PLAN

Nil.

2.2 PROPOSED DEVELOPMENT CONTROL PLAN

The following plans have been placed on exhibition pursuant to the provisions of section 72 of the Environmental Planning and Assessment Act 1979:

Draft Development Control Plan 2009 Review

The Wollongong Development Control Plan 2009 came into force on 3 March 2010. A review commenced after 6 months of operation. The following chapters are available for public exhibition.

1. E3 Car Parking, Access, Servicing/ Loading Facilities and Traffic Management
2. C3 Boarding Houses

2.3 FILLED LAND

Council has no records to indicate that the land has been filled or partially filled during the course of subdivision works approved by Council. Council's records are incomplete and therefore Council does not certify that the land has not been filled. If you have any doubt as to whether or not the land is affected by fill material the services of a suitably qualified engineer should be obtained.

2.4 LAND STABILITY

Council's land constraint/stability assessment maps do not show that the land is located in an area where landslip and/or subsidence have occurred, or where land instability is suspected. If you have

any doubt as to whether the land is affected by landslip and/or subsidence the services of a suitably qualified engineer should be obtained.

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

2.5 FLOOD AND DRAINAGE

Council's flood maps do not show that the land is located in an area where flooding has occurred or is suspected. If you have any doubt as to whether the land is affected by flooding the services of a suitably qualified engineer should be obtained.

Note 1: Some land may experience water inundation as a result of the creation of stormwater detention basins or channels or flow paths in the course of development of the land.

Note 2: Advice given by Council relating to the likelihood of land being flooded or the nature or extent of such flooding is based on information contained in Council's flood maps. The maps are compiled from data received by Council and/or studies prepared by Council and considered by Council to be reasonably reliable. Council does not warrant that its flood maps contain all information ever received by Council relating to the likelihood of land being flooded or the nature or extent of any such flooding.

2.6 EROSION

Nil

2.7 CONTAMINATED LAND

Nil.

2.8 OTHER HERITAGE MATTERS KNOWN TO COUNCIL

The Heritage Council of NSW resolved, at its meeting of 5 October 2011, to give notice of its intention to consider listing the Royal National Park Coastal Cabin Communities of Little Garie, South Era and Burning Palms, on the State Heritage Register.

2.9 BUILDING LINES

Note: Where development control plans applying to the land contain specific building line requirements those requirements take precedence over the building lines listed below.

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

2.10 DEVELOPMENT HISTORY

Application may be made for a Building Certificate under section 149B of the Environmental Planning and Assessment Act 1979 if written certification of existing buildings on the land is required.

The history of development consent approval applicable to the land may be obtained by consulting the Development Consent Register. Enquiries concerning the register may be made at the City Planning Division Level 4 Council Administration Building, 41 Burelli Street Wollongong during office hours.

2.11 OTHER INFORMATION

Illawarra Regional Strategy

The Minister for Planning released the Illawarra Regional Strategy on 1 February 2007. The strategy is the NSW Government 25 year land use strategy for the Illawarra Region.

2.12 GENERAL INFORMATION

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

2.12.1 Tree Management Control Plan

The Wollongong Tree Management Control Plan allows assessment of environmental importance and viability of trees before being pruned, removed or damaged. The control plan applies to all trees in the City of Wollongong other than:

- Trees in State Forests or on other Crown-timber lands within the meaning of the Forestry Act, 1916
- Trees lopped in accordance with the Electrical Supply (General) Regulation 2001
- Trees within water catchment areas except such parts as vested in or leased by persons other than the Crown
- Commercial or domestic fruit trees
- The following tree species:

Botanical Name	Common Name
Salix Species	Willow
Erythrina X Sykesii	Coral Tree
Cupressus Macrocarpa "Brunneriana"	Golden Cypress
Lagunaria Pattersonii	Itchy Pod Tree
Harpephyllum Caffrum	Kaffir Plum
Syagrus Romanzoffina	Cocos Palm
Poplar Species	Poplar
Ficus Elastica "Decora" and hybrids	Ornamental Rubber Tree

Ligustrum Lucidum	Large Leafed Privet
Cinnamomum Camphora	Camphor Laurel
Schefflera Actinophylla	Umbrella Tree
False Acacia	Black Locust
Peppercorn	Pepper Tree
Alnus	Alder
Acer negundo	Box Elder
Oleo Africana	African Olive
Phoenix Canariensis	Canary Island Date Palm
Liquidamber Styraciflua	Liquid Amber
Nerium Oleander	Oleander
Pinus Radiata	Radiata Pine
Grevillea Robusta	Silky Oak
Cotoneaster Spp.	Cotoneaster

The control plan prohibits, without written consent of Wollongong City Council, ringbarking, cutting down, topping, lopping, removing, injuring or destruction of any tree to which the control plan applies, including the roots of a tree, if it

- is 3 metres or more in height; or
- has a girth of 200 mm or more at a height of 1 metre from the ground; or
- has a branch spread of 3 metres or more.

Any person acting on a consent issued under the tree management control plan must comply with all conditions of that consent.

A person who breach or causes or permits a breach of the tree management control plan is guilty of an offence under the Environmental Planning and Assessment Act.

Enquiries concerning pruning, removal or damage to trees may be made at the Customer Service Centre, Ground floor Council Administration Building, 41 Burelli Street Wollongong or by telephoning direct on 4227 7233 during office hours.

Applications for consent under the tree management control must be made in writing to

The General Manager
Wollongong City Council
Locked Bag 8821
WOLLONGONG NSW 2500

Applications for trees on **private property only**, can be lodged electronically on Council's website www.wollongong.nsw.gov.au, alternatively, Application forms and scheduled fee information are available from the Customer Service Centre. All applications must clearly identify the applicable tree or trees, state fully the reasons why such consent is sought and be accompanied by the appropriate fee. The process is outlined in Chapter E17 of Wollongong Development Control Plan 2009.

2.12.2 Termite Management for Buildings

Australian Standards 3660.1-1995 – protection of Buildings Against Subterranean Termites, recommends that buildings be inspected and be maintained in order to achieve termite management of buildings. Licensed Pest Control Contractors should be contacted to achieve necessary termite control.

2.12.3 Leaded Paint and Building Renovations

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

2.12.4 Sewage Management Systems

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

2.12.5 Siting of Telecommunications and Radiocommunications Facilities

This policy was adopted by Council 4 June 2007.

For further information, please contact Council’s City Planning Division on (02) 4227 7500.

This letter is authorised by

Margaret Kampen

LIS Information Officer Section 149 Systems

Wollongong City Council

Direct Line (02) 4227 7319

Appendix G

Photos 1 - 4



Photo 1: View from Market Street looking south



Photo 2: View of Market Street looking south west



Photo 3: View of retaining walls on eastern boundary



Photo 4: View of site looking north