

THE TRUSTEE FOR IPG DEV2 UNIT TRUST & GOP AFF 1 UNIT TRUST & IPG AFF 1 UNIT TRUST



Preliminary Site Investigation

35 - 39 Darley Street East, Mona Vale NSW

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Executive Summary

EI Australia (EI) was engaged by The Trustee for IPG Dev2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust ('the client') to conduct a preliminary site investigation (PSI) of the property located at 35 - 39 Darley Street East, Mona Vale NSW ('the site').

The site is located within the local government area (LGA) of Northern Beaches Council (**Figure 1, Appendix A**) and is identified as Strata Plan (SP) 18919, covering a total area of approximately 2,679 m² (**Figure 2, Appendix A**). At the time of this investigation, the site comprised two separate double storey residential apartment buildings with an in-ground swimming pool located between the buildings.

The site was designated for redevelopment and this PSI was completed in support of a corresponding development application to Northern Beaches Council. The PSI was limited to a desktop review of the site conditions, site history and a site inspection.

Objectives

The objectives of this PSI were to:

- Provide a qualitative assessment of the environmental conditions of the site, by appraising the potential for contamination on the basis of field observations, historical land uses, anecdotal information and other documentary evidences;
- Provide a conclusion about the suitability of the site for its proposed land use; and
- Provide recommendations for further investigation of the site, should the potential for contamination be confirmed.

Main Findings

The main findings of this PSI were as follows:

- At the time of this investigation, the site consisted of two separate double storey residential apartment buildings, with associated driveways, landscaping areas and swimming pool.
- No indication of gross contamination was detected during the inspection. There was no evidence of underground storage tanks (USTs) or infrastructure associated with underground petroleum storage systems (UPSS) on the site. No above-ground storage tanks (ASTs) were present.
- The history review indicated that the site has been used for residential purposes since at least 1950s. Redevelopment of the residential properties and construction of the current building structures were noted from 1978. The site layout remained unchanged thereafter.
- The surrounding areas consisted of predominantly residential properties, with commercial properties mainly located to the north-west of the site along Barrenjoey Road.
- The site was free of statutory notices and licencing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. It was not included on the *List of NSW Contaminated Sites Notified to the NSW EPA*. Six properties located to the north-west are identified on the register, however, the potential for contaminant migration from these properties to the site is considered unlikely due to their topographically and hydraulically down-gradient position given the site's relatively higher topographic setting.
- The subsurface conditions of the site include shallow silty sand filling (up to 0.4 m), overlying natural (residual) silty /sandy clay (to a depth of up to 1.5 mBGL) and sandstone bedrock (to the investigation depth of 14m) based on the EI 2026b Geotechnical Investigation.

- The potential for acid sulfate soils (ASS) to exist on the site is considered to be low.
- The conceptual site model (CSM) identified there was a low risk for contamination to exist on the site, mainly associated with importation of fill materials, hazardous building materials, pesticides use, leakage from vehicles and off-site migration of contaminants from neighbouring properties (i.e. service stations and auto mechanical workshops).
- Under the proposed development (**Appendix B**), the bulk excavation of the majority of site soils would be performed in order to construct the three-level basement (covering the majority of the available area). This would result in the removal of existing site infrastructure, fill soils, and therefore potential on-site contaminant sources if any, within the basement excavation footprint, removing this concern for the site after development.
- Groundwater quality was previously assessed as part of a Hydrogeological Report (summarised in **Section 3.1**) and identified no significant groundwater contamination, with elevated copper and aluminium concentrations considered consistent with typical urban background conditions.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that the potential for contamination to exist on the site was considered to be low. In support of the site's development application to Northern Beaches Council and in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* whilst meeting obligations under the *Contaminated Land Management Act 1997*, EI considers that the site can be made suitable for the proposed residential development, subject to the implementation of recommendations provided in **Section 6**.

Recommendations

EI provides the following recommendations in relation to the site and the proposed development:

- Before commencement of any demolition works, a hazardous materials survey (HMS) should be completed by a suitably qualified consultant, to assess for the presence and location of any hazardous materials within the existing building structures. This will aid demolition management of on-site structures.
 - All identified hazardous materials must be appropriately managed during future demolition works, to maintain worker health and safety and prevent the spread of hazardous substances onto the ground surface.
 - An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM (if identified).
 - Where clearance inspection indicates hazardous materials remain on the site, further delineation, removal and re-clearance inspection, must be undertaken.
- Upon completion of the demolition stage, an inspection of the ground surface should be performed across the site to check for any visible signs of contamination. This inspection should coincide with the asbestos clearance process.
- All soil materials that are designated for off-site disposal, including any virgin excavated natural material (VENM), must be pre-classified in accordance with NSW EPA (2014) Waste Classification Guidelines.
- Any material being imported to the site should be validated as suitable for the intended land use, in accordance with NSW EPA (2014). In particular, imported filling / landscaping material must be certified as meeting the VENM classification, prior to importation.

1. Introduction

1.1 Background and Purpose

EI Australia (EI) was engaged by The Trustee for IPG Dev2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust ('the client') to undertake a Preliminary Site Investigation (PSI) at 35 - 39 Darley Street East, Mona Vale NSW (the site').

The site is located within the local government area (LGA) of Northern Beaches Council (**Figure 1, Appendix A**) and is identified as Strata Plan (SP) 18919, covering a total area of approximately 2,679 m² (**Figure 2, Appendix A**). At the time of this investigation, the site comprised two separate double storey residential apartment buildings with an in-ground swimming pool located between the buildings.

The site was designated for redevelopment and this PSI was completed in support of a corresponding development application to Northern Beaches Council. The aim was to appraise the environmental (potential contamination) condition of the site, whilst enabling the client to meet obligations under the *Contaminated Land Management Act 1997* and *State Environmental Planning Policy (Resilience and Hazards) 2021*.

1.2 Proposed Development

Based on the supplied plans (**Appendix B**), the development of the site will involve the demolition of existing structures, followed by the construction of a multi-storey residential apartment building overlying a three-level basement.

The basement will cover the majority of site area, with a finished floor level (FFL) of 7.0 metres Australian Height Datum (mAHD). To achieve the bulk excavation levels (BEL), excavation depths of about 10 metres Below Ground Level (mBGL) is expected to allow construction of the lowest concrete basement slab. Locally deeper excavations may be required for footings, service trenches, crane pads, and lift overrun pits.

1.3 Regulatory Framework

The following regulatory framework and guidelines were considered during this PSI:

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1979);
- NEPC (2013) *National Environmental Protection (Assessment of Site Contamination) Amendment Measure 1999*;
- NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme*;
- NSW EPA (2020) *Consultants Reporting on Contaminated Land*;
- *Pittwater Local Environmental Plan 2014*; and
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997).

1.4 Project Objectives

The objectives of this PSI were to:

- Provide a qualitative assessment of the environmental conditions of the site, by appraising the potential for contamination on the basis of field observations, historical land uses, anecdotal information and other documentary evidences;
- Provide a conclusion about the suitability of the site for its proposed land use; and

- Provide recommendations for further investigation of the site, should the potential for contamination be confirmed.

1.5 Scope of Works

In order to achieve the above objectives, the following scope of works was completed:

- A review of relevant topographical, geological and soil landscape maps for the project area;
- A search for registered groundwater bores within the vicinity (500m radius) of the site;
- A detailed site walkover;
- A review of site history, based on aerial photographs (dating back to 1951);
- A search of council records for information relating to the operational site history;
- Searches of public registers maintained by the New South Wales Environment Protection Authority (NSW EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the NSW EPA*;
- A search through the NSW Government per- and poly- fluoroalkyl substances (PFAS) investigation program database for information on surrounding sites;
- A review and summary of previous reports including Hydrogeological Report (EI, 2026a) and Geotechnical Investigation (EI, 2026b)
- The preparation of a conceptual site model (CSM); and
- Data interpretation and reporting.

This PSI report was prepared as per the NSW EPA (2020) Consultants Reporting on Contaminated Land. It documents the investigation works, with discussion of the findings in regards to exposure pathways and potential impacts on human health and the environment. It concludes with statements concerning the potential for contamination to exist on the land and the site suitability for its proposed residential land use.

2. Site Description

2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality and assessment area are shown in **Figures 1 and 2, Appendix A**.

Table 2-1 Site Identification

Attribute	Description
Street Address	35 - 39 Darley Street East, Mona Vale NSW
Location Description	The site is located approximately 300m north-west of the Mona Vale Beach foreshore. The land is bounded by: - North: Darley Street East, followed by medium density residential buildings; - East: Medium density residential buildings, followed by Beach Reserve; - South: Medium density residential buildings, followed by Golf Avenue and Mona Vale Golf Course; and - West: Medium density residential buildings, followed by Golf Avenue and Seven Eleven petrol station to the north-west.
Geographical Coordinates	North-eastern corner of site (GDA2020-MGA56): - Easting: 343362.250 - Northing: 6272259.265 (Source: https://portal.spatial.nsw.gov.au/explorer/)
Area	Approximately 2,679 m ²
Lot and DP	SP18919
State Survey Marks	One permanent survey mark is situated within close proximity to the site (<100 m): SS24572: on the northern side of Darley street east (approximately 21 m north-east) (Source: https://portal.spatial.nsw.gov.au/explorer/)
LGA	Northern Beaches Council
Current Zoning	R3 – Medium Density Residential (<i>Pittwater Local Environmental Plan 2014</i>)

2.2 Local Land Use

The site is situated within a predominantly residential area. The local receptors within close proximity (<250m) to the site are identified in **Table 2-2**.

Table 2-2 Local Land Use

Direction	Land Use Description	Potential Receptor (and distance from site)
North	Residential dwellings	Residents (28m north)
South	Residential dwellings Mona Vale Golf Course	Residents (immediately adjacent) Local community and ecological receptors (150m south)
East	Residential dwellings Beach Reserve	Residents (immediately adjacent) Ecological receptors (200m east)

Direction	Land Use Description	Potential Receptor (and distance from site)
West	Residential dwellings Local commercial properties, including petrol station and car wash.	Residents (immediately adjacent)

2.3 Regional Setting

The site topography, geology, hydrogeology and soil landscape information is summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site is situated on a hill top setting, sloping to the north, with surface elevations ranging from approx. RL 17.11 mAHD (southern site corner) to 14.37 mAHD (northern site corner), as shown by spot elevations on the Survey Plan presented in Appendix B .
Drainage	Consistent with the general slope of the site, stormwater is anticipated to flow north towards Darley Street East via surface drainage systems discharging to various stormwater easements and the municipal stormwater network.
Geology	With reference to the 1:100,000 scale Geological Series Sheet 9130 (Sydney) the site is likely to be underlain by the Hawkesbury Sandstone formation, which is described as <i>medium to coarse-grained quartz sandstone, very minor shale and laminite lenses</i> . The site is also in close proximity to formations of <i>silty to peaty quartz sand with ferruginous and humic cementation in places, where shell fragments and layers are commonly present</i> .
Soil Landscape	The Soil Conservation Service of NSW Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 1989) indicates that the site overlies the boundary between Erina (er) Erosional Landscape, which typically includes Narrabeen Group sandstones/claystones and Warriewood (wa) Swamp Landscape, characterised by depressions and infilled lagoons on Quaternary sands. Due to the sites locally elevated topography, sub-surface conditions more likely resemble an Erina Erosional Landscape.
Acid Sulfate Soil (ASS) Risk	With reference to the <i>Pittwater Local Environmental Plan, 2014</i> , the subject land lies within a category classified as <i>Class 5 Acid Sulfate Soils</i> . The <i>Hornsby/Mona Vale ASS risk map (1:25,000 scale; Murphy, 1997)</i> indicates the site lies within the map class description of “ <i>No known occurrence</i> ”, In such cases, acid sulfate soils (ASS) are not known or expected to occur and “ <i>land management activities are not likely to be affected by ASS materials</i> ”. Based on the above information, the potential for ASS to be present on the site was considered to be low and further assessment or management actions are not warranted.
Nearest Surface Water Feature	- Isolated ponds located within Mona Vale Golf Course, the nearest being approximately 300m south of the site, form the closest surface water features to the site; and - Mona Vale Beach, located approximately 370 m south-east of the site. - Winnerrerremy Bay, located approximately 1.48 km north-west of the site.
Groundwater Flow Direction	The hydrogeological report (EI, 2026a) prepared for the site indicates that groundwater flow is inferred to be in a north/north-easterly direction.

2.4 Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was undertaken by EI on 12 May 2026 (Ref. <https://realtimedata.waternsw.com.au/water.stm>) as presented in **Appendix C**. The search identified 19 registered bores located within a 500 m radius of the site. EI provided a summary of the five closest groundwater bores.

Table 2-4 Summary of the Five Closest Groundwater Bores

Bore	Drilled Date	Bore Depth (m BGL)	SWL (m BGL)	Authorised Purpose	Salinity Description / Yield (L/s)	Distance from Site	Hydraulic location to site
GW035791	01/12/1960	59.4	-	Waste Disposal	-	72 m east	Cross gradient
GW018771	01/11/1960	100.6	-	Waste Disposal	-	72 m east	Cross gradient
GW018770	01/08/1960	40.2	-	Waste Disposal	-	115 m north-west	Down gradient
GW108500	10/11/2006	4.0	2.0	Domestic	- / 1.0	180 m north-east	Down gradient
GW111105	15/06/2010	5.0	2.0	Monitoring Bore	-	197 m north-west	Down gradient

Registered bore data therefore indicates that groundwater is being utilised as a water supply source in the surrounding area. Standing water levels (SWL) of approximately 2.0 m BGL were recorded in two bores.

2.5 Site Inspection

Observations were recorded during a walkover of the site conducted on 1 December 2025 and 16 December 2025. These observations are summarised below and photographs taken during the inspection are presented in **Appendix D**

- The site was located in an area of predominantly residential land use.
- The site comprised a rectangular-shaped parcel of land, occupied by two double-storey brick residential buildings with a concrete driveway (**Photograph 1**).
- Both dwellings were tenanted at the time of inspection. Site inspection was limited to accessible external areas only. The building appeared to be in good condition.
- The driveway was observed to be in good condition, with no evidence of cracking and oil staining (**Photograph 3**).
- A swimming pool was located in the eastern-central portion of the site, between the buildings.
- Accessible soil was observed within the backyard. No visual evidence of gross contamination was identified across the site (**Photograph 2**).
- No visible signs of stressed vegetation were noted.
- No suspicious odours, such as hydrocarbon or hydrogen sulphide, were detected on any part of the site during the inspection.
- There was no evidence of underground storage tanks (USTs) on the site.
- No visual evidence of infrastructure associated with underground petroleum storage systems (UPSS) was observed on the site.
- There was no NSW Fire and Rescue Station (or Training College) in the vicinity (<100m) of the site.

3. Site History and Searches

3.1 Previous Investigations

The following previous investigations were completed at the site:

- EI (2026a) *Hydrogeological Report including Dewatering Management Plan and Groundwater Seepage Analysis, 35-39 Darley Street East, Mona Vale NSW*, prepared by EI Australia Pty Ltd, Report Reference: E26992.E16_Rev0, dated 28 April 2026; and
- EI (2026b) *Geotechnical Investigation, 35-39 Darley Street East, Mona Vale NSW*, prepared by EI Australia Pty Ltd, Report Reference: E26992.G03_Rev2, dated 28 April 2026.

A summary of relevant findings from the above reports are provided in **Table 3-1**.

Table 3-1 Summary of Previous Investigations

Assessment Details	Project Tasks and Findings
EI (2026a) Hydrogeological Report	
Purpose	▪ To describe the conceptual hydrogeological model for the site and summarise baseline groundwater conditions, including groundwater depth and groundwater quality; ▪ Summarise relevant hydrogeological and groundwater modelling information, with reference to the GSA report; ▪ Describe the dewatering methodology, groundwater treatment requirements, monitoring and reporting procedures to be employed during construction phase dewatering; ▪ Provide effective management and contingency procedures, to ensure that dewatering discharge does not pose unacceptable risks to the receiving environment, in compliance with the Protection of the Environment Operations Act 1997; ▪ Detail post-construction monitoring and reporting procedures for the occupational phase of the development; and ▪ Provide relevant information on anticipated groundwater impacts, with reference to the NSW Aquifer Interference Policy to properly inform the regulatory approval process.
Scope of Works	▪ Review of development proposal and proposed shoring/dewatering designs. ▪ Review of hydrogeological, landscape and acid sulfate soil risk maps for the area. ▪ Groundwater monitoring event (GME) for relevant analytical parameters to characterise baseline groundwater quality. ▪ Interpretation of groundwater quality results in relation to the relevant water quality criteria for the expected receiving waters.
Key Findings	▪ The result of GME showed groundwater concentrations generally compliant with the discharge water criteria in most samples, with the exception of copper, aluminium, pH and turbidity. ▪ Groundwater flow direction was inferred to be north-easterly. ▪ The annual water take for the occupational phase is estimated to be 2.2 ML/year over a projected 365 days of construction dewatering (i.e. 5.89 m³/day).
Conclusions	▪ Water treatment system should be installed, tested and operational prior to the commencement of dewatering, to ensure that only treated water meeting the adopted criteria is discharged from the site. The following recommendations were made for the site: ▪ Selection and design of the preferred water treatment system by a dewatering

Assessment Details	Project Tasks and Findings
	contractor. - Water treatment to reduce concentrations of contaminants exceeding the DWC. - Monitoring flow rate to enable the accurate determination of total discharge volume.
EI (2026b) Geotechnical Investigation	
Purpose	To assess site surface and subsurface conditions at four borehole locations, and to provide geotechnical advice and recommendations to assist in the design of the proposed development.
Scope of Works	- Review of relevant geological maps for the project area. - Site walkover inspection by a Geotechnical Engineer to assess topographical features and site conditions. - Auger drilling of four boreholes (BH1M, BH2M, BH3 and BH4M). - Conversion of three boreholes to monitoring well.
Key Findings	- The general site lithology encountered was a layer of silty sand fill with trace rootlets (to a maximum depth of 0.4 mBGL), overlying medium plasticity silty/sandy clay residual soil (to a depth of up to 1.5 mBGL) followed by moderately to highly weathered sandstone (to the investigation depth of 14 mBGL). - Boreholes were converted to monitoring wells and groundwater was not encountered while drilling. - Standing water levels ranged between 4.59 and 6.85 mBGL in the day of rising head test. - Soil aggressivity testing indicated that the soil is moderately aggressive toward concrete structural elements and non-aggressive toward steel infrastructure.
Conclusions	- Based on the assessment, the main geotechnical considerations were basement excavation and retention, rock excavation and vibration, groundwater within the depth of excavation, existing footings of neighbouring properties and foundation design of building loads. The following recommendations were made for the site: - Additional geotechnical investigation is required to confirm the depth and quality of Unit 7 sandstone bedrock; - Installation of at least one additional groundwater monitoring well outside the basement footprint; - Long term groundwater monitoring and seepage modelling; - Detailed dilapidation surveys to be carried out; - Design of working platforms (if required) for construction plant by an experienced and - Classification of all excavated material transported off site; - Witnessing installation of support measures and proof-testing of anchors (if required). - Geotechnical inspections of all new footings/piles by an experienced geotechnical professional before concrete or steel are placed to verify their bearing capacity and the in-situ nature of the founding strata; and - Ongoing monitoring of groundwater inflows into the bulk excavation.

3.2 Historical Aerial Photography Review

The historical aerial photographs reviewed as part of this PSI were derived from the NSW Government Historical Imagery Portal (<https://portal.spatial.nsw.gov.au>), and Metromap with images from 1951, 1955, 1965, 1978, 1982, 1991, 1998, 2005, 2011, 2014, 2018, 2022 and 2025 being inspected. A summary of the information is presented in **Table 3-2**.

Table 3-2 Historical Aerial Photograph Review

Map	On-site Features / Land Use	Adjacent Land Use
1951	The site appeared to be occupied by two residential dwellings and associated shed like structures located in the northern half of the site, while the southern half appeared to be vacant. The site also appeared to be subdivided into four lots.	North – Darley Street East, followed by residential buildings; East – Residential buildings noted immediately adjacent; South – Vacant land, followed by Residential building then Mona Vale Golf Course; West – Vacant land, followed by sparse residential buildings.
1955	Similar to the previous image, the site consisted of two residential dwellings.	North – Similar to previous image; East – Similar to previous image; South – Increased residential development noted; West – Similar to previous image.
1965	Similar to the previous imagery.	North – Medium density residential properties noted to the north-east; East – Two L shaped commercial structures noted to north-west along Barrenjoey Road (inferred as the existing service stations); South – An increase in residential development was observed, and a parking area was noted within the golf course; West – Increased residential development noted.
1978	The residential properties in the northern half inferred to be demolished and redeveloped as two medium density residential buildings, inferred as the current structures.	North – Increased medium density residential buildings noted; East – Similar to previous image, with increased residential buildings noted further to the east; South – Similar to previous image; West – Increased medium density residential properties noted.
1982	Similar to the previous image, with additional swimming pool noted between the buildings.	Similar to previous image.
1991	Similar to the previous image.	Similar to previous image.
1998	Similar to the previous image.	North – Similar to previous image; East – Similar to previous image; South – Increased residential development noted; West – Low density residential buildings immediately west of the site appeared to be replaced by multistorey apartment buildings.
2005	Similar to previous image.	Similar to previous image. Increased multi-storey residential development noted to the south and north-west.
2011	Similar to the previous image.	Similar to previous image.
2014	Similar to the previous image.	Similar to previous image. Additional multistorey

Map	On-site Features / Land Use	Adjacent Land Use
		residential apartment buildings noted to the east.
2018	Similar to the previous image.	Similar to previous image.
2022	Similar to the previous image.	Similar to previous image.
2025	Similar to the previous image.	Similar to previous image.

In summary, the site has been used for residential purposes since at least the 1950s and was subdivided into four lots. Redevelopment of the residential properties and construction of the current building structures were noted from 1978 after which it appeared as a single lot. The site layout remained largely unchanged thereafter. A swimming pool was constructed between the buildings in 1982.

The surrounding area predominantly comprised residential properties, with commercial buildings mainly located to the northwest of the site along Barrenjoey Road.

3.3 Council Searches

EI completed a search of the Northern Beaches Council Development Application Tracker and Property Enquiry website on 12 May 2026. A summary of the available information is present below in **Table 3-3**. A copy of the search result through council's application tracker is presented in **Appendix E**.

Table 3-3 Summary of Council Files

Application	Proposal	Status Date
PC2020/0291	Health and Building certificate - Pool Compliance	07/12/2020
PC2024/0015	Health and Building certificate - Pool Compliance - reinspection	31/01/2024

3.4 NSW EPA Online Records

Searches of public registers maintained by the NSW EPA for statutory notices and licensing agreements issued under the Contaminated Land Management Act 1997 (CLM Act 1997) and Protection of the Environment Operations Act 1997 (POEO Act 1997) were conducted during this PSI.

Record of Notices under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record was conducted on 12 May 2026. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the NSW EPA has not been revoked;
- Site audit statements provided to the NSW EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and

Search results indicate that the site is not subject to any regulatory notices relevant to the above legislation. However, a former Caltex service station and adjacent properties at 75 and 79 Barrenjoey Road (approximately 400 m from the site) have been notified to the EPA, contamination formerly regulated under the CLM Act.

List of NSW Contaminated Sites Notified to EPA

A search through the List of NSW Contaminated Sites Notified to the EPA under Section 60 of the CLM Act 1997 was conducted on 12 May 2026. This list is maintained by the EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

The search confirmed that the site is not included within the list; however six properties within 500 m were identified on the list, as outlined in **Table 3-4**. These properties are located at hydraulically down-gradient locations of the site. Given the site's topographically higher setting, potential migration of contaminants from these properties is considered unlikely.

Table 3-4 Properties on EPA List of NSW Contaminated Sites

Property	Address	Distance / Direction	Contamination Activity	Management Status
Mona Vale Bus Depot	58 Darley Street	Approx. 472m north-west	Other petroleum	Contamination currently regulated under CLM Act
Former Caltex service station and adjacent properties	79 Barrenjoey Road, 2 Polo Avenue, 6 Polo Avenue, 45 Bassett Street	Approx. 400m north-west	Service Station	Contamination formerly regulated under the CLM Act
7-Eleven (former Mobil) Service Station	24 Barrenjoey Road	Approx. 250m north-west	Service Station	Regulation under CLM Act not required
BP Peninsula Express Service Station	Corner Barrenjoey Road and Darley Street East Street	Approx. 176m north-west	Service Station	Regulation under CLM Act not required
Caltex Investigation Area	Polo Avenue, Perak Street	Approx. 500m north-west	Service Station	Contamination formerly regulated under the CLM Act
Taronga Place Mona Vale properties	Taronga Place	Approx. 472m north-west	Other petroleum	Contamination currently regulated under CLM Act

POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 12 May 2026. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs.

The search confirmed that the site was not subject to any licensing agreements / notices / programs relevant to this legislation. However, one property in close proximity (≤ 500 m) was identified on the register, as detailed in **Table 3-5**. Being at a considerable distance, this property was not considered to be a potential source of (migrating) contamination to the site.

Table 3-5 POEO Public Register Entries

Site	Address	Distance and Direction	Type	Licence Status	Issued Date
------	---------	------------------------	------	----------------	-------------

STATE TRANSIT AUTHORITY OF NSW	58 Darley Street, Mona Vale, NSW 2103	Approx. 472m north- west	Notice of variation	No longer in force	16/02/2005
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4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 - Guideline on Site Characterisation*, EI developed a conceptual site model (CSM) relating to land contamination. The potential contamination sources, migration pathways and receptors, along with their plausible linkages, that were considered relevant for this site are summarised below, along with a qualitative assessment of the potential risks posed by complete exposure pathways.

4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If such a potential was confirmed, the environmental and human-health risks associated with contamination were to be evaluated.

This particular appraisal did not involve intrusive sampling and laboratory analysis of soil, soil vapour and/or groundwater. Hence, the potential for contamination was based on a desktop study, collating information from previous environmental reports, history searches and government-maintained databases, as well as a walkover inspection. Professional judgement was then applied, based on previous experience.

4.2 Summary of Site History

Based on the review of available site history (refer to **Section 3**), the site has been used for residential purposes since at least the 1950s and was subdivided into four lots. Redevelopment of the residential properties and construction of the current building structures were noted from 1978 after which it appeared as a single lot. The site layout remained largely unchanged thereafter.

The surrounding area predominantly comprised residential properties, with commercial buildings mainly located to the northwest of the site along Barrenjoey Road.

4.3 Subsurface Conditions

Based on the map information and the previous investigations (**Section 3.1**), the subsurface conditions of the site were expected to be a layer of shallow silty sand filling (up to 0.4 m), overlying natural (residual) silty /sandy clay (to a depth of up to 1.5 mBGL) and sandstone bedrock (to the investigation depth of 14m).

The local groundwater flow direction was inferred to be north-easterly.

4.4 Potential Contamination Sources

The following potential contamination sources were identified for the site:

- Importation of fill materials of unknown origin and quality, used to grade and level the site;
- Building fabrics containing hazardous substances (including bonded asbestos-containing material (ACM), lead-based paint and metallic surfaces), the weathering of which would result in deposition of contaminants in near-surface soils;
- Application of pesticides around building (footing) perimeters;
- Leakage from parked vehicles;
- Off-site migration of contaminations from neighbouring properties (i.e. Service station and auto mechanical shop).

Per- and Poly- Fluoroalkyl Substances (PFAS)

NSW EPA (2017) requires that PFAS are considered in assessing land contamination. A PFAS probability of occurrence desktop information survey based on the *PFAS National Environmental Management Plan (NEMP) – Version 3.0* (Heads of EPAs Australia and New Zealand; HEPA, 2025) is provided in **Table 4-1**.

Table 4-1 Potential for PFAS Contamination

Preliminary Screening	Probability of Occurrence ¹
Do any past or present site activities correspond to activities listed in NEMP 3.0 (HEPA, 2025) ² as being associated with PFAS contamination? If so, list activity: No	L
Do any past or present off-site activities up-gradient or adjacent to the site correspond to activities listed in NEMP 3.0 (HEPA, 2025) ² as being associated with PFAS contamination? If so, list activity: No	L
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?: No	L
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010? ³ : No	L
Have “fuel” fires ever occurred on-site between 1970 and 2010? e.g. ignition of fuel (solvent, petrol, diesel, kerosene) tanks: No	L
Have PFAS been used in manufacturing or been stored on-site? ⁴ : No	L
Could PFAS have been imported to the site in fill material from a site with activities listed in NEMP 3.0 (HEPA, 2025)?: Unlikely	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?: Unlikely	L
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? ⁵ : No	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be adjusted to include sampling and analysis for PFAS in soil (including ASLP testing) and waters?	No

Notes:

- Note 1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale), M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale); risk, N/A – not applicable (or “-”)
- Note 2 Activities listed in Appendix C of the NEMP 3.0 (HEPA 2025). Further information, refer to <https://www.dcccew.gov.au/environment/protection/publications/pfas-nemp-3>
- Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.
- Note 4 PFAS is used in a wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>).
- Note 5 <https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program>

Emerging Chemicals

The NSW EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *POEO Act 1997* to manage chemicals of concern and limit their potential impact on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in **Table 4-2**.

In this instance, the potential for an emerging chemical of concern to be present on-site was deemed low, with the exceptions of polychlorinated biphenyls (PCBs) and pesticides, potentially applied historically around the building footings.

Table 4-2 Potential for Contamination by an Emerging or Controlled Chemical

Chemicals of Concern (CCO or emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No

Chemicals of Concern (CCO or emerging)	Decision
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? ¹	No
Were organotin products (CCO, 1989) used or stored on site? ²	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? ³	No (PCBs are often included as a precautionary contaminant for waste classification purposes)
Were scheduled chemical or wastes (CCO, 2004) used or stored? ⁴	Yes Possibility for pesticides to have been applied to footings for termite control Typically limited in distribution to near-surface soil in the vicinity of footings
Are other emerging chemicals suspected? ⁵	No
If Yes to any questions, has the site sampling suite been optimised to include sampling for these chemicals of concern?	Yes (minor)

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.

Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.

Note 3 From older transformer oils and electrical capacitors (low risk)

Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products

Note 5 Other chemicals considered as emerging (e.g. 1, 4 dioxane; associated with some VOC).

4.5 Contaminants of Potential Concern

Based on the potential sources listed in **Section 4.4**, the contaminants of potential concern (COPCs) for the site were considered to be:

- Priority metals (PM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total recoverable hydrocarbons (TRHs);
- The monocyclic aromatic hydrocarbons benzene, toluene, ethylbenzene and xylenes (BTEX);
- Polycyclic aromatic hydrocarbons (PAHs);
- Polychlorinated Biphenyls (PCBs);
- Organochlorine and organophosphorus pesticides (OCP / OPP); and
- Asbestos.

4.6 Potential Receptors

The following potential receptors of site contamination were identified:

- Current site users/occupiers;
- On-site demolition and construction workers (during future redevelopment);
- Users of the adjacent land during excavation and construction;
- Future site users, including intrusive (maintenance) workers;
- Ecological receptors, in areas of exposed soil / landscaping; and
- Local groundwater resources.

4.7 Preliminary Risk Assessment

A qualitative assessment of the potential risks for the site relating to the identified sources of contamination is summarised in **Table 4-3**.

Table 4-3 Assessment of Potential Contamination Risk

Potential Source	Impacted Medium	Potential Contaminants	Risk of Contamination
Use of fill materials	Shallow soils	PM, TRH, BTEX, PAH, OCP, OPP, PCB, asbestos	Low Shallow filling (<0.5 mBGL) was identified on the site. Fill soils across the site will be removed offsite, removing this concern (if any) for the development.
Hazardous building materials	Near surface soil	PM (lead-based paint), PCB, asbestos	Low Given the building ages, hazardous materials (ACM, lead-based paints, SMF and electrical capacitors) are likely to be present within the site structures or potentially present in near surface soil from previous uncontrolled demolition practices. However, any residual can be adequately managed during the bulk excavation stage of the site development. The current buildings are in good condition and primarily of brick construction.
Application of pesticides (for termite control)	Near surface soil	PM (arsenic and copper), OCP, OPP	Low If present, limited distribution of impact to near surface soils in the vicinity of building footings.
Leaks from parked vehicles	Soil	PM, TRH, BTEX, PAH	Low Concrete hardstands covering the site were observed to be of good quality and no significant surface staining as a result of parked vehicles was identified.
Migration from off-site sources.	Soil and groundwater	PM, TRH, VOC (including BTEX and CVOCs), PAH and phenols	Low Local area is mainly comprised of residential properties. Two service stations ('BP Service station' and '7-eleven service station') and an auto mechanical workshop ('Ken Simpson Motors') are located approximately 150-300m north-west (hydraulically down-gradient) from the site. Potential migration of contaminants to the site from these properties is considered to be low.

4.8 Summary of the Conceptual Site Model

A summary of the CSM, identifying the potential contamination sources, exposure pathways and human and environmental receptors, plus potential S-P-R linkages, is presented in **Table 4-4**. Based on this model, the overall potential for contamination to exist on the site was deemed to be low.

Under the proposed development (**Appendix B**), bulk excavation of majority of site soils would be performed in order to construct the three-level basement (covering the majority of the available area). This would result in the removal of existing site infrastructure, fill soils, and potential on-site contaminant sources within the basement footprint excavations, removing this concern for the development.

In addition, groundwater quality was assessed through laboratory analysis of samples collected from existing monitoring wells as part of the Hydrogeological Report (EI, 2026a). The results indicated no significant groundwater contamination, with the exception of elevated concentrations of metals, specifically copper and aluminium.

Table 4-4 Conceptual Site Model

Potential Source	Impacted Media	Contaminants of Potential Concern	Transport mechanism	Exposure pathway	Potential receptor	Source-Pathway-Receptor (SPR) Linkage
Use of fill materials	Soil	PM, TRH, BTEX, PAH, PCB, OCP, OPP and asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact Inhalation of particulates	Current and future site users Demolition / construction workers Adjacent site users Future intrusive workers	Potentially complete Imported fill: likely Hazardous building material : likely; temporary; demolition management required during construction Application of pesticides: Yes, minor Leakage from vehicles: likely During Construction: Use of personal protective equipment (PPE) is mandatory for construction workers. WHS Act and Regulations apply
Hazardous building materials			Atmospheric dispersion from soil to outdoor and indoor air spaces			
Application of pesticides						
Leakage from vehicles		TRH, BTEX and PAH	Volatilisation of contamination from soil and diffusion to indoor air spaces.	Inhalation of vapours		
Off-site migration of contaminants from neighbouring properties (service station and auto mechanical workshop)	Groundwater	PM, TRH, BTEX, PAH, PCB, OCP and OPP	Roots absorption of bioavailable compounds from impacted soils.	Biota uptake	Ecological receptors in areas of exposed soil/landscaping	Potentially complete
		PM, TRH, VOCs (including BTEX and CVOCs), PAH and phenols	Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	Inhalation of vapours	Current and future site users Demolition / construction workers Adjacent site users Future intrusive workers	Potentially complete <u>Vapours</u> Future basement users: likely <u>Beneficial use</u> : likely. Domestic bore uses were identified around the site. During Construction: Use of personal protective equipment (PPE) is mandatory for construction workers.
			Migration of dissolved phase impacts in groundwater via diffusion and advection	Biota uptake	Isolated ponds located within Mona Vale Golf Course (300m south) Mona Vale Beach (370 m south-east) Winnererremy Bay (1.48 km north-west)	

5. Conclusion

The site identified as 35 - 39 Darley Street East, Mona Vale NSW was the subject of a PSI, the main objective being to appraise the potential for contamination. The key findings of this PSI were as follows:

- At the time of this investigation, the site consisted of two separate double storey residential apartment buildings, with associated driveways, landscaped areas and swimming pool.
- No indication of gross contamination was detected during the inspection. There was no evidence of underground storage tanks (USTs) or infrastructure associated with underground petroleum storage systems (UPSS) on the site. No above-ground storage tanks (ASTs) were present.
- The history review indicated that the site has been used for residential purposes since at least 1950s. Redevelopment of the residential properties and construction of the current building structures were noted from 1978. The site layout remained unchanged thereafter.
- The surrounding areas consisted of predominantly residential properties, with commercial properties mainly located to the north-west of the site along Barrenjoey Road.
- The site was free of statutory notices and licencing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. It was not included on the *List of NSW Contaminated Sites Notified to the NSW EPA*. Six properties located to the north-west are identified on the register, although the potential for contaminant migration from these properties to the site is considered unlikely due to their topographically and hydraulically down-gradient position given the site's relatively higher topographic setting.
- The subsurface conditions of the site include shallow silty sand filling (up to 0.4 m), overlying natural (residual) silty /sandy clay (to a depth of up to 1.5 mBGL) and sandstone bedrock (to the investigation depth of 14m) based on the EI 2026b Geotechnical Investigation.
- The potential for acid sulfate soils (ASS) to exist on the site is considered to be low.
- The conceptual site model (CSM) identified there was a low risk for contamination to exist on the site, mainly associated with importation of fill materials, hazardous building materials, pesticides use, leakage from vehicles and off-site migration of contaminants from neighbouring properties (i.e. service stations and auto mechanical workshops).
- Under the proposed development (**Appendix B**), the bulk excavation of the majority of site soils would be performed in order to construct the three-level basement (covering the majority of the available area). This would result in the removal of existing site infrastructure, fill soils, and therefore potential on-site contaminant sources if any, within the basement excavation footprint, removing this concern for the site after development.
- Groundwater quality was previously assessed as part of a Hydrogeological Report (summarised in **Section 3.1**) and identified no significant groundwater contamination, with elevated copper and aluminium concentrations considered consistent with typical urban background conditions.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that the potential for contamination to exist on the site was considered to be low. In support of the site's development application to Northern Beaches Council and in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* whilst meeting obligations under the *Contaminated Land Management Act 1997*, EI

considers that the site can be made suitable for the proposed residential development, subject to the implementation of recommendations provided in **Section 6**.

6. Recommendations

EI makes the following recommendations in relation to the proposed development of the site:

- Before commencement of any demolition works, a hazardous materials survey (HMS) should be completed by a suitably qualified consultant, to assess for the presence and location of any hazardous materials within the existing building structures. This will aid demolition management of on-site structures.
 - All identified hazardous materials must be appropriately managed during future demolition works, to maintain worker health and safety and prevent the spread of hazardous substances onto the ground surface.
 - An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM (if identified).
 - Where clearance inspection indicates hazardous materials remain on the site, further delineation, removal and re-clearance inspection, must be undertaken.
- Upon completion of the demolition stage, an inspection of the ground surface should be performed across the site to check for any visible signs of contamination. This inspection should coincide with the asbestos clearance process.
- All soil materials that are designated for off-site disposal, including any *virgin excavated natural material* (VENM), must be pre-classified in accordance with NSW EPA (2014) Waste Classification Guidelines.
- Any material being imported to the site should be validated as suitable for the intended land use, in accordance with NSW EPA (2014). In particular, imported filling / landscaping material must be certified as meeting the VENM classification, prior to importation.

EI emphasises that these recommendations can be managed as part of DA consent conditions.

7. Statement of Limitations

This report has been prepared for the exclusive use of The Trustee for IPG Dev2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust ('the client'), whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report is limited to that agreed with the client.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a desktop assessment of historical and current uses of the site and site inspection. EI has relied upon site observations and information provided by the client and other third parties to prepare this document. The PSI did not involve intrusive sampling or analysis of media from the site.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or during site redevelopment activities. In some cases, sampling and analysis may be required, which may result in a further report with different conclusions.

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Abbreviations

ACM	Asbestos-Containing Materials
ASS	Acid Sulfate Soils
AST	Aboveground Storage Tank
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CBD	Central Business District
CCO	Chemical Control Order
CLM	Contaminated Land Management
CSM	Conceptual Site Model
DP	Deposited Plan
EI	EI Australia
km	Kilometres
LEP	Local Environmental Plan
LGA	Local Government Area
m	metres
mAHD	metres Australian Height Datum
mBGL	metres Below Existing Ground Level
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
NSW EPA	Environment Protection Authority (of New South Wales)
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Polyfluoroalkyl Substances
PM	Priority Metals
POEO	Protection of the Environment Operations
PSI	Preliminary Site Investigation
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

Appendix A – Figures



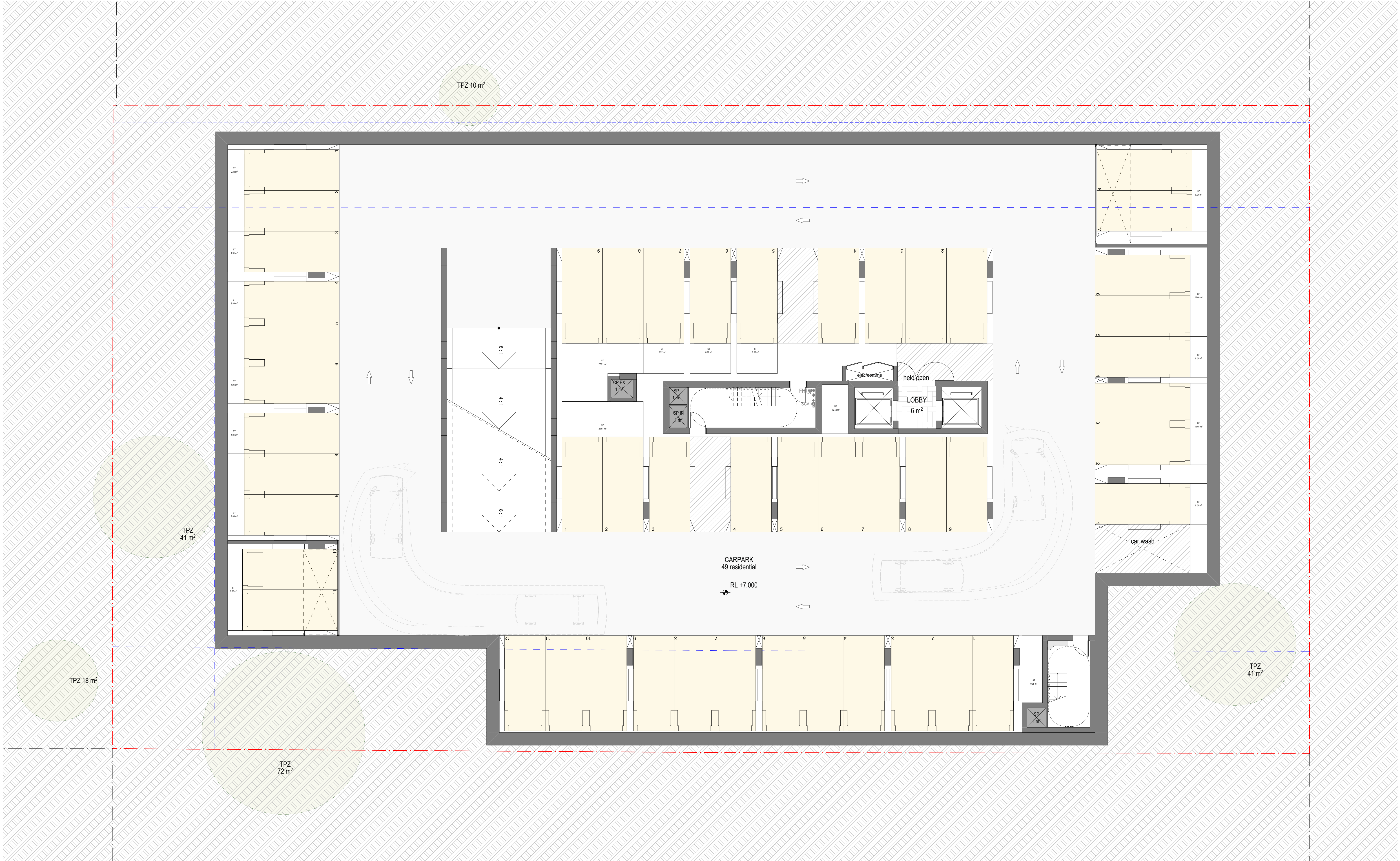
LEGEND Note: All locations are approximate  Site Boundary		 Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088		Drawn: J.M.	The Trustee for IPG Dev2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust Preliminary Site Investigation 35-39 Darley Street, Monavale NSW Site Locality Plan	Figure: 1
				Approved: B.B.		Project: E26992.E01_Rev0
				Date: 14/05/2026		



LEGEND Note: Areas are approximate Site Boundary Proposed Basement Boundary Proposed Fire Water Tank	 eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	J.M.	The Trustee for IPG Dev2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust Preliminary Site Investigation 35-39 Darley Street, Mona Vale NSW Site Layout Plan	Figure: 2
		Approved:	B.B		Project: E26992.E01_Rev0
		Date:	13/05/2026		

Map Source: DCS Spatial Services, accessed 14/04/2026

Appendix B – Proposed Development



REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
02	02	Issue		
03	03	Issue		
04	04	Issue	WS	JW
A	A	SSDA SUBMISSION - SSD-113872900	WS	JW

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PROJECT ADDRESS

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CLIENT

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APPROVED

JW

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JW

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DRAWING TITLE

**GENERAL FLOOR PLAN -
BASEMENT 03**

PROJECT NUMBER

20895

DRAWING NUMBER

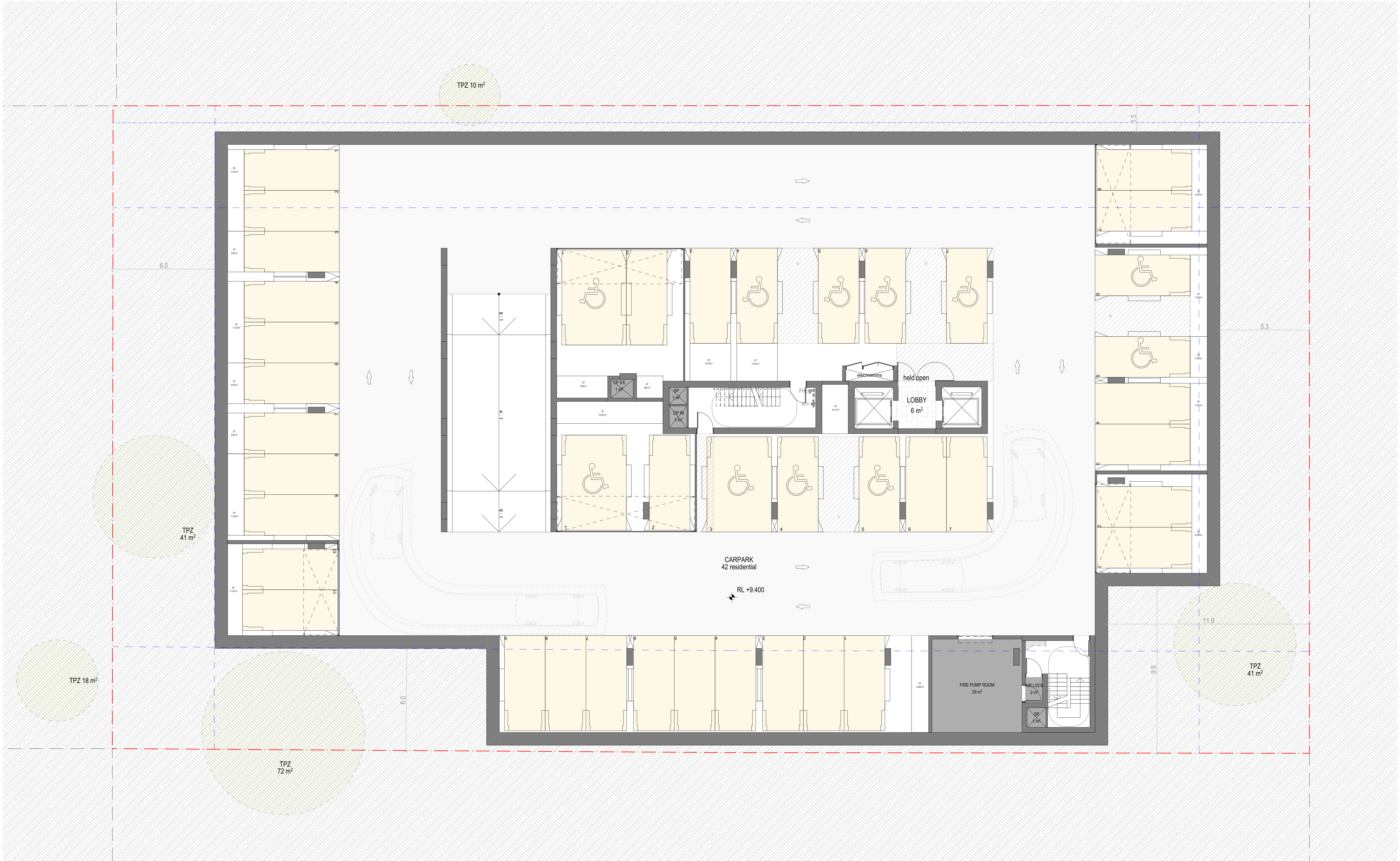
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REVISION

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REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
02	02	Issue		
03	03	Issue		
04	04	Issue	WS	JW
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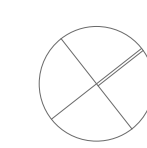
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CHECKED

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DRAWN

WS

DRAWING TITLE

**GENERAL FLOOR PLAN -
BASEMENT 02**

PROJECT NUMBER

20895

DRAWING NUMBER

PLA-DA-10B2

STAGE

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REVISION

A



REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
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03	03	Issue		
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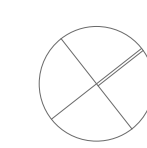
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PROJECT TITLE

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PROJECT ADDRESS

35-39 DARLEY ST E MONA VALE NSW 2103
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CLIENT

The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust

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DRAWING TITLE

GENERAL FLOOR PLAN -
BASEMENT 01

PROJECT NUMBER

20895

DRAWING NUMBER

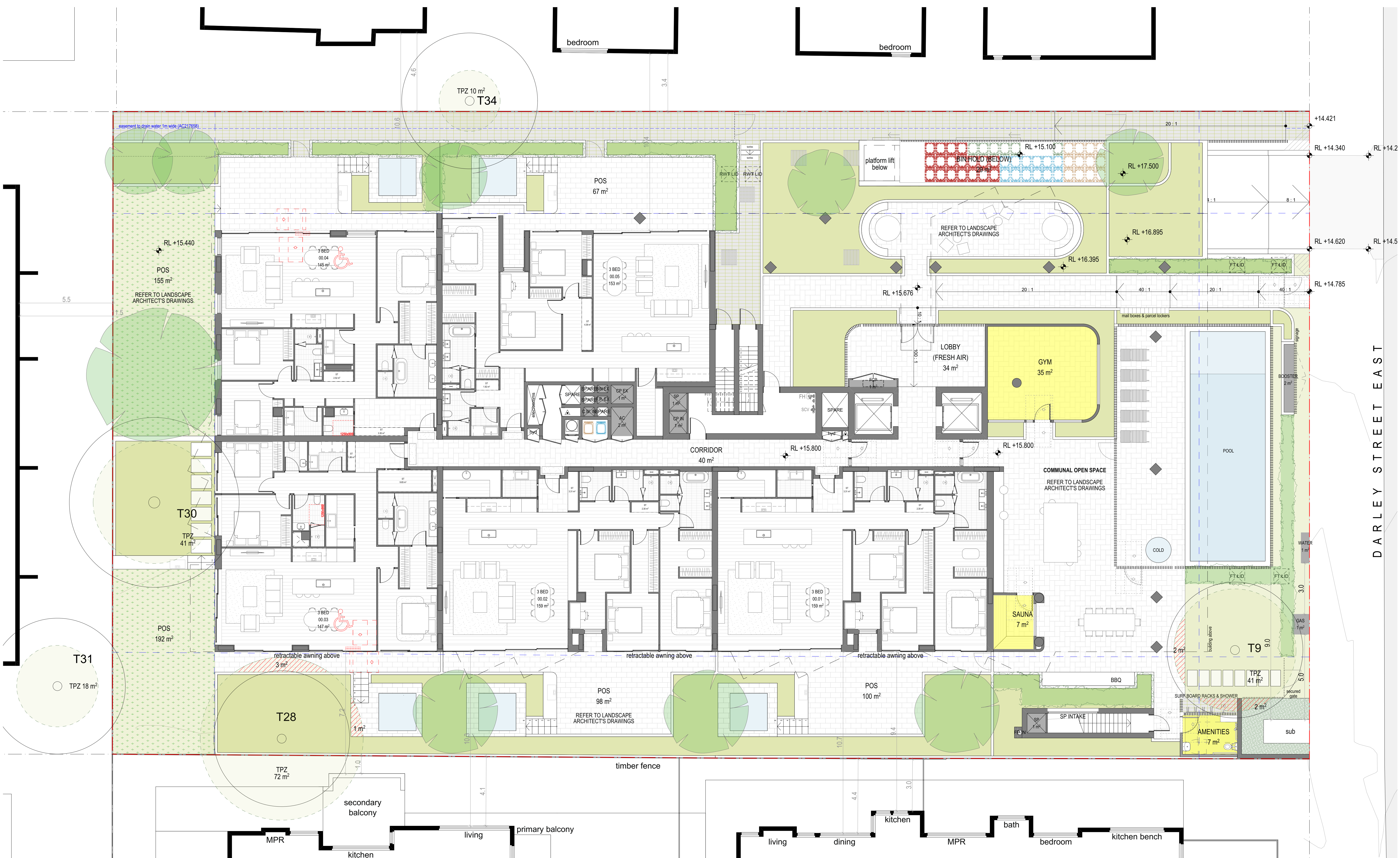
PLA-DA-10B1

STAGE

DA

REVISION

A



neighbouring existing buildings partly consists of assumptions based on approved DA drawings & real estate plans

REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
02	02	Issue		
03	03	Issue		
04	04	Issue		
A	A	SSDA SUBMISSION - SSD-11387290	WS	JW

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DRAWING TITLE
GENERAL FLOOR PLAN - GROUND 00

PROJECT NUMBER
20895

DRAWING NUMBER
PLA-DA-1000

STAGE
DA

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A



* neighbouring existing buildings partly consists of assumptions based on approved DA drawings & real estate plans

REV	DATE	REVISION DESCRIPTION	BY	CHK
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02	02	Issue		
03	03	Issue		
04	04	Issue		
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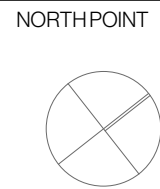
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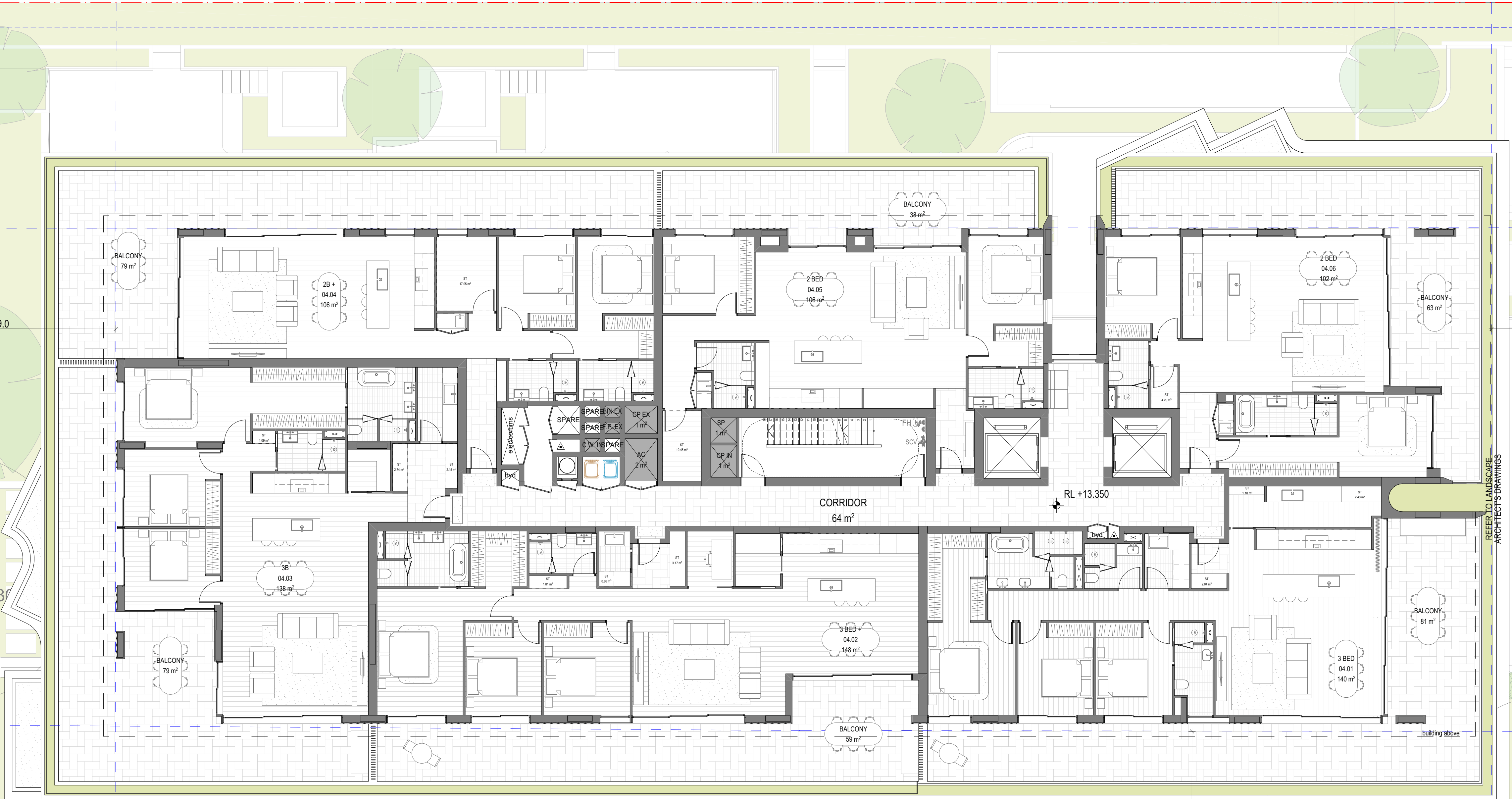
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DRAWING TITLE GENERAL FLOOR PLAN - LEVEL 01-03	PROJECT NUMBER 20895	STAGE DA
DRAWING NUMBER PLA-DA-1001	REVISION A	



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01	01	Issue		
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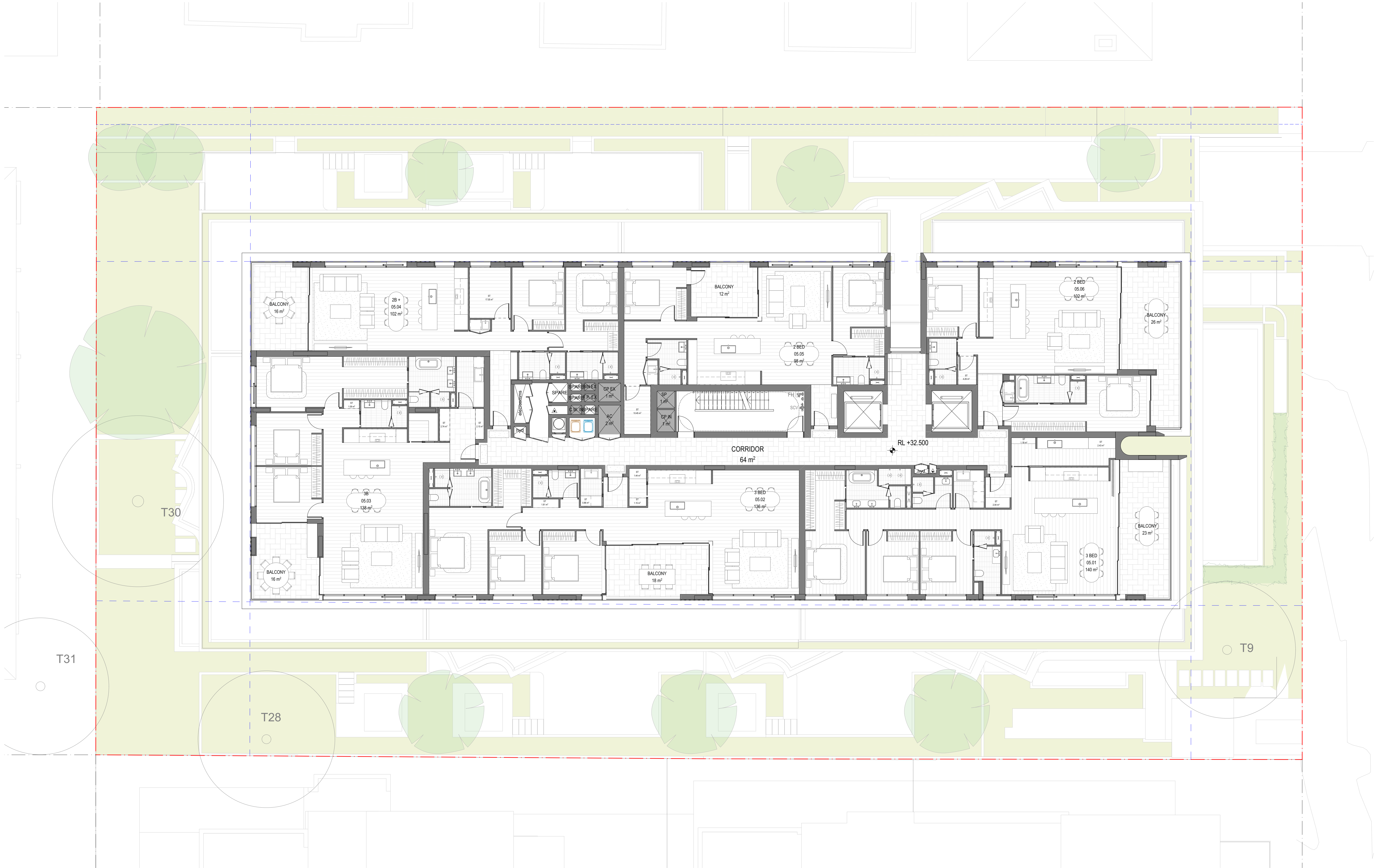
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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 04
PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-1004
STAGE
DA
REVISION
A



REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
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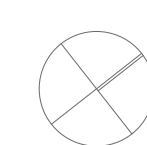
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GENERAL FLOOR PLAN - LEVEL 05-06

PROJECT NUMBER

20895

DRAWING NUMBER

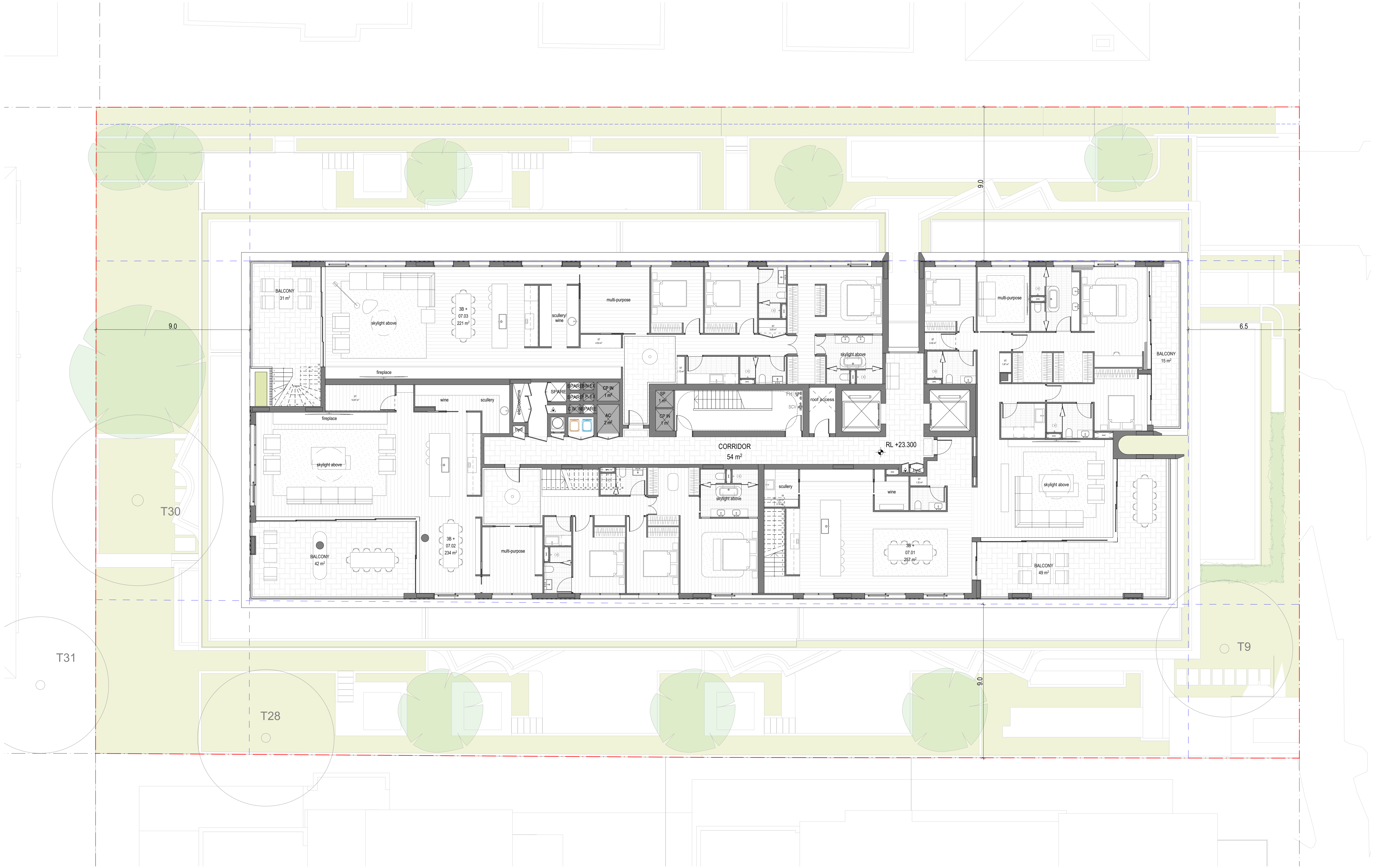
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STAGE

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A



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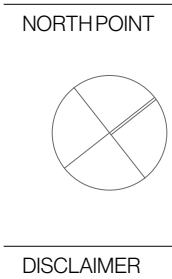
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PROJECT NUMBER	20895
DRAWING NUMBER	PLA-DA-1007
STAGE	DA
REVISION	A

DRAWING TITLE	
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PROJECT NUMBER	STAGE
20895	DA
DRAWING NUMBER	REVISION
PLA-DA-1008	A

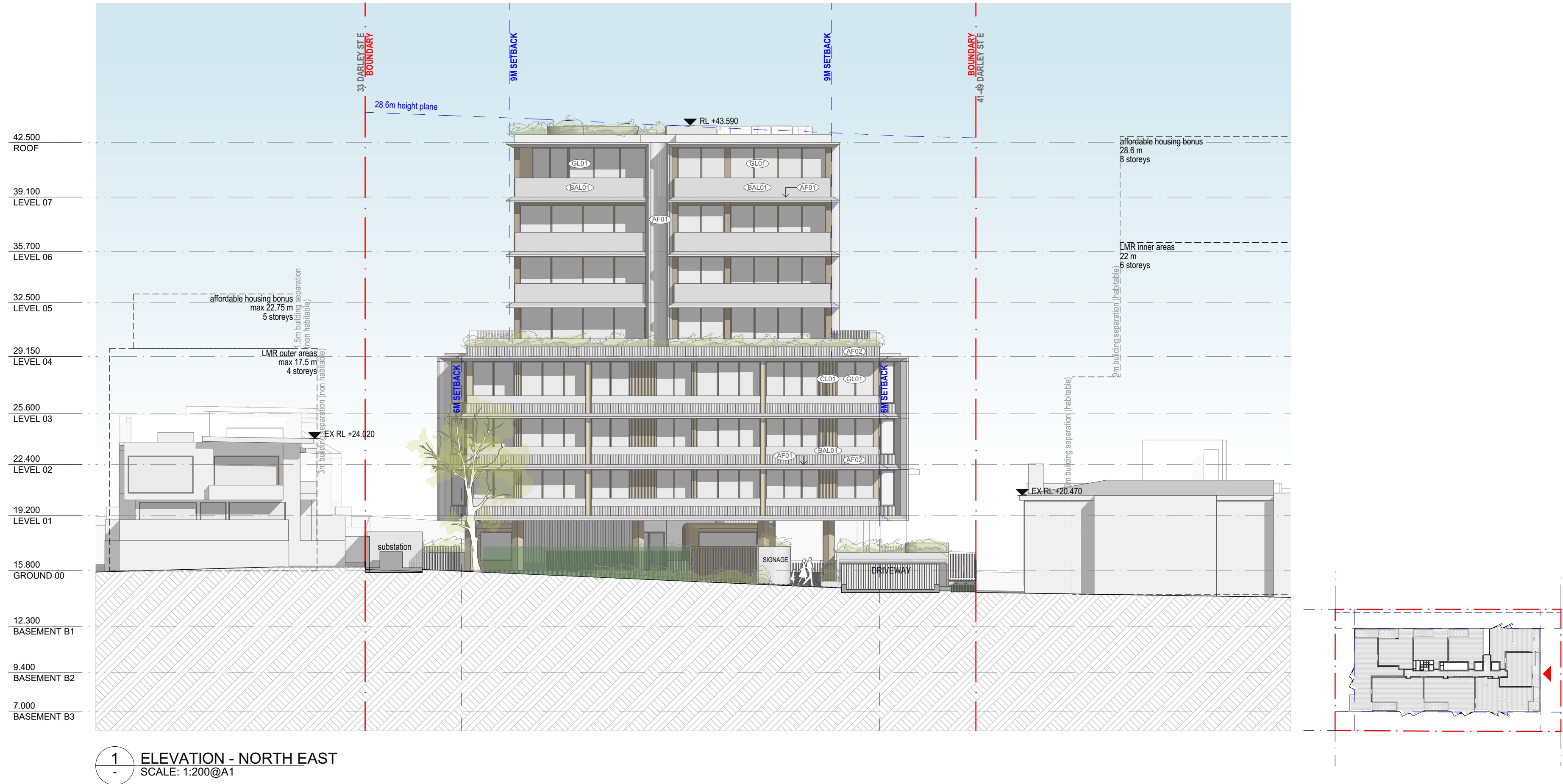
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CL02 - CLADDING TYPE 02, OFF-WHITE

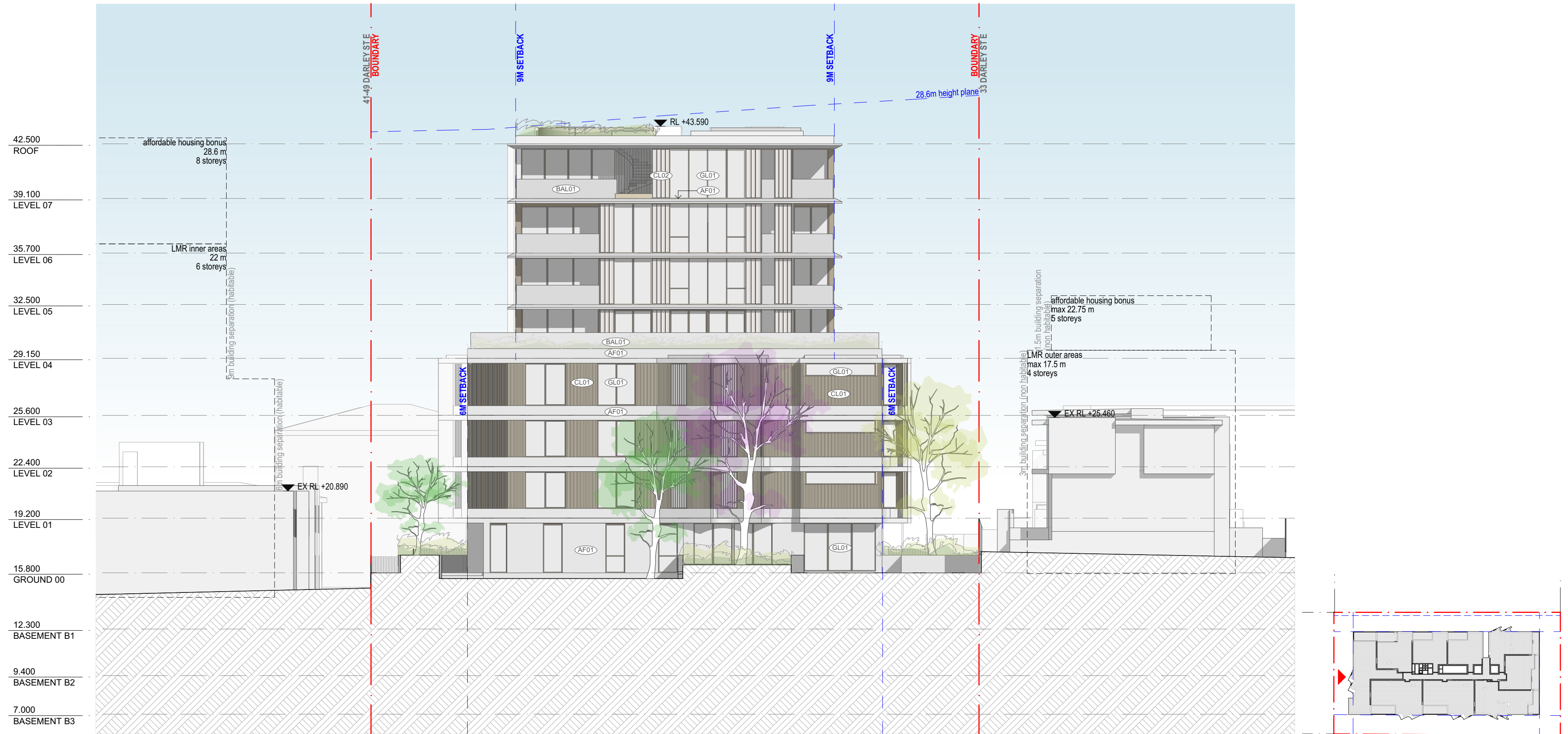
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AF02 - APPLIED FINISH 02, OFF-WHITE
VERTICAL PROFILE

GL01 - GLAZING TYPE 01, CLEAR
GLAZING

BAL01 - BALUSTRADE TYPE 01, CLEAR
GLAZING



1 ELEVATION - NORTH EAST
SCALE: 1:200@A1



2 ELEVATION - SOUTH WEST
SCALE: 1:200@A1

REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
02	02	Issue		
03	03	Issue	WS	JW
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ELEVATIONS - SHEET 01
PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-2000
STAGE
DA
REVISION
A

MATERIALS LEGEND

CL01 - CLADDING TYPE 01, BRONZE
CL02 - CLADDING TYPE 02, OFF-WHITE

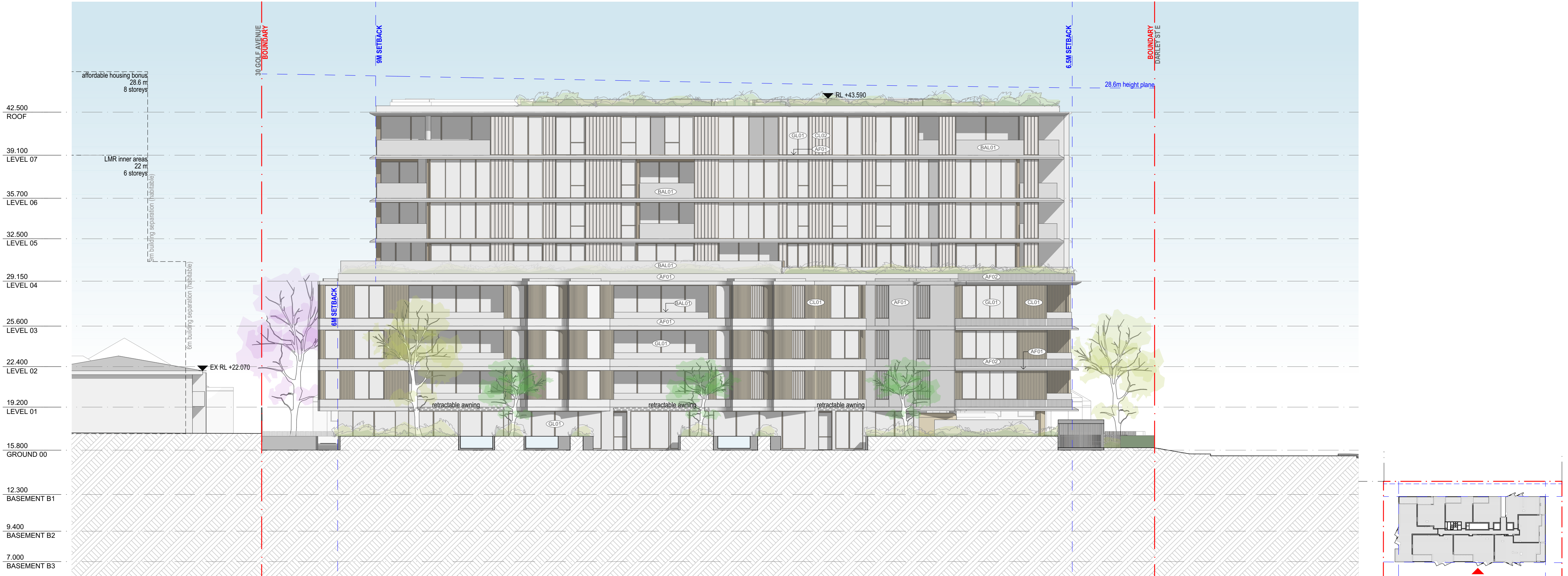
AF01 - APPLIED FINISH 01, OFF-WHITE
AF02 - APPLIED FINISH 02, OFF-WHITE
VERTICAL PROFILE

GL01 - GLAZING TYPE 01, CLEAR
GLAZING

BAL01 - BALUSTRADE TYPE 01, CLEAR
GLAZING



1 ELEVATION - NORTH WEST
SCALE: 1:200@A1



2 ELEVATION - SOUTH EAST
SCALE: 1:200@A1

REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
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ELEVATIONS - SHEET 02

PROJECT NUMBER

20895

DRAWING NUMBER

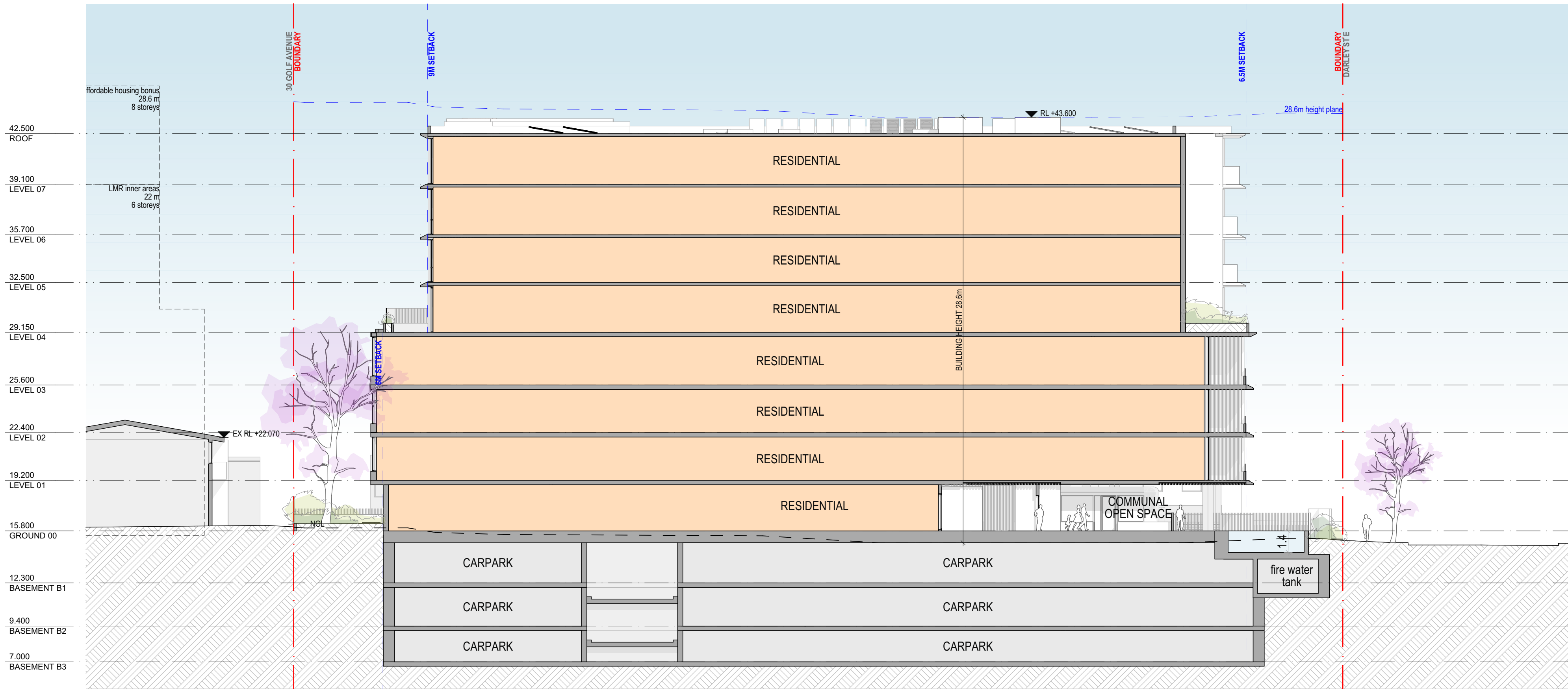
PLA-DA-2001

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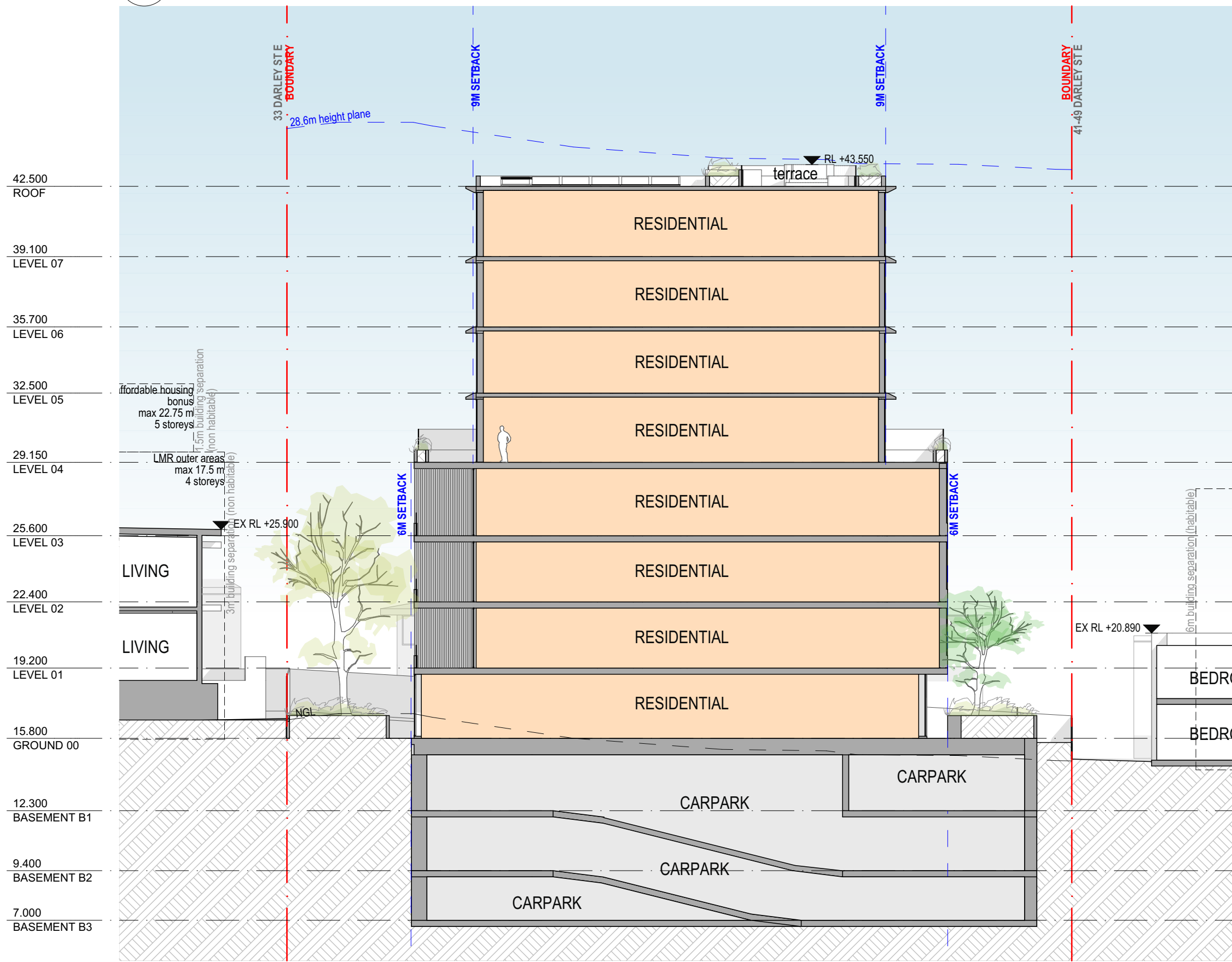
DA

REVISION

A



1 SECTION A-A
SCALE: 1:200@A1



1 SECTION B-B
SCALE: 1:200@A1

REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
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PLANNING IN GENUITY
(02)9531 2555

NORTH POINT
SCALE
1:200 @ A1 Size

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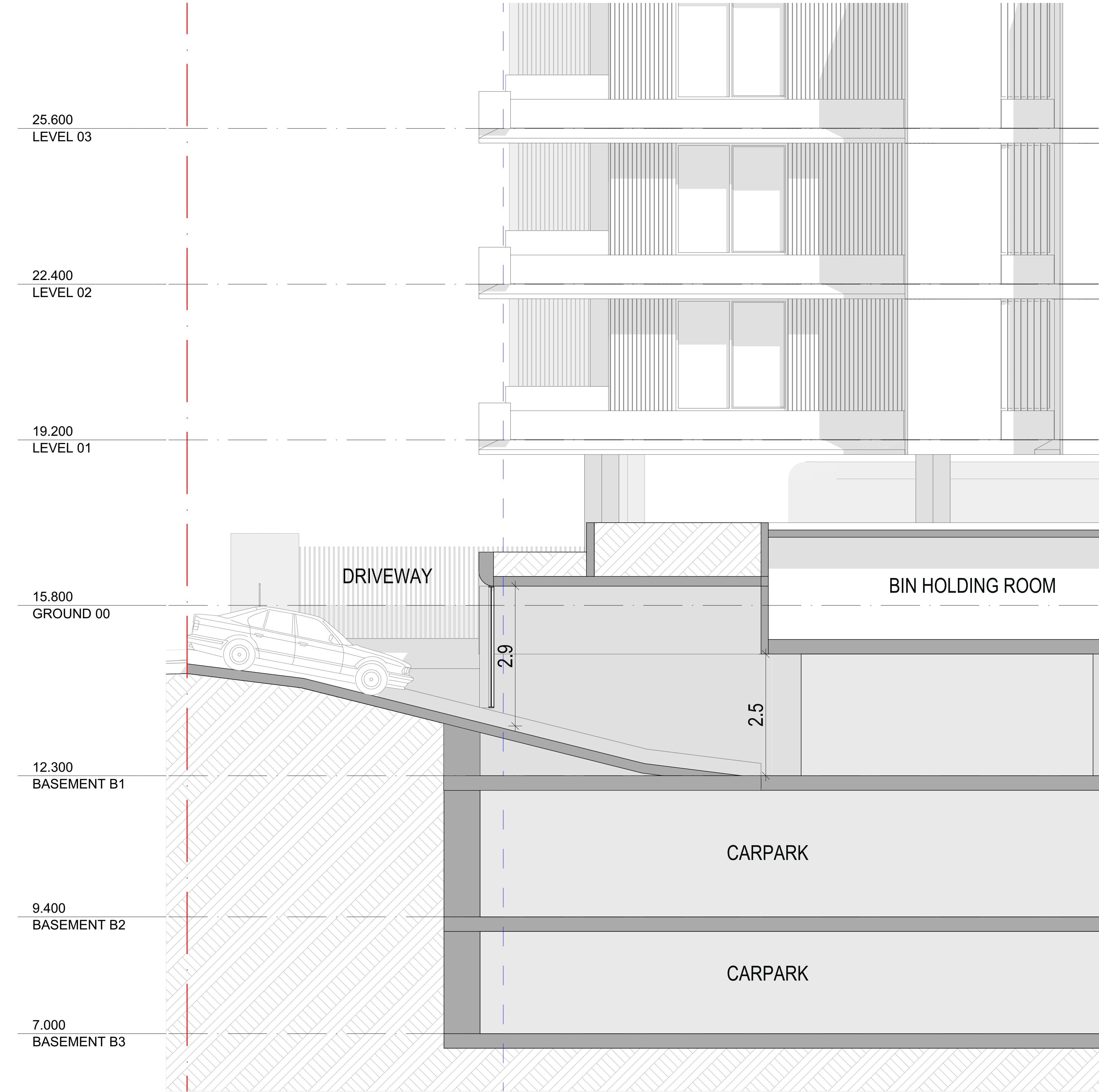
PROJECT TITLE
DARLEY ST E MONA VALE
PROJECT ADDRESS
35-39 DARLEY ST E MONA VALE NSW 2103
AUSTRALIA

CLIENT
The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust

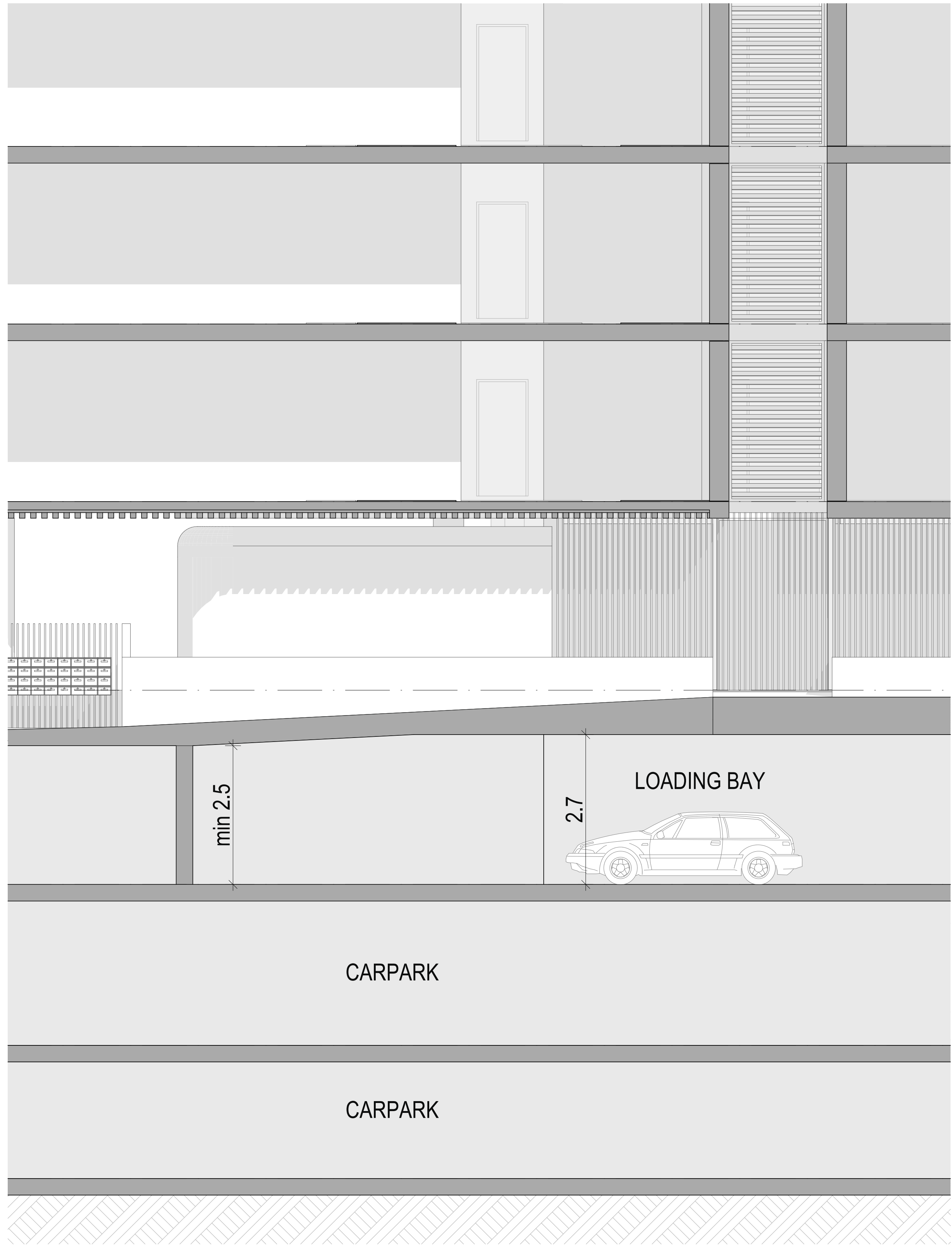
APPROVED	CHECKED	DRAWN
JW	JW	WS

DRAWING TITLE
SECTIONS - SHEET 01

PROJECT NUMBER 20895	STAGE DA
DRAWING NUMBER PLA-DA-3000	REVISION A



1 DRIVEWAY SECTION
SCALE: 1:50@A1



2 LOADING BAY SECTION
SCALE: 1:50@A1

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	A	SSDA SUBMISSION - SSD-11387290		

Inca

STRUCTURE DUNNINGS (02)8317 4775
BCA CERTIFIED (02)9191 0400
HYDRAULIC SCOTT COLLIS CONSULTING 0433665388

ARBORIST DR TREEGOOD 0418979922
MECHANICAL COMPACT AIR (02)9707 4977
LANDSCAPE WYER & CO (02) 9362333

ACOUSTIC ENGINEER ACOUSTIC LOGIC (02)83398000
CIVIL & TRAFFIC SGCE (02)8883 4239
ASP LEVEL 03 ACME (02)9632 8330

BASIX & WASTE SENICA CONSULTANCY GROUP (02)8262 0900
ELECTRICAL JOELIANE (02)9832 4803
TOWN PLANNER PLANNING INGENUITY (02)9531 2555

NORTH POINT	SCALE 150 @ A1 Size
--------------------	-------------------------------

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PLUS
STUDIO

PROJECT TITLE		
DARLEY ST E MONA VALE		
PROJECT ADDRESS		
35-39 DARLEY ST E MONA VALE NSW 2103 AUSTRALIA		
CLIENT		
The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust		
APPROVED	CHECKED	DRAWN

DRAWING TITLE CARPARK SECTIONS	PROJECT NUMBER 20895	STAGE DA
DRAWING NUMBER PLA-DA-3001	REVISION A	

Appendix C – Groundwater Bores

[home](#) [help](#) [contact](#)
[customise](#)

State Overview

[State Overview](#)

Rivers and Streams

[favourites](#) [search](#)
[download sites](#)
[find a site](#)
[Real Time Data - Ri...](#)

Daily River Reports

[Real Time Data - M...](#)

Dams

[favourites](#) [search](#)
[download sites](#)
[find a site](#)
[Real Time Data - M...](#)

Groundwater (Telemetered data)

[favourites](#) [search](#)
[download sites](#)

All Groundwater Site Details

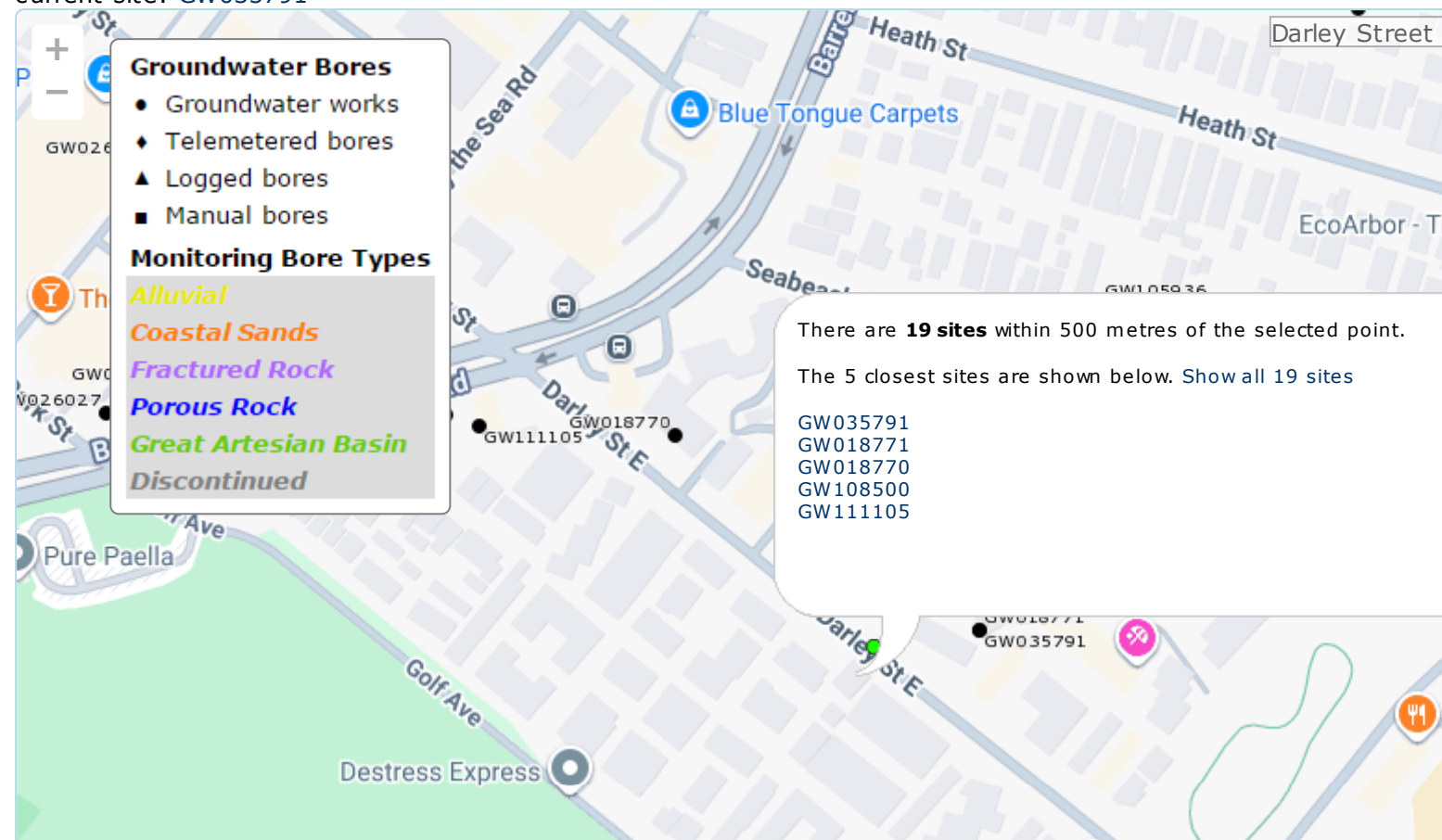
ALL GROUNDWATER MAP

[bookmark this page](#)

All data times are Eastern Standard Time

[Map](#) [Info](#)

current site: GW035791



WaterNSW

Work Summary

GW018770

Licence: 10BL011401

Licence Status: CONVERTED

Authorised Purpose(s): WASTE DISPOSAL

Intended Purpose(s): WASTE DISPOSAL

Work Type: Bore open thru rock

Work Status:

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:

Completion Date: 01/08/1960

Final Depth: 40.20 m

Drilled Depth: 40.20 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: N/A NSW

GWMA: 603

GW Zone:

Standing Water Level

(m):

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County

Form A: CUMBERLAND

Licensed: CUMBERLA

Parish

NARRABEEN

NARRABEE

Cadastre

17

Whole Lot 1//29305

Region: 10 - Sydney South Coast

River Basin: 212 - HAWKESBURY RIVER

Area/District:

CMA Map: 9130-1S

Grid Zone:

Scale:

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

Elevation Source: (Unknown)

Northing: 6272378.000

Easting: 343269.000

Latitude: 33°40'37.1"S

Longitude: 151°18'33.4"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,PR. MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	0.00	12.10	152			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
22.20	40.10	17.90	(Unknown)	3.60		0.34			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.74	2.74	Clay Red	Clay	
2.74	9.75	7.01	Clay White	Clay	
9.75	21.94	12.19	Shale Black	Shale	
21.94	40.23	18.29	Shale Red Sandy Water Supply	Shale	

Remarks

19/02/1975: TWO BORES 21.3 MAPART
24/11/1981: LOT 1 DARLEY ST MONA VALE

*** End of GW018770 ***

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WaterNSW

Work Summary

GW018771

Licence: 10WA107452

Licence Status: SURRENDE

Authorised Purpose(s): WASTE DISPOSAL

Intended Purpose(s): WASTE DISPOSAL

Work Type: Bore open thru rock

Work Status: Supply Obtained

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:

Completion Date: 01/11/1960

Final Depth: 100.50 m

Drilled Depth: 100.60 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: N/A NSW

GWMA: 603

GW Zone:

Standing Water Level

(m):

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County

Form A: CUMBERLAND

Licensed: CUMBERLA

Parish

NARRABEEN

NARRABEE

Cadastre

17

Whole Lot 7//752046

Region: 10 - Sydney South Coast

River Basin: 212 - HAWKESBURY RIVER

Area/District:

CMA Map: 9130-1S

Grid Zone:

Scale:

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

Elevation Source: (Unknown)

Northing: 6272277.000

Easting: 343434.000

Latitude: 33°40'40.4"S

Longitude: 151°18'39.8"E

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,PR. MAP

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing		0.00	15.80	152			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
64.00	68.50	4.50	Fractured						
92.00	93.80	1.80	Fractured						

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.52	1.52	Subsoil	Subsoil	
1.52	17.06	15.54	Clay	Clay	
17.06	36.57	19.51	Shale	Shale	
36.57	39.62	3.05	Shale Clay Seams	Shale	
39.62	64.00	24.38	Shale	Shale	
64.00	68.58	4.58	Shale Sandy Water Supply	Shale	
68.58	76.50	7.92	Shale Hard	Shale	
76.50	78.33	1.83	Slate	Slate	
78.33	92.04	13.71	Shale	Shale	
92.04	93.87	1.83	Shale Sandy Water Supply	Shale	
93.87	98.75	4.88	Shale	Shale	
98.75	99.97	1.22	Shale Gravel	Shale	
99.97	100.58	0.61	Shale	Shale	

Remarks

07/08/1974: RECHARGE TEST CAPACITY 0.303 L/S
24/11/1981: LOT 7 DARLEY ST MONA VALE

***** End of GW018771 *****

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WaterNSW

Work Summary

GW035791

Licence:	Licence Status:
	Authorised Purpose(s):
	Intended Purpose(s): WASTE DISPOSAL
Work Type:	Bore open thru rock
Work Status:	Supply Obtained
Construct.Method:	Cable Tool
Owner Type:	Private
Commenced Date:	Final Depth: 59.40 m
Completion Date: 01/12/1960	Drilled Depth: 59.40 m
Contractor Name:	(None)
Driller:	
Assistant Driller:	
Property:	Standing Water Level
	(m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
		County	Parish
		Form A: CUMBERLAND	NARRABEEN
		Licensed:	Cadastre
			17
Region: 10 - Sydney South Coast		CMA Map: 9130-1S	
River Basin: 212 - HAWKESBURY RIVER		Grid Zone:	
Area/District:		Scale:	
Elevation: 0.00 m (A.H.D.)		Northing: 6272277.000	
Elevation Source: (Unknown)		Easting: 343434.000	
		Latitude: 33°40'40.4"S	
		Longitude: 151°18'39.8"E	

GS Map: -

MGA Zone: 56

Coordinate Source: GD.,PR. MAP

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
45.70	50.20	4.50	Fractured						

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.52	1.52	Soil	Soil	
1.52	25.90	24.38	Clay	Clay	
25.90	30.48	4.58	Shale	Shale	
30.48	45.72	15.24	Shale	Shale	
45.72	50.29	4.57	Shale Sandy Water Supply	Shale	
50.29	59.43	9.14	Shale	Shale	

Remarks

24/11/1981: LOT 7 DARLEY ST MONA VALE

*** End of GW035791 ***

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WaterNSW

Work Summary

GW108500

Licence: 10WA107522

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Work Type: Spear

Work Status: Supply Obtained

Construct.Method: Jetted

Owner Type: Private

Commenced Date:

Completion Date: 10/11/2006

Final Depth: 4.00 m

Drilled Depth: 4.00 m

Contractor Name:

Driller: Michael Peter Sprouster

Assistant Driller:

Property: STRATA PLAN 16473 25 Seabeach Ave
MONA VALE 2103 NSW

GWMA:

GW Zone:

Standing Water Level 2.000
(m):

Salinity Description:

Yield (L/s): 1.000

Site Details

Site Chosen By:

County
Form A: CUMBERLAND
Licensed: CUMBERLA

Parish
NARRABEEN
NARRABEE

Cadastre
SP 16473
Whole Lot/16473

Region: 10 - Sydney South Coast

River Basin: 213 - SYDNEY COAST - GEORGES
RIVER

Area/District:

CMA Map: 9130-1S

Grid Zone:

Scale:

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

Northing: 6272338.000
Easting: 343526.000

Latitude: 33°40'38.5"S
Longitude: 151°18'43.4"E

GS Map: -

MGA Zone: 56

Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	4.00	110			Jetted
1	1	Casing	P.V.C.	0.00	4.00	100			Glued
1	1	Opening	Screen	3.40	4.00	50		0	Stainless Steel, Screw ed, A: 0.01mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
2.00	4.00	2.00	Unknown	2.00		2.10			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	Topsoil	Topsoil	
0.10	4.00	3.90	Sand, yellow	Sand	

Remarks

10/11/2006: FormA Remarks:

spear point - stainless steel over PVC 50mm, 600 length .006 aperture, screw ed

26/02/2010: updated from original formA

*** End of GW108500 ***

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WaterNSW

Work Summary

GW111105

Licence: 10BL603983

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Auger - Solid

Owner Type: Private

Commenced Date:

Completion Date: 15/06/2010

Final Depth: 5.00 m

Drilled Depth: 5.00 m

Contractor Name: Numac Drilling Services Pty Ltd

Driller: Simon Benjamin Tant

Assistant Driller: Dean Ryan

Property: 7-ELEVEN 24 Barrenjoey Rd MONA VALE
2130 NSW

GWM A:

GW Zone:

Standing Water Level 2.000

(m):

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County

Form A: CUMBERLAND

Licensed: CUMBERLA

Parish

NARRA BEEN

NARRABEE

Cadastre

11//619503

Whole Lot 11//619503

Region: 10 - Sydney South Coast

River Basin: - Unknown

Area/District:

CMA Map:

Grid Zone:

Scale:

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

Elevation Source: Unknown

Northing: 6272381.000

Easting: 343164.000

Latitude: 33°40'36.9"S

Longitude: 151°18'29.4"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	150			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.70	5.00				Graded
1	1	Casing	Pvc Class 18	1.00	2.00	60	50		Seated, Other
1	1	Opening	Slots - Horizontal	2.00	5.00	60		0	Casing - Machine Slotted, PVC Class 18, Other, SL: 40.0mm, A: 3.80mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
2.00	5.00	3.00	Unknown	2.00					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.20	1.20	FILL	Fill	
1.20	2.00	0.80	CLAY FIRM/YELLOW	Clay	
2.00	5.00	3.00	SAND LIGHT BROWN CLAYEY	Sand	

*** End of GW111105 ***

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Appendix D – Site Photographs



Photograph 1 View of residential buildings at 35-39 Darley Street East, with concrete driveway, Looking south-west.



Photograph 2 Accessible soil areas, located along southern boundary.



Photograph 3 View of the concrete driveway with associated stormwater drainage and a groundwater monitoring well (installed as part of the geotechnical investigation).



Photograph 4 Residential waste storage area (garbage bins) located adjacent to the building along the north-eastern boundary

Appendix E – Council Search Results

≡ Menu

Application Number: PC2020/0291

Description: Pool Compliance - Pool Compliance

Application Type: Health and Building Certificates

Status: **Completed**

Submitted: 03/12/2020

Determined: 07/12/2020

Determination

Level: Cost of Work:

\$ 0

Officer:

Submissions: [Make a submission](#)

Location

People

Events

Documents

Show All

Related There are no related applications.

Applications: Location

[35 Darley Street East MONA VALE NSW 2103](#)

An interactive map interface for Northern Beaches Council. The map area is mostly blank, suggesting a loading state or a very large map. At the top right, there is a search bar. On the right side, there is a vertical toolbar with buttons for zooming in (+), zooming out (-), and a compass. At the bottom, there is a legend with four items: 'Aerials', 'Warringah Zoning', 'Pittwater Zoning', and 'Manly Zoning'. A scale bar indicating 6 km is located at the bottom right. The map data is attributed to Northern Beaches Council, and the image is credited to Jacobs & Aerometrex.

[Click to view enlarged map](#)

Health and Building Certificates PC2024/0015

Pool Compliance - reinspection refund. (Submitted: 31/01/2024)

Health and Building Certificates PC2020/0291

Pool Compliance (Submitted: 03/12/2020)



≡ Menu

Applications

Find an Application

Applications by Map

Development on Exhibition

Advertised Development

Received this Week

Received this Month

Determined this Month

Properties

Property Search

Search By Map

Planning and Maps

Planning Maps

Manly LEP 2013

Application Number: PC2024/0015

Description: Pool Compliance - Pool Compliance - reinspection refund.

Application Type: Health and Building Certificates

Status: **Completed**

Submitted: 31/01/2024

Determined: 31/01/2024

Determination

Level: Cost of Work:

\$ 0

Officer:

Submissions: [Make a submission](#)

Manly DCP

Pittwater LEP 2014

Pittwater DCP

Warringah LEP 2000

Warringah LEP 2011

Warringah DCP

Planning Enquiry

Planning Rules Enquiry

Rules for a property

Rules for a development

Rules for a zone

Outstanding By Suburb

Allambie Heights

Avalon Beach

Balgowlah

Balgowlah Heights

Bayview

Related There are no related applications.

Applications: Location

[35 Darley Street East MONA VALE NSW 2103](#)

Map

Map data © Northern Beaches Council. Image © Jacobs & Aerometrex. 6 km

Aerials

Warringah Zoning

Pittwater Zoning

Manly Zoning

Map

[Click to view enlarged map](#)

Bayview Heights	Other Applications	Health and Building Certificates PC2024/0015
Beacon Hill		Pool Compliance - reinspection refund. (Submitted: 31/01/2024)
Belrose		Health and Building Certificates PC2020/0291
Bilgola Beach		Pool Compliance (Submitted: 03/12/2020)
Bilgola Plateau		
Brookvale		
Church Point		
Clareville		
Clontarf		
Coasters Retreat		
Collaroy		
Collaroy Plateau		
Cottage Point		
Cromer		
Curl Curl		
Currawong Beach		
Davidson		

Dee Why

Duffys Forest

Elanora Heights

Elvina Bay

Fairlight

Forestville

Frenchs Forest

Freshwater

Great Mackerel Beach

Ingleside

Killarney Heights

Lovett Bay

Manly

Manly Vale

Mccarrs Creek

Middle Harbour

Mona Vale

Morning Bay

Narrabeen

Narraweena

Newport

North Balgowlah

North Curl Curl

North Manly

North Narrabeen

Oxford Falls

Palm Beach

Pittwater Waterways

Queenscliff

Roseville Chase

Scotland Island

Seaforth

Terrey Hills

Towlers Bay

Warriewood

Whale Beach

Wheeler Heights